

## **PROVISIONAL HERITAGE IMPACT ASSESSMENT**

for proposed alterations at

### **MANCHESTER CATHEDRAL**



**JANUARY 2023**

Victoria Porch. November 2022

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# 1. INTRODUCTION

This Heritage Impact Assessment has been prepared to accompany an application for approval for major development at Manchester Cathedral. Approval will be required both under the *Care of Cathedrals Measure* (2011) from the Cathedrals Fabric Commission, and from Manchester City Council for Planning Permission and Listed Building Consent in accordance with the *National Planning Policy Framework* (2021). In its current form, this assessment is provisional, and will develop as the finer details are finalised.

This document has been written by Helen Bradbury MA PGCert (ArchHist) and reviewed by Nick Chapple BA DipCons and William Fawcett MA PhD RIBA, all of Cambridge Architectural Research, authors of the Cathedral's *Conservation Management Plan* (CMP), January 2023.

In the Cathedral's *Vision 2030*, its mission is defined as follows: 'The Cathedral Community, as a place of worship, prayer and welcome, serves God and all people through its hospitality, education, music and social inclusion'. To fulfil this vision, and 'in order to equip itself for a sustainable and long-term future', twelve main areas of need are defined in the *Cathedral Masterplan* (November 2019).<sup>1</sup> This recognises the need to enhance the Cathedral's visitor experience through improvements to facilities, access and interpretation, designed to build a wider base of support to sustain the its activities in the future (see also policies 11 & 13, CMP 2023).<sup>2</sup> A major challenge to this is the limited space available to accommodate the Cathedral's essential activities - its core purposes of worship and mission but also activities that generate income. It is essential, therefore, that optimal viable use is created for the buildings (policy 9, Chapter 4, 2023),<sup>3</sup> and so the proposals for development assessed in this document have been developed specifically to address these issues, tackling most specifically:

- (i) lack of accessibility through the Victoria Porch and to the Regimental Chapel;
- (ii) insufficient WCs for visitors;
- (iii) insufficient space for events;
- (iv) insufficient meeting and office space;
- (v) the inconvenient location of the Sacristy;

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<sup>1</sup> *Phase 2 Development: Cathedral master plan*, Manchester Cathedral Chapter, 2018.

<sup>2</sup> *Conservation Management Plan*, January 2023, Cambridge Architectural Research, Chapters 4.3.5 & 4.3.7.

<sup>3</sup> *Ibid*, Chapter 4.3.3.

(vi) the recognised need to improve the safeguarding of the choristers.

In addition, and in accordance with policy 5 (CMP, 2023), ‘opportunities will be taken to restore lost elements of the building where that would enhance understanding and appreciation of its significance’.

The major challenge in securing optimal viable use for the Cathedral is to do so whilst minimising harm to its significance. The purpose of this document is therefore:

- (i) to identify the specific heritage assets within Manchester Cathedral that will be affected by the proposed alterations and describe their significance (this draws on the CMP, 2023, Chapters 3 & 5);
- (ii) to consider the impact of the proposed changes on the significance of the specific assets and spaces affected, and on the Cathedral as a whole, and
- (iii) to assess whether any harms caused by the proposals are acceptable in heritage/conservation terms given the policy framework and public benefits associated with the scheme.

Impact analysis will be undertaken first in tabulated form using a RAG (red/amber/green) approach (Chapter 9), the methodology being broadly derived from ICOMOS *Guidance and Toolkit for Impact Assessments*, 2022. The overall conclusion then provides a considered judgement that balances overall harm and public benefits, referencing closely the guidance given in *The Care of Cathedrals Measure (2011)*, Historic England’s *Conservation Principles, Policy and Guidance (2008)* and the *NPPF (2021)*.

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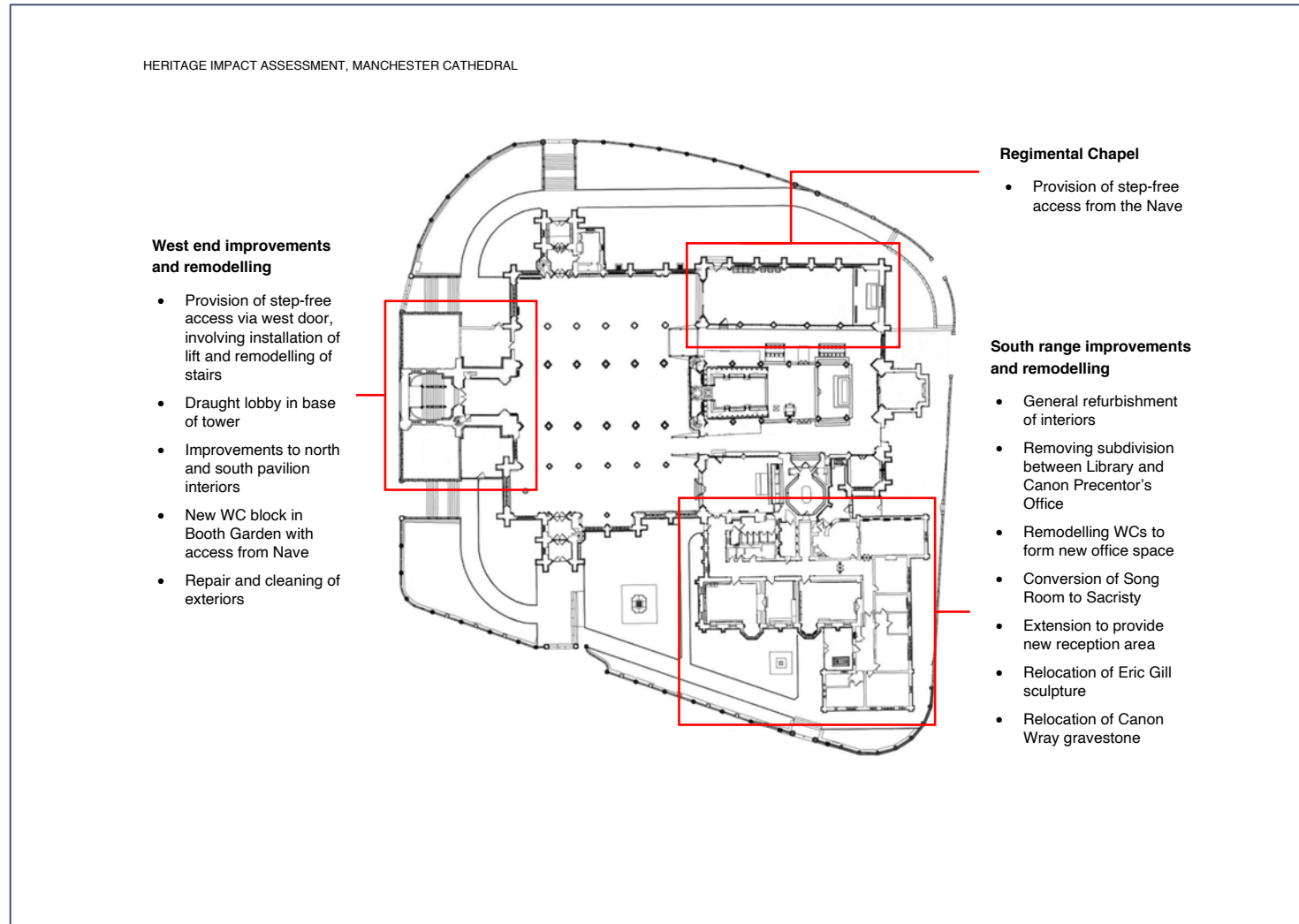


Figure 1: Plan showing scope of proposals assessed in this report.

## 2. EXECUTIVE SUMMARY

This document provides a full and careful analysis of the heritage implications of new proposals for development at Manchester Cathedral which support the Cathedral's mission, as articulated in *Vision 2030*, and the twelve areas of need defined in *Cathedral Masterplan*, 2019,<sup>4</sup> (the latter reproduced in the *Statement of Need*, Chapter 7). These documents offer convincing evidence that changes are necessary to secure optimum viable use for the Cathedral and its facilities, and thus build a platform to financially sustain its activities going forward. The new proposals specifically provide an interior remodelling that demonstrably improves the functionality of the Cathedral's buildings, not only for its core liturgical activities but also its income-generating potential, achieve equivalent (equal status, rather than just equal) access for all, and improve safeguarding for the choristers.

In developing the proposals, care has been taken to focus the interventions on areas/elements of lower significance wherever possible, and hence most of the proposed interventions affect areas of Local, Neutral or Detracting significance. Where areas of Moderate or High significance are affected though, a thorough options appraisal has taken place in each case to ensure that there is no less harmful alternative. Where the judgement is finely balanced, most importantly in the case of access to the new WC Block, arguments of functionality have tipped the balance in favour of the preferred option (creating new access through the west wall of the Nave).

Overall, despite some minor-moderate harm being caused by the proposed changes, it is noted that every effort has been made to follow the advice given by the Cathedrals Fabric Commission and Historic England, that a thorough options appraisal has taken place for each proposed intervention, and that any harms are well mitigated. Furthermore, the Principles contained in the CMP (2023) have been followed in full, as have its policies on use of space, access and visitor experience (Policies 9,11 & 13 respectively), and 'that every opportunity has been taken to restore lost elements of the building where possible' (Policy 5).

As the final analysis of the scheme should also include a full judgement of the harms caused, balanced against their public benefits, it is noted that the plans succeed in providing the Chapter's stated aims of providing optimal viable use and financial stability for the Cathedral going forward. It is thereby concluded that the overall benefits of the scheme outweigh any harms caused.

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<sup>4</sup> *Phase 2 Development: Cathedral master plan*, Manchester Cathedral Chapter, 2018.

### 3. UNDERSTANDING MANCHESTER CATHEDRAL

#### Historical development

There has been a Christian place of worship on the site of Manchester Cathedral since at the least the 11th century. In 1421, Henry V granted a Royal Charter for the foundation of a college of priests at Manchester and the old parish church was lavishly rebuilt in Perpendicular Gothic style over the next hundred years to serve the college. At the same time, wealthy local people established chantry chapels, which were added to the north and south sides of the church. Thus, by the time of the Reformation in the mid-16th century the basic form and the architectural style of the Cathedral had been established.

After the Reformation the college was re-founded on a smaller scale but the church continued to serve as both a collegiate and a parish church. Known to the people of Manchester as the Collegiate Church, or simply ‘th’Owd Church’, it was patched and mended over the following centuries, and crowded with galleries to accommodate the rapidly expanding population of the city.

In 1847 the old Collegiate Church was chosen to be the cathedral of the newly-created diocese of Manchester and for the next 60 years it was restored, altered and extended. The Tower was rebuilt (1864-8), the Nave largely rebuilt by J.S. Crowther (1882-83), and the Victoria Porch (1898) and Library Annexe (1900-3) added by Basil Champneys. The final addition was the South-east Annexe (1934) by P.S. Worthington. The Cathedral suffered significant bomb damage in the Second World War and parts had to be repaired and rebuilt after 1945. [See Dating Plan of Cathedral Fabric, fig. 5].

#### The Cathedral Today

The Cathedral stands in the urban heart of Manchester as an enduring symbol of God’s presence in the city. In contrast to most English cathedrals, both it, and the Precinct, are unusually small, the latter having been reduced in size by road-widening in 1895–6. It was historically the burial ground of the collegiate/parish church, but was formally closed in 1819 and there is only one *in situ* gravestone. The Cathedral has been re-furnished many times and the result is a mixture of surviving pieces from the pre-Reformation period and the 18th, 19th and 20th centuries; the Nave furnishings are all modern and the organ was installed in 2017. There is a diverse collection of monuments, mostly brasses and stone tablets, and a small but good collection of sculpture and other works of art, ranging from the 11th century ‘Angel Stone’ to the 1963 wall paintings by Carel Weight. There is also an outstanding collection of modern abstract stained glass in the Cathedral dating from 1966 to 2016.



Figure 2: The Cathedral from the east, showing the medieval Choir with lady Chapel and Regimental Chapel (substantially rebuilt post war).



Figure 3: The Library Annexe, Champneys (1900).



Figure 4: The South-East Annexe (1934).

## DATING PLAN OF CATHEDRAL FABRIC

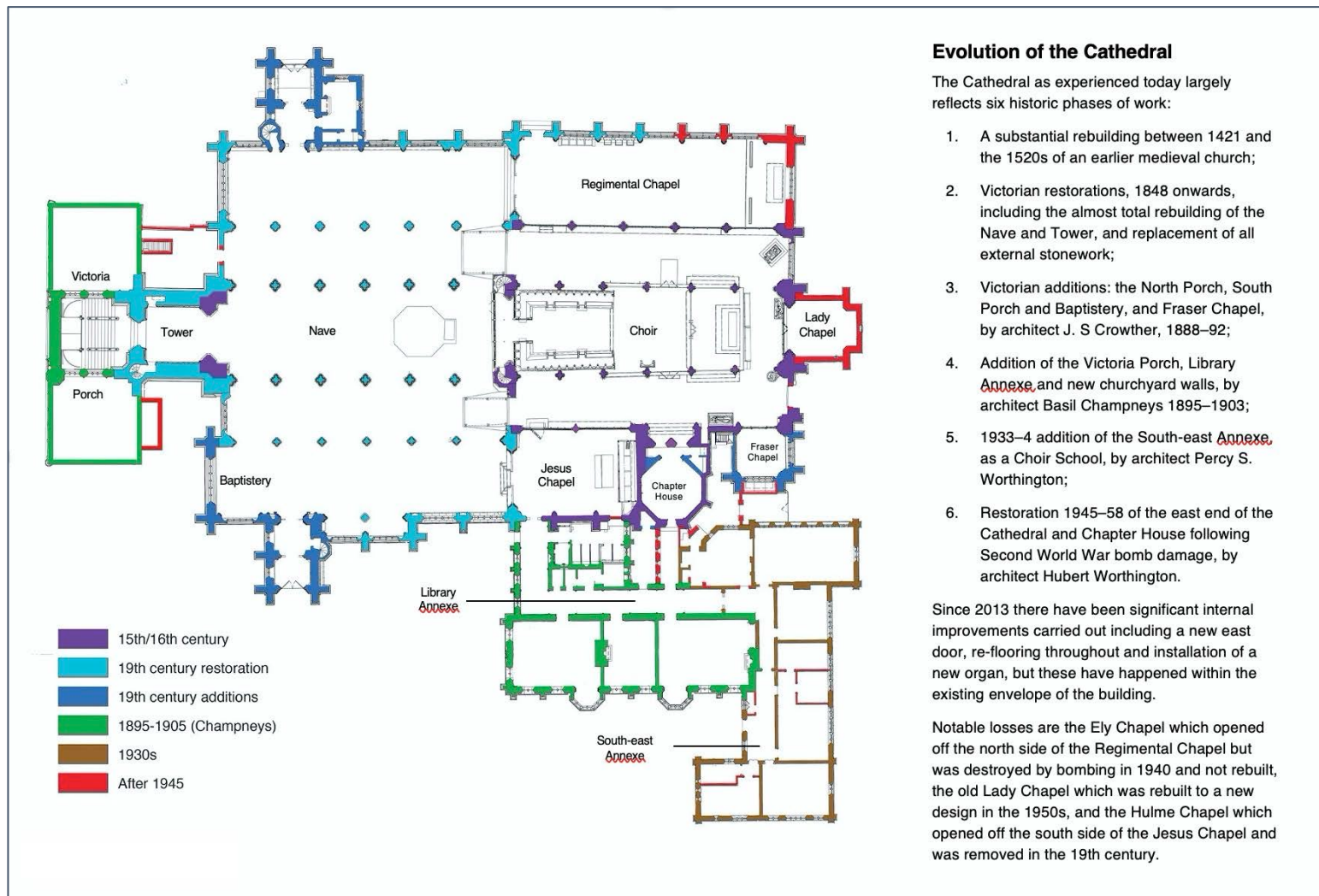


Figure 5: Dating plan of the Cathedral, CMP, 2023.

## 4. STATUTORY DESIGNATIONS

### 4.1 MANCHESTER CATHEDRAL

Manchester Cathedral is a Grade I listed building; list entry number 1218041. Its listing text, compiled by Historic England, is as follows:

Collegiate parish church, cathedral since 1847. Mostly c.1422-1520, perhaps incorporating some earlier fabric; altered, restored or rebuilt 1814-15, 1862-8 by J. P. Holden, 1885-6 by J. S. Crowther and 1898 by Basil Champneys; annexes added 1903 by Champneys and 1934 by Sir Percy Worthington; bomb damaged 1940 and subsequently restored and rebuilt by Sir Hubert Worthington. Sandstone. Perpendicular style. West tower rebuilt 1867 with west porch of 1898 and choir rooms, 6-bay nave with north and south aisles with north and south chantries, north porch rebuilt 1891 and south porch of 1891, 6-bay choir with north and south aisles with chapels, C15 south Chapter House, and east Lady Chapel, destroyed 1940 and rebuilt; south annexes. In 2nd World War Manchester was, after Coventry, the most damaged English Cathedral but the interior retains amongst other fittings excellent choir stalls of c.1505-10 with misericords. There are also the probably early C16 pulpitum restored and with cornice of 1872, the parclose screens altered C18 and the screens of the choir chantries. Fine nave and restored choir roofs. In the Lady Chapel a restored C15 screen, and in the Derby Chapel a fragmentary early C16 brass to Bishop Stanley and the C18 font. There are also the Saxon angel stone, a brass in the choir to its builder John Huntingdon, and the statues of Humphrey Chetham by William Theed, 1853, and Thomas Fleming by Baily, 1851. In the west porch a statue of Queen Victoria sculpted and presented by her daughter Princess Louise, and over the entrance to the south annexe a carving of 1933 by Eric Gill. (Buildings of England: N Pevsner: South Lancashire: PP273-9; Pitkin Guides: H. Hodkin: Manchester Cathedral).

Listing NGR: SJ8388498746

## 4.2 THE CATHEDRAL CONSERVATION AREA

The Cathedral Conservation Area is described by Manchester City Council as follows:<sup>5</sup>

### Introduction

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.

### 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.

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<sup>5</sup> [https://www.manchester.gov.uk/info/511/conservation\\_areas/964/cathedral\\_conservation\\_area](https://www.manchester.gov.uk/info/511/conservation_areas/964/cathedral_conservation_area)

## 5. OVERALL HERITAGE SIGNIFICANCE OF THE CATHEDRAL

This section is largely derived from the Executive Summary of the *Conservation Management Plan*, January 2023, by Cambridge Architectural Research. For complete analysis, see section 3 of that document.

### Definition of significance:

‘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.’ (NPPF, 2021, Annex 2).

The same four types of ‘heritage interest’ are identified in the *Care of Cathedrals Measure* 2011. In addition, this assessment employs a fifth type – missional interest – which reflects the special, sometimes intangible, qualities of a historic place of worship which are not captured by the other four. The significance of each element of the Cathedral is the sum of the interest it possesses in each of these categories.

The assessment of these heritage values is informed by English Heritage’s *Conservation Principles, Policy and Guidance*, 2008: *Understanding Heritage Values*, (§30-§60).<sup>6</sup>

### Levels of significance:

|                                  |                                                                                                                                                         |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Exceptional Significance:</b> | an element that is an outstanding example of its kind and/or makes a very important contribution to the overall significance of the Cathedral.          |
| <b>High Significance:</b>        | an element that is a particularly good or rare example of its kind and/or makes an important contribution to the overall significance of the Cathedral. |
| <b>Moderate Significance:</b>    | an element that is a good or representative example of its kind and/or makes a contribution to the overall significance of the Cathedral.               |
| <b>Local Significance:</b>       | an element that is part of the story of the Cathedral and/or the city of Manchester, but is not of any broader significance.                            |
| <b>Neutral:</b>                  | an element that is not significant in itself and makes no contribution to the overall significance of the Cathedral, but does not detract from it.      |
| <b>Detracting:</b>               | an element that is harmful to the overall significance of the Cathedral or a part of it.                                                                |

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<sup>6</sup> English Heritage became Historic England in April 2015.

### Archaeological interest

As a site occupied for a thousand years or more, its below-ground remains have considerable archaeological potential, in particular relating to earlier structures on the site and historic burials; it would be likely to reward further investigation if/when the opportunity allows. The archaeological interest of the standing fabric has been reduced by the extent of Victorian restoration, but there is potential in some areas of early fabric to learn more about the building's history.

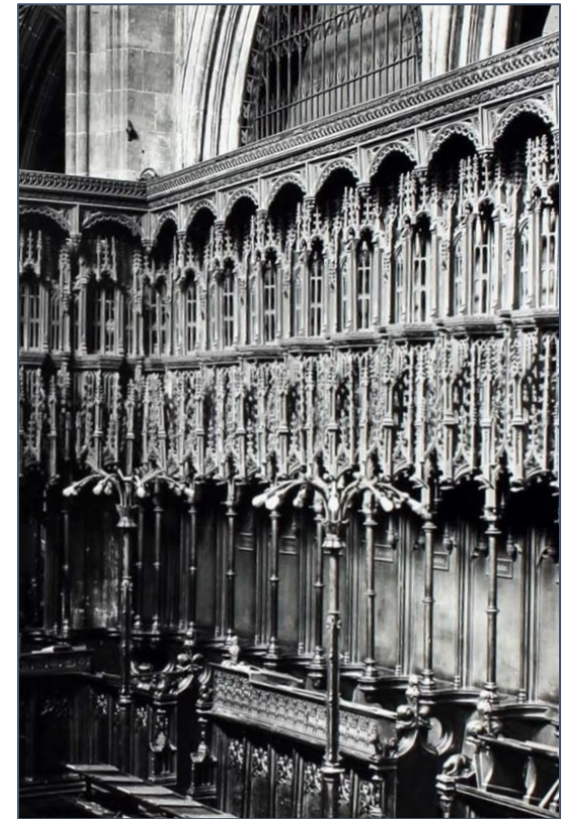
### Architectural and artistic interest

The Cathedral is a nationally significant example of a late-medieval Perpendicular Gothic church, restored and enlarged in the 19th century. The architectural form and style of the building established in the 16th century largely survive and can be appreciated from both inside and outside the building. Substantial amounts of pre-Reformation fabric and plan form remain, in particular in the eastern half of the church. The western part of the Cathedral is the widest of any medieval cathedral building in England, the result of the addition of chantry chapels to the building in the 15th and 16th centuries.

Later phases are also of architectural interest: J. S. Crowther's scholarly late-19th-century restoration reinforced the building's Perpendicular Gothic character and his additions display high-quality design and craftsmanship. Basil Champneys' additions also referenced the prevailing Perpendicular Gothic style but in a freer way. The post-war restoration by Hubert Worthington added a layer of distinctively mid-20th-century design and fine-craftsmanship alongside painstaking restoration.

Many of the contents of the Cathedral also have architectural and artistic interest: the Choir Stalls (Fig. 6) are widely recognised as outstanding examples of their type and date; the Stoller Organ is a fine modern instrument with excellent tonal qualities and makes a major contribution to the character of the interior (Fig. 1); there is a collection of significant works by leading 20th-century artists, Eric Gill, Charles Wheeler and Carel Weight; and the stained glass constitutes one of the most important collections of post-Second World War glass in a medieval building in England.

[See Significance Plan of Cathedral fabric, p.13]



*Figure 6: The choir stalls are of Exceptional significance.*

SIGNIFICANCE PLAN OF CATHEDRAL FABRIC

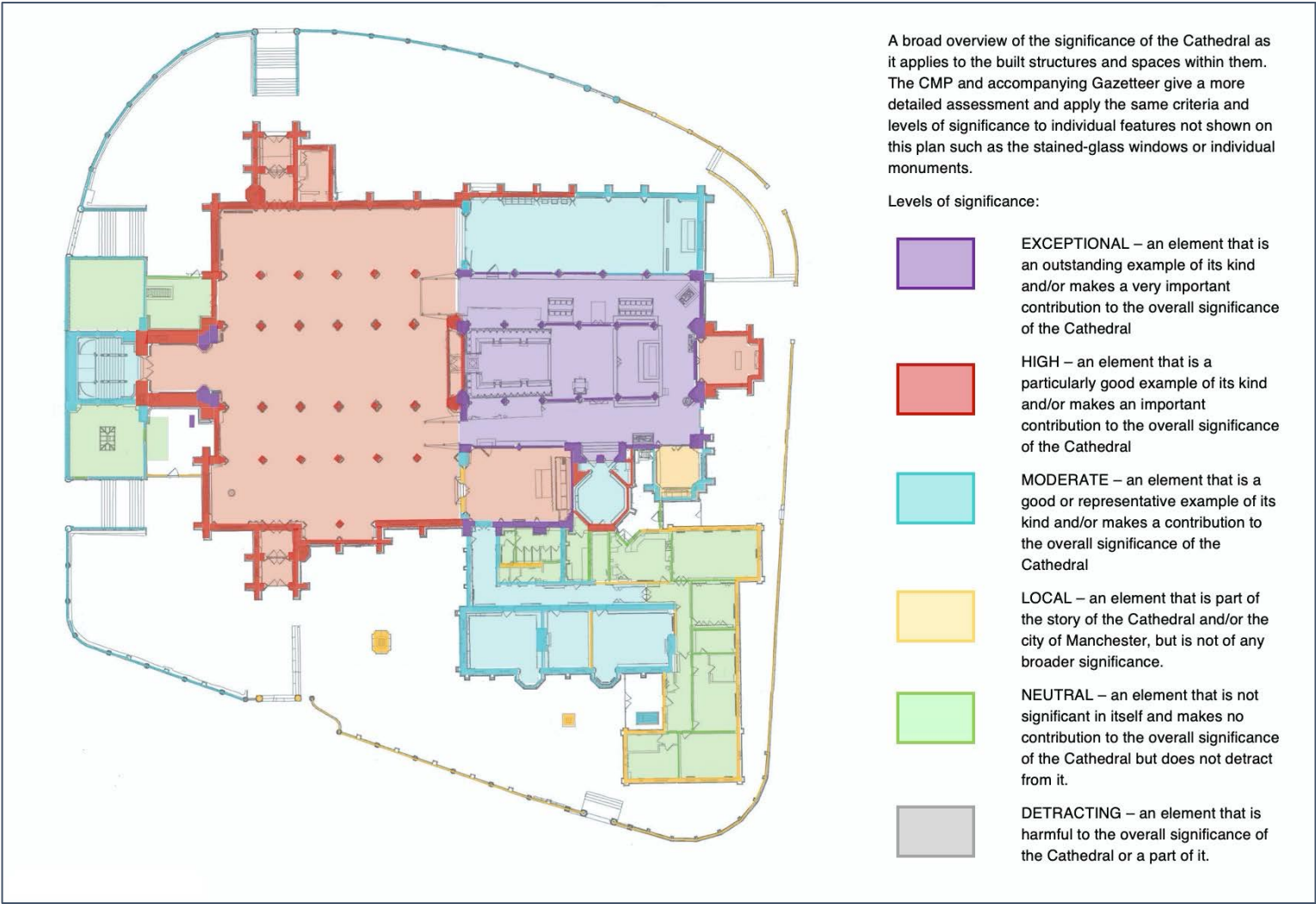


Figure 7: Significance plan of Manchester Cathedral, CMP, January 2023.

### Historic interest

The Cathedral has been the site of a Christian place of worship for a thousand years or more and is one of the oldest buildings in Manchester, a very rare survival from the medieval settlement. It is nationally significant as a well-preserved example of a parish church rebuilt before the Reformation for a college of priests, with a Choir, sumptuous Choir Stalls, Chapter House and rare surviving 15th-century domestic buildings (the latter outside the Cathedral's ownership since the 16th century and now Chetham's School and Library) which collectively illustrate the nature of medieval religious colleges. The Cathedral and the medieval buildings at Chetham's together represent one of the best preserved non-monastic medieval religious foundations in England.

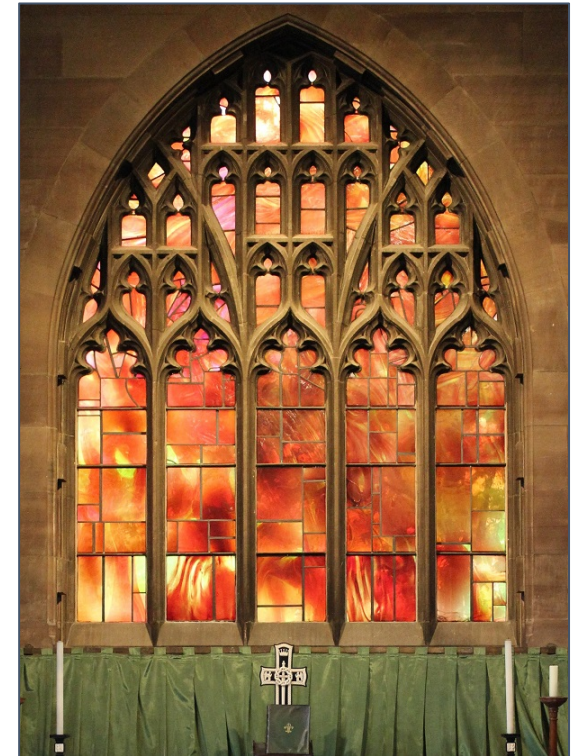
The Cathedral has associations with many people and events of local, regional and national significance, evidenced through the fabric of the building itself (fig 8), the monuments and memorials in and around Cathedral, and material in the Cathedral Archives. The Cathedral is also illustrative of the work of several significant architects and artists including J. S. Crowther and Percy and Hubert Worthington (all Manchester-based), Basil Champneys, Eric Gill, Charles Wheeler, Carel Weight, Margaret Traherne and Antony Hollaway.

### Missional interest

The Cathedral today is significant as a centre of worship and mission for the city of Manchester, the mother church of the diocese and seat of the Bishop of Manchester, a focus of civic identity and pride, a centre of musical excellence and a place of welcome for people of all faiths and none.

### Contribution made by the setting

The Cathedral Precinct and its wider setting have changed radically over the last 200 years and much of their historic character has been lost as a result. Nevertheless, there is some sense of the fine urban grain of earlier centuries to the south and east of the Cathedral and the surrounding streets provide views which enable an appreciation of its architectural and historic interest. The most significant features of the setting are the surviving medieval college buildings at Chetham's.



*Figure 8: The Fire window in the Regimental Chapel, built to symbolise the wartime bombing of the Cathedral and environs, is of High significance.*

## 6. HERITAGE SIGNIFICANCE OF SPECIFIC AREAS AFFECTED

The following areas of the Cathedral are potentially affected by the development proposals (see chapter 8 for plans and elevations):

### 6.1 The Regimental Chapel

The Regimental Chapel is one of just two surviving chantry chapels in the Cathedral. There were previously nine historic chantry chapels surrounding the Nave and Chancel. The Regimental Chapel retains its distinct identity and the ability to illustrate that particular aspect of the building's past, and this is of High historic interest. However, the Chapel has been altered considerably over the centuries, not least when it became rededicated, and thus furnished, as the Chapel of the Manchester Regiment in 1936, and has become a rather awkward space functionally and architecturally.

The arcade is largely medieval, and together with the western three bays of the parclose screen is of Exceptional significance. The western four bays of the north wall may contain some medieval fabric (although they have been extensively rebuilt), and are considered of High significance, as is the western archway to North Outer Aisle, constructed in the mid-19<sup>th</sup> century. The easternmost areas of the Chapel were extensively rebuilt after sustaining damage in the Second World War, and are thus considered of Moderate significance, and the decisions to replace the east window with a smaller window and not to reinstate the Ely Chapel changed the character of the Chapel, and the floor, roof and furnishings give it a mid-century character overall. The chapel's outstanding feature is the Fire Window (1966). The blend of old and new is not entirely successful and the chapel lacks 'atmosphere'. Overall, the Regimental Chapel is considered of Moderate significance overall.

*Elements of the Regimental Chapel potentially most affected by the proposals:*

- The steps to the Chapel from North Outer Aisle were constructed between 1849 and 1888, when the archway was constructed. High significance (as part of Victorian rebuilding scheme). [Figure 10]



Figure 9: Regimental Chapel, showing the steps to North Outer Aisle, and interior metal screen (post war).

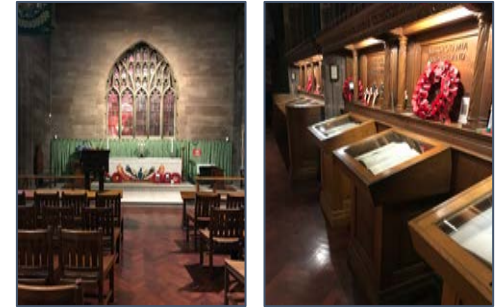


Figure 10, left: The steps to the Regimental Chapel (late-19<sup>th</sup> century);  
Figure 11, above: The metal gilded railings (post war).

- The metal gilded railings at the west end are post war, designed by Hubert Worthington, with dedicatory inscriptions. Local significance. [Figure 11]
- The military Books of Remembrance, memorial plaques, memorial chairs and display cases are all post war. Local significance. [Figure 12]
- The altar and altar fittings are post war, all designed for the Chapel. Local significance. [Figure 13]

*For more detailed information, see:*

- Appendix 1 for CMP Gazetteer entry for the Regimental Chapel.



*Figure 12, above left: The Books of Remembrance;  
Figure 13, above right: The altar and altar fittings.*

## 6.2. Victoria Porch and Pavilions

The Victoria Porch, built 1898, is of historic interest as a work by Basil Champneys, a significant architect of the late-nineteenth and early twentieth-century, who made a number of other alterations and additions to the Cathedral. It has group value with the Library Annexe, also by Champneys. Architecturally, Champneys adopted the style of the existing building, with pierced and battlemented parapets, Perpendicular tracery in the windows and a stair turret at one corner, like those on Crowther's North Porch and South Porch. The sculpture of Queen Victoria above the west door is by her daughter, HRH Princess Louise, and has both historic and artistic interest. While the exterior of the Victoria Porch is richly decorative, the interior is much plainer. It contains a set of Boer War memorials (Moderate significance) which are conventional in design and are rather lost in the dark space of the porch, but have historic interest; the large memorials present an interesting counterpoint to the anti-war preaching of the Cathedral clergy at the outset of the wars in 1899. The North and South Pavilions have been heavily modified, with the addition of false ceilings, much pipework, a 1980s loo addition to the South Pavilion, and some original features, such as the windows, require renovation. Overall, the Victoria Porch is of Moderate significance, but the interiors of the Pavilions are Neutral, with many Detracting features.



*Figure 14, above: Victoria Porch and Pavilions, exterior.*

*Elements/significances of the Victoria Porch potentially most affected:*

- The exterior of the Victoria Porch is largely as built, but requires cleaning, pointing and conservation work on the windows of the Pavilions, as well as conservation work on the Victoria statue. Moderate significance. [Figures 14 & 15]
- The draught lobby behind the west doors (1926, designer unknown) is a finely wrought structure of some architectural interest. Moderate significance. [Figures 16 & 17]
- The stone stairs are original (1898), and replaced stone stairs that previously led up to the West Door. Moderate significance. [Figure 18]
- The oak and wrought iron handrail was installed in 1978. Neutral significance. [Figure 18]
- The Porch floor is original, and lies above an area previously outside the Cathedral, not under the previous Tower. The foundations of the Porch make it unlikely that significant archaeology survives here. Moderate significance. [Figure 18]
- The interiors of the two flanking Pavilions are utilitarian, and have been much altered with false ceilings, large pipework, and some of the original features, such as the east windows, have been damaged/blocked. Neutral/Detracting significance. [Figures 19-21]
- The metal-framed skylight in the South Pavilion is aesthetically displeasing and leaks. Detracting significance. [Figure 19]
- The modern loo block in the South Pavilion was built in the 1980s. Detracting significance. [Figure 21]
- The floors of the Pavilions are pine, wood block, possibly original. Local significance. [Figure 22]

*For more detailed information, see:*

- Appendix 2 for CMP Gazetteer entries for the Victoria Porch and Lobby.
- Appendix 3 & 4 for CMP Gazetteer entries for the North and South Pavilions.

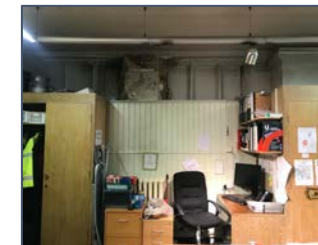
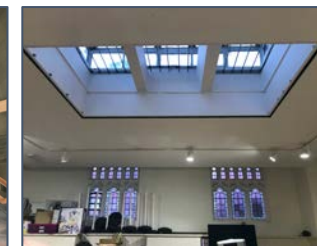
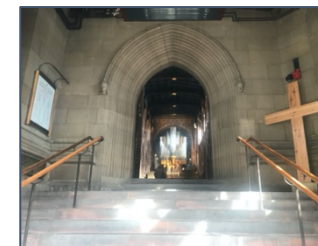
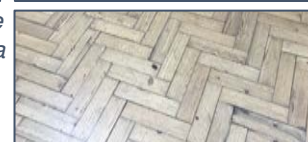


Figure 18, top left: The stone stairs and handrail of Victoria Porch;  
Figures 19-21, top right, above & middle right: The much-altered interiors of the Pavilions;  
Figure 22, right: Pine floor of the



### 6.3. The Booth Garden

The Booth Garden is an untidy space currently used for random storage, delineated by wall and railings. Local significance.

*Elements/significances of the Booth garden potentially most affected:*

- The low stone wall with its polygonal coping stones, and the railings, erected here in the late 19<sup>th</sup> century, may be older and re-used from elsewhere. Local significance, possibly higher if provenance is determined. [Figure 23]



Figure 23: The Booth Garden.

### 6.4. Base of the Tower

The Tower, built 1864-8, replaced the previous medieval tower on site. Its interior, at Nave level, is a lofty space with a magnificent fan-vaulted ceiling and stone panelled walls. The extent to which the earlier form of this space was reproduced in the nineteenth-century rebuilding is unclear, but it is nevertheless an impressive space with well-designed and crafted detailing in Perpendicular Gothic style. This area is of High significance as a whole.

The painted scheme of 1931 and later (using the same colouring as the ceiling of the 1926 Draught Lobby) makes a positive contribution to the character of the space and the inscriptions are of some historic interest; it is therefore of Moderate significance in itself.

*Elements/significances of the Base of the Tower potentially most affected:*

- The cornice of the west wall, and the mouldings that surround the West Door are original (1868), and painted as part of the 1930s scheme. High significance. [Figure 24]
- The south wall of the Tower is original (1868), and decorated with a cinquefoil timber Gothic-arched panelling scheme (1931). Moderate significance.



Figure 24: Ground floor of the Tower showing west wall.

*For more detailed information, see:*

- Appendix 5 for CMP Gazetteer entry for the Tower.

## 6.5. The Nave Aisles

In contrast to the eastern half of the Cathedral, which is largely pre-Reformation, the western half was almost entirely rebuilt in the second half of the 19th century (1882-3). While recreating the architectural bones of the earlier church, the erasure of earlier phases of the building and the resulting uniformity of appearance makes it less interesting archaeologically, architecturally and historically. In the process of restoration it lost its compartmentalised form, with all of the chantry chapels combined to create the outer aisles and arched openings made into the Jesus Chapel and Regimental Chapel to the east. Further homogenisation of the interior of this part of the Cathedral occurred when the new floor was laid in 2013.

These changes have, however, served to emphasise the extraordinary breadth of the western half of the building, which is today one of its most significant characteristics. The Nave and Aisles combined are wider than their counterparts in any of the medieval cathedrals of England. The multiple piers which stand in this large space were noted (even before the galleries were removed) as giving ‘a rare intricacy of effect to the edifice, but seldom seen in our English churches of the same size’ (*The Ecclesiologist*, 9 (1849), p. 213). The Nave and Aisles are of High significance overall.

### *Elements of the Nave and Aisles potentially most affected:*

- The floor of both North Nave Aisle is modern. Considerable excavation was undertaken when new underfloor heating was installed in 2013. Neutral significance. [Figure 25]
- The west wall of South Nave Aisle was rebuilt between 1884 and 1888, but still contains medieval fabric at base level. High significance. [Figure 26]
- The tablet commemorating the restoration of the Cathedral 1882-96. Local significance. [Figure 27]

### *For more detailed information, see:*

- Appendix 3 for CMP Gazetteer entry for Nave, North and South Nave Aisles.
- Appendix 4 for CMP Gazetteer entry for North Outer Aisle.



Figure 25: The North Outer Aisle.



Figure 26, above left: The west wall of South Nave Aisle with medieval foundations;  
Figure 27, above right: The memorial to Nave reconstruction 1882-96;

## 6.6. Library Annexe

The Library Annexe, built in 1900, shares some stylistic traits with Champneys' Victoria Porch, but has a more domestic character that would not be out of place in one of the Oxford colleges at which he worked. Architecturally it was, in the view of Nikolaus Pevsner (writing in 1969), 'excellent, as one would expect, subdued in contrast to the porches, yet charmingly varied in the grouping and with felicitous decorative passages such as the bay windows' (quoted in Gregory, p. 338). As noted above, Basil Champneys is a significant architect, but this is not one of his major works.

The building has undergone a number of structural alterations, which have had a detrimental impact on its significance. These include the loss of the eastern bay window in the Library, and the blocking of many windows in the south corridor which reduced the building's cloister-like aesthetic. The interior is well-preserved, with most of its interior fittings such as wall panelling and other joinery, door furniture etc. intact. It has group value with the Victoria Porch, also by Champneys. Overall, both the exterior and interior of the Library Annexe are of Moderate significance.

*Elements/significances of the Library Annexe potentially most affected:*

- The high-level partition which divides the Library from the Lay Clerks' Room was constructed between 1923 and 1959, and completely divides the original large and impressive space. Hitherto the concertina timber screen allowed flexibility. Original timber screen: Moderate significance; wall above: Neutral significance. [Figure 29]
- The high level glass-fronted cupboards in the Song School, original. Moderate significance. [Figure 30]
- The area now containing public loos was originally an exterior courtyard (1900), converted and converted to a Sacristy (1903), and finally became a loo block (1966-79), with modern sanitary fittings and false ceiling. Previously exterior walls and plinths, and original windows, require conservation. Current interior: Neutral significance. [Figure 31]
- The two metal windows at the south end of the east wall of the Loo Block are mid-twentieth century additions. Neutral significance. [Figure 32]

*For more detailed information, see:*

- Appendix 6 for CMP Gazetteer entries for the Library Annexe.
- Appendix 7 for CMP Gazetteer entries for the Library.
- Appendix 8 for CMP Gazetteer entries for the Loo Block.



Figure 28: The Library Annexe, cloister-like interior.



Figure 29: The solid partition in The Library.



Figure 30: The original Champneys cupboards in the Song School.



Figure 31: The current public loos.



Figure 32: The Flower Store, note metal window on left hand side.

## 6.7. South-East Annexe

Architecturally the South-east Annexe (built 1934) has little to offer, having perhaps been designed to be unobtrusive and to defer to the Cathedral Church. In its use of materials and very pared-down detailing it nods to the regional vernacular, but it is very plain both externally and internally. The only outstanding feature of the building is the sculpture over the Dean's Entrance by Eric Gill.

The building has some historic interest as a work by Sir Percy Scott Worthington, an eminent architect of his day, but now little-known. The Worthington architectural practice is, however, of considerable local significance for the extent and quality of its work in Manchester and the surrounding area. Overall, and excluding the Gill sculpture, the exterior of the South-east Annexe is of Local significance and the interior is of Neutral significance.

*Elements/significances of the South-east Annexe potentially most affected:*

- The interior of the South-east Annexe has been greatly modified in modern times. Neutral significance. [Figure 34]
- The double doors to the Library Annexe. Original. Local significance. [Figure 35]
- The paved area outside the Dean's Entrance remains largely unchanged since construction in 1934. Local significance. [Figure 36]
- The paved area abuts the Library Annexe. Moderate significance. [Figure 36]
- The tomb of Canon Wray was erected in 1866, remains in its original location; only one of two tombs to survive nineteenth century re-landscaping (the other was removed in the early twentieth century). Wray was a popular and charitable giver who worked at the Cathedral for at least 56 years, and he, along with his contemporary Joshua Brookes, is a candidate for the most prolific marrier and baptiser in history. Moderate Significance. [Figure 37]
- St Mary, St Denys and St George: by Eric Gill, 1934, dedicated to the three saints to whom the Church is dedicated. Set above the west entrance door to Worthington's South-East Annexe, it depicts Mary holding the infant Christ, arms outstretched, and a serpent beneath her feet. St Denys stands alongside holding a crook, and St George, kneeling, holds a spear. High significance. [Figure 38]

*For more detailed information, see:*

- Appendix 9 for CMP Gazetteer entries for the South-East Annexe.



Figure 33: The South-east Annexe, exterior west elevation.



Figure 34, above: Modern interior;  
Figure 35, right: The double doors to the Library Annexe;



Figure 36, above left: The exterior courtyard;  
Figure 37, left: The Eric Gill sculpture; Figure 38, above: Canon Wray's tomb.



## 7. STATEMENT OF NEED

As described in the *Cathedral Masterplan*, November 2019, Chapter 14, 'in order to equip itself for a sustainable and successful long-term future, and to fulfil its vision, (there) are twelve main areas of need identified for action ... defined as follows:

1. Enhance worship and spirituality; bear witness;
2. Functionality and access: West End, public realm;
3. Greater effectiveness: fit for purpose infrastructure; fabric for future generations;
4. Increased capacity: CVC and Worthington/ Champness SE annexe;
5. Improved clergy, staff and volunteer accommodation;
6. Increase in and sustainability of revenue;
7. Increased education and learning; high quality music;
8. Heritage and history; interpretation; welcome to visitors;
9. Stronger connections with strategic partners and neighbours;
10. Safety and care for the vulnerable;
11. Prophetic community; radical inclusion;
12. Challenge to hatred and deprivation.

The sections of the Masterplan most relevant to these proposals are as follows:

1. *Enhance worship and spirituality; bear witness*

The core mission of the Cathedral is to bear witness to the Christian faith, through its worship, spirituality and outreach. The current lack of capacity impedes growth and development in this area. More and higher quality space is urgently required to accommodate all the groups who can benefit from their involvement with the Cathedral, and to make their approach to the Cathedral welcoming, particularly from Victoria Street.

The proposed development will:

- bring together in closer proximity the functions that relate to liturgy and worship within the Worthington/ Champness SE complex, ease logistics for clergy and staff, and ensure appropriate safeguarding for children and young people;
- make the West End welcoming, open and accessible, including the superb vista to the Stoller Organ, and ensure a common entry for all, whether able-bodied or disabled, by sensitive alterations to the access arrangements that minimise harm to fabric;
- enable much improved access to dedicated meeting spaces, including those that can be used out of hours;
- provide better facilities for the congregations, including after services and by the provision of improved infrastructure, including toilets.

### *2. Functionality and access: CVC; West End; Worthington extension; public realm*

At present the internal use of space is incoherent. The West End is underused and isolated from the rest of the Cathedral, while the CVC has unused and unusable voids. At the same time there are high quality rooms in the SE Champneys extension, little known, that merit access for the general public and

that can generate income. A lack of signposting, allied to uncertainty about where exits and entrances should be best placed, adds to the confusion for staff and visitors.

The proposed remodelling will:

- optimise the use of existing space and increase much-needed capacity at the CVC and the Worthington/Champneys SE complex;
- determine clear routes for visitors and ensure that they are well signposted and tie in to facilities such as toilets, retail and catering;
- ensure that the West End entrance becomes the entrance of choice, allied to good reception facilities and a high quality initial visitor experience
- guarantee that the Cathedral's spaces can work intensively; seven days a week, for up to eighteen hours out of the twenty-four.

### *3. Greater effectiveness; fit for purpose infrastructure; fabric for future generations*

An occupancy survey carried out in 2018 with Cathedral staff and volunteers revealed the depth of their frustration about the obstacles to the smooth running of the institution. These include competing claims on areas such as the Nave and the Regimental Chapel, lack of clarity about the desirable routing of visitors, the absence of updated and accurate visitor information, and the lack of basic facilities that allow invited groups to find their host or to be able to put down coats or bags. The poor toilet provision is unhygienic, presents safeguarding issues, and is an embarrassment in an institution of high quality, as well as being signalled annually in the Visit England inspections as a matter for immediate attention.

The project will bring about better infrastructure and layout, coupled with provision for concurrent operations and dedicated facilities for certain groups.

The intense pressures on the operation of the Cathedral diary will be eased by the additional capacity available and attention can turn to the optimisation of high quality space rather than reach for the compromise that settles the immediate crisis. Staff will be enabled to work both more comfortably and more efficiently when provided with customised working areas that allow for easier communication and shared information. There will be more certainty about which are the public and which the private areas of the Cathedral, including by the provision of out of hours direct entry into meeting areas. Events will be upgraded by better utilities, including water and power at key locations, to lessen setting up and dismantling periods and to ease disruption of other activity, especially the pressures on the Nave. There will be dispersed toilets that will be adequate for all but the largest events, coupled with excellent drainage and maintenance of fabric. Actions that belong together will be positioned in close physical proximity, including the location of the Sacristy close on a route that assists processions and gives ready access to Quire and Nave.

The core internal fabric of the Cathedral is sound and fit for purpose, and the focus will therefore be on how to improve the upkeep and utilisation of what is already available.

#### **4. Increased capacity: CVC and Worthington**

While greater efficiency can be achieved by the rearrangement of existing space, making the

Cathedral spaces more intelligible and easier to operate, the current capacity imposes severe constraints on what can be achieved. Particular pinch points include the following;

- (a) the pressures on the Nave, where there is daily competition for access, including performance and practice on the Stoller Organ, groups that need concurrent access, competition between setting up for events and small group movements or other activities, noisier versus quieter activities; seated liturgical events competing with activities that rely on free movement;
- (b) lack of scope for visiting groups to receive briefing before moving into Nave or Quire, and of subsequent debriefing and refreshment facilities;
- (c) insufficient space, and the absence of dedicated space, to allow for the separation of children and young people for safeguarding purposes; and for the protection of vulnerable adults;
- (d) the complete absence of any secure display cases for selected Cathedral treasures, including documents and other artefacts such as pieces of silver;
- (e) the current inflexibility about preparing material in advance for visiting groups, thus severely curtailing what they are able to see or use;
- (f) the absence of any lecturing and presentation facilities that are available in situ for immediate use.

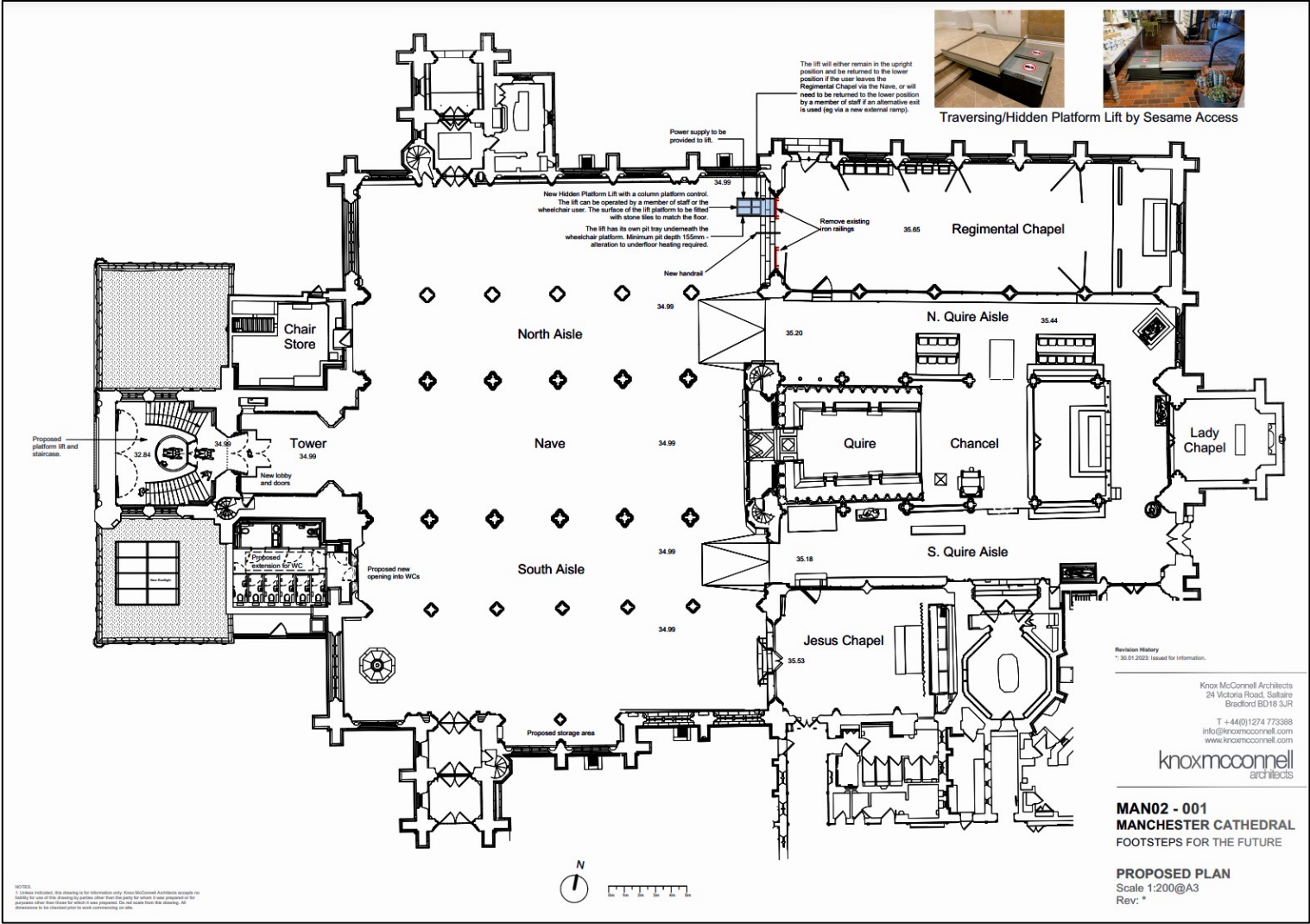
The proposed rearrangements will enable staff to move from the Worthington extension to the CVC, where they can work in a better environment that is separate from visitors and special events. The space released in the Worthington and SE Champneys complex can be made available for public use, including for learning and heritage purposes and for income generation.

#### **5. Improved clergy, staff and volunteer accommodation**

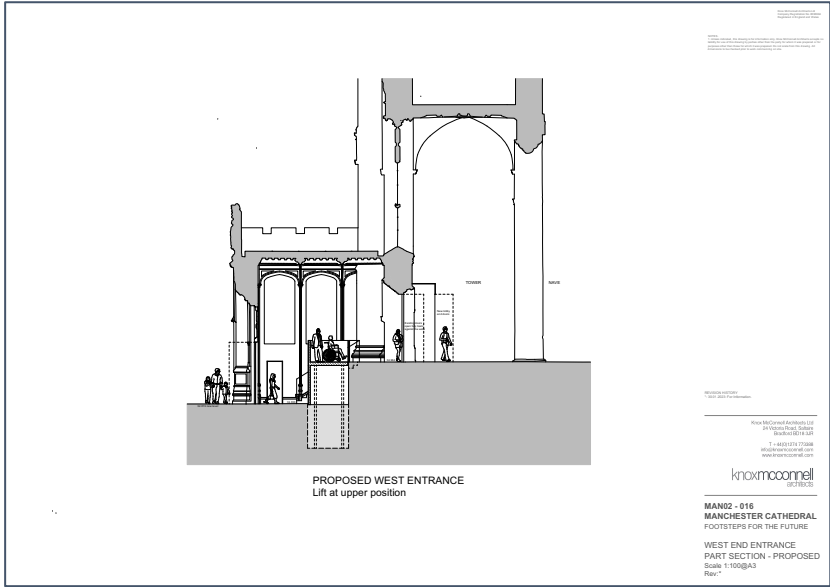
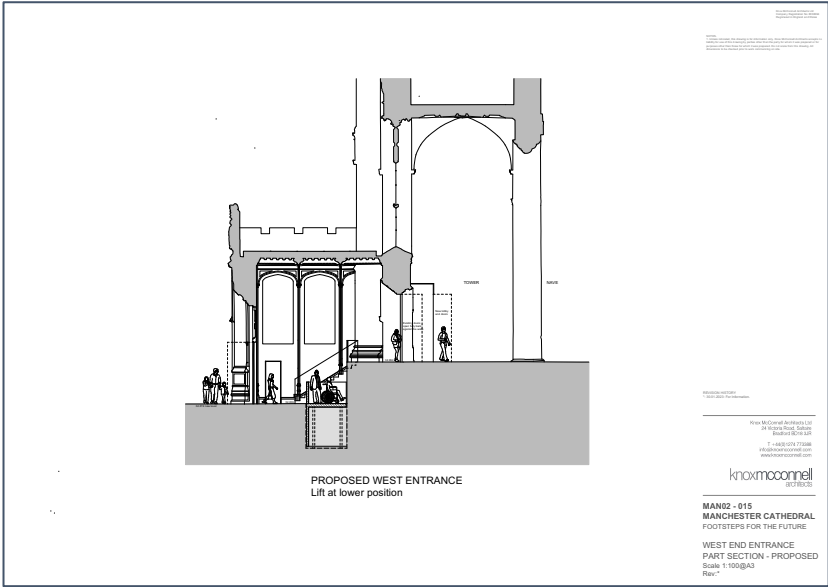
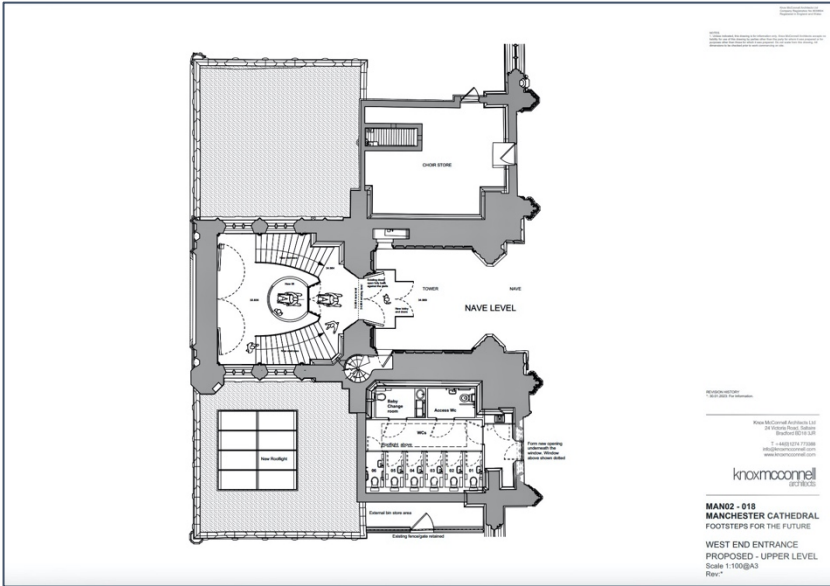
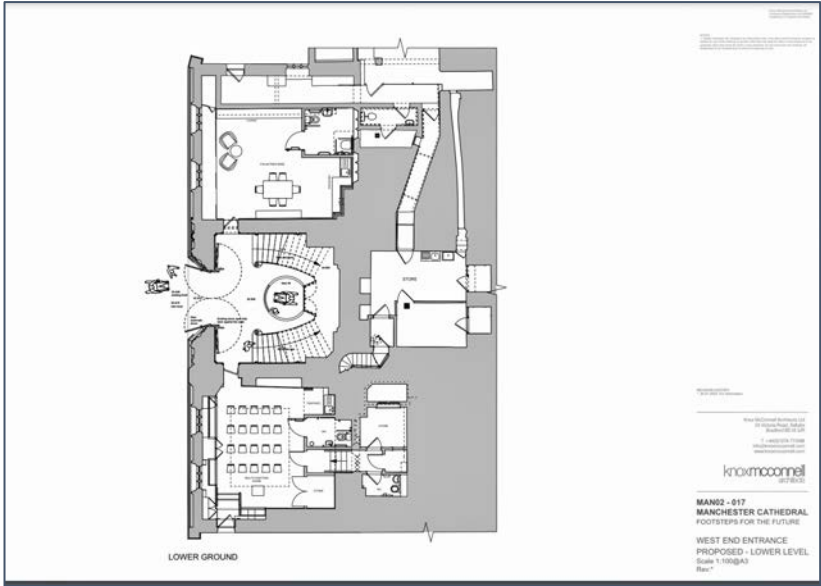
Until Phase 2 of the development began, there had been no analysis of the differing needs that must be addressed depending on main roles. The occupancy survey and Resilient Heritage workshops of 2018 clarified the priority actions. Clergy need opportunities to read and reflect, and to hold confidential pastoral meetings with individuals, while staff need excellent i.t. connections and a working environment that is modern, quiet and with immediate access to relevant materials. Volunteers have a particular need for somewhere secure to leave coats and bags, with comfortable seating and plenty of board space for notices and messages, and preferably close to the place where they greet visitors. The plans being drawn up by ... the Cathedral Architect address these differing requirements within the three areas of potential physical intervention. These will be tested and refined during the successive planning stages of the project.

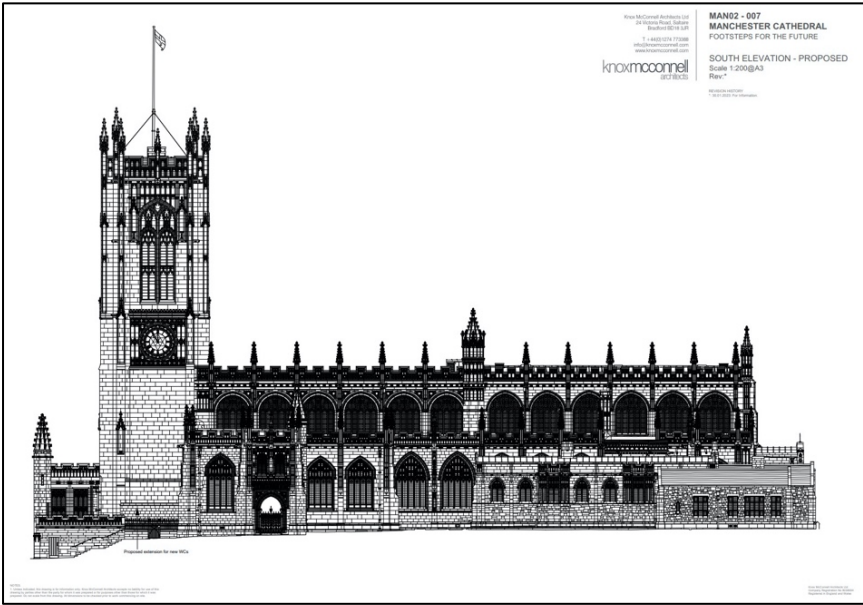
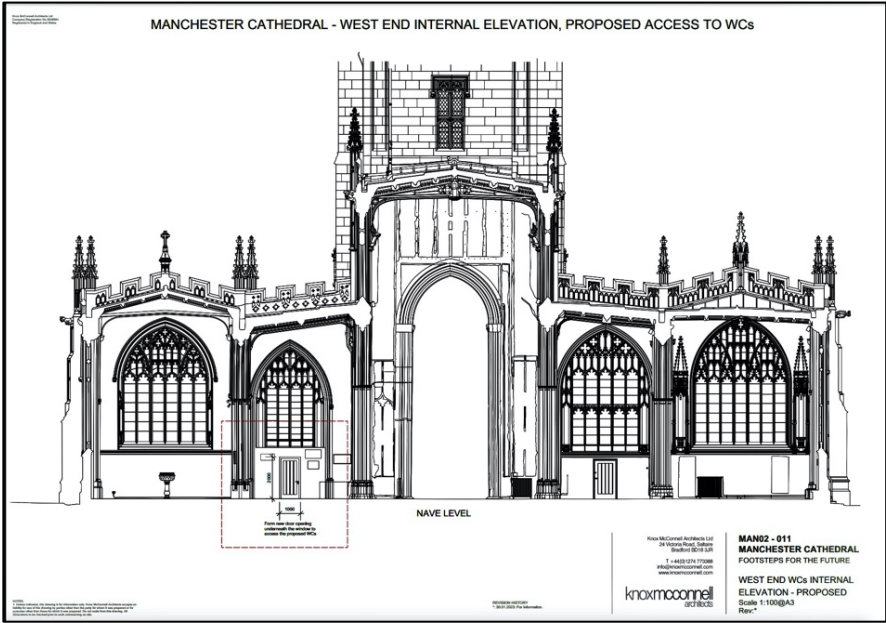
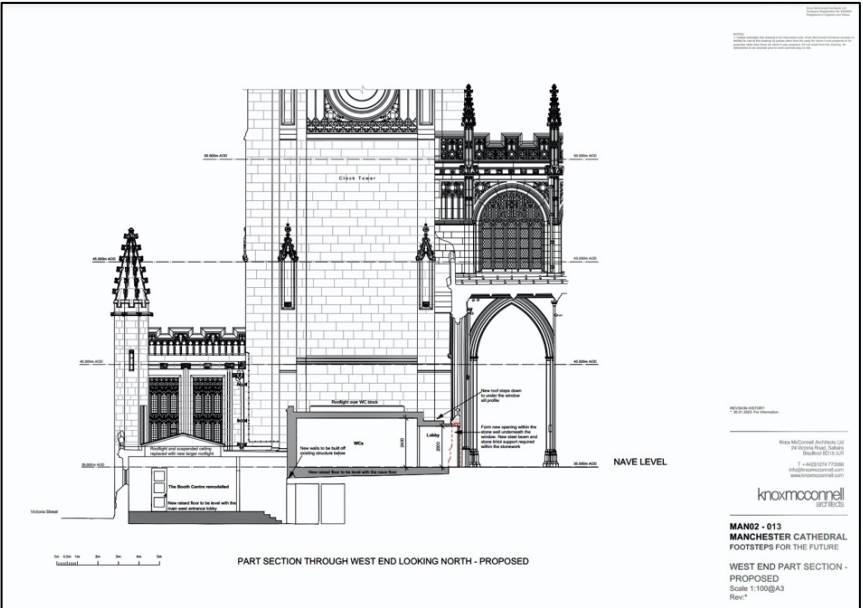
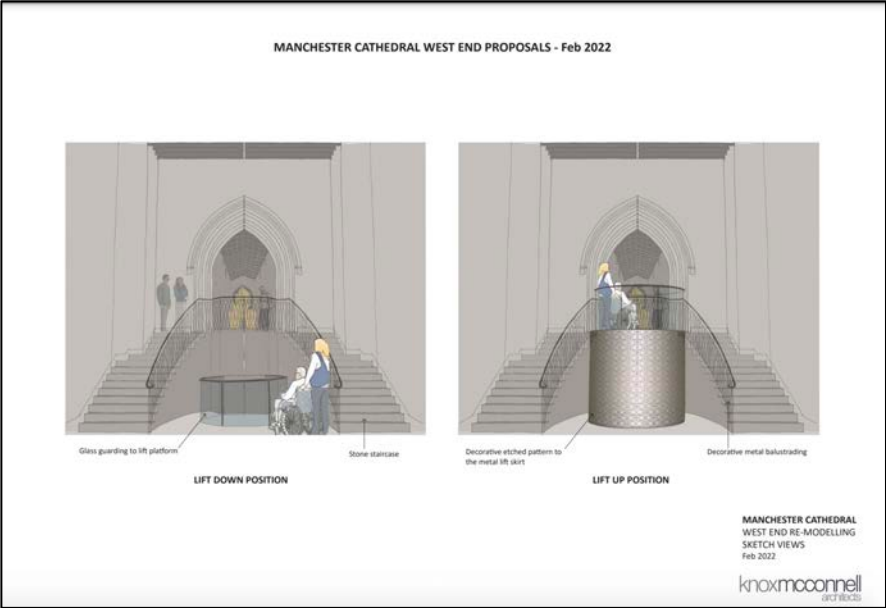
8. PLANS AND ELEVATIONS

8.1 REGIMENTAL CHAPEL ACCESS.

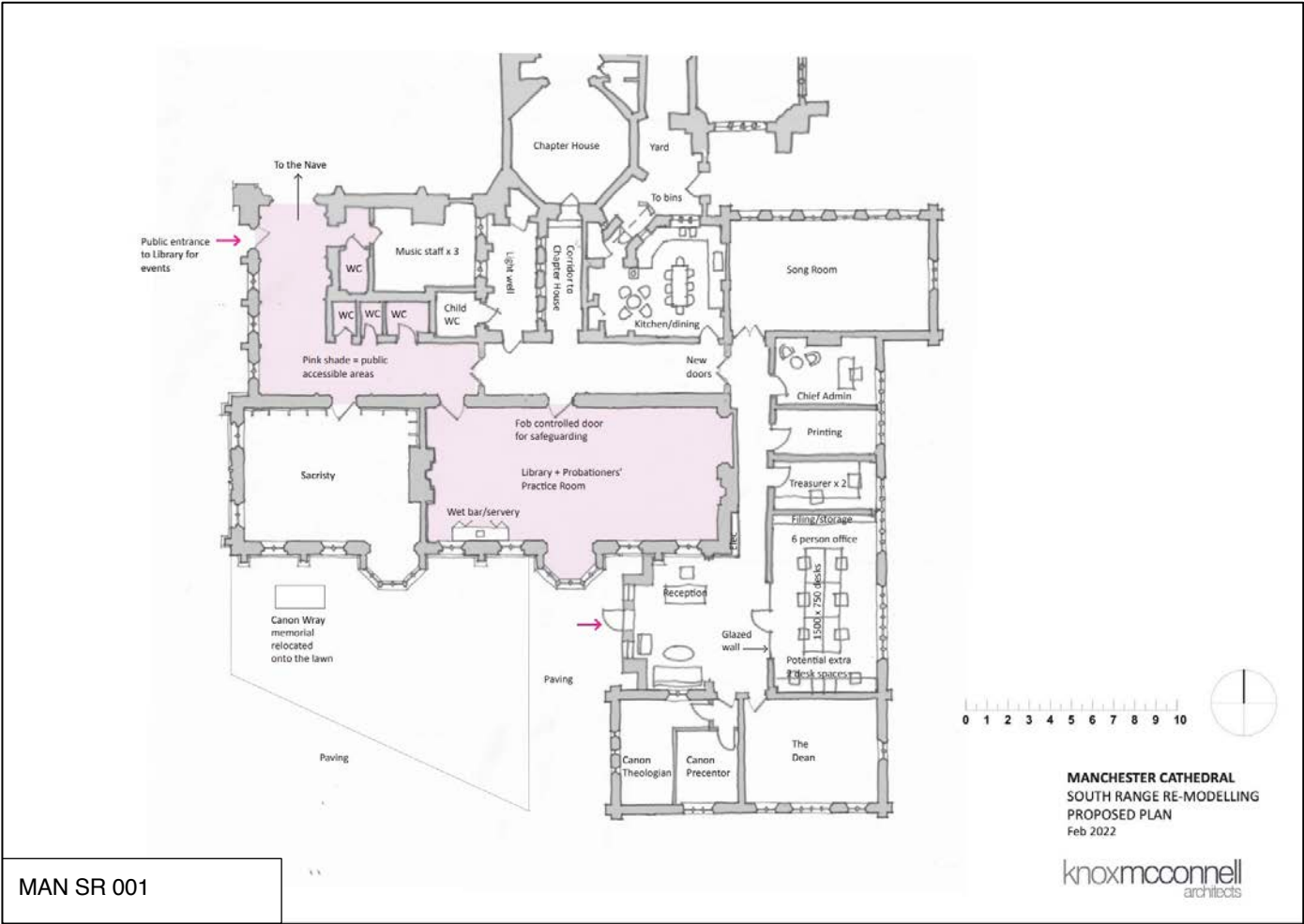


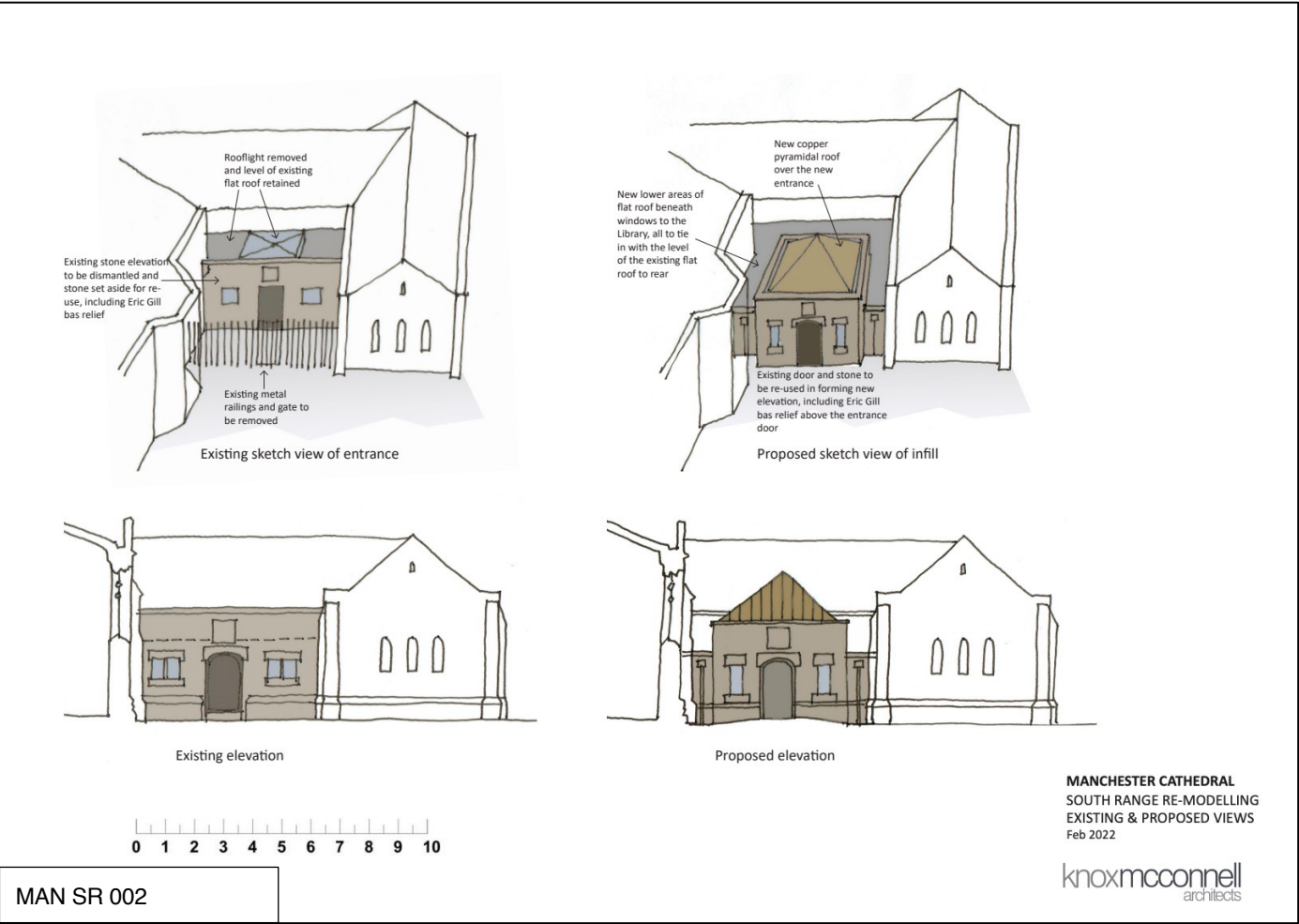
8.2 WEST END REMODELLING





8.3 SOUTH RANGE REMODELLING





## 9. HERITAGE IMPACT ASSESSMENT

The following Heritage Impact Assessment sets out the potential impacts of the proposed alterations. The analysis is based on an inspection of the existing fabric on 8 December 2022, and the Cathedral Architect's drawings for proposed alterations (see chapter 8).

### THE METHODOLOGY FOR ASSESSMENT

The methodology for assessing both impacts, and then harm (see below) is broadly derived from ICOMOS *Guidance and Toolkit for Impact Assessments*, 2022.

| LEVEL OF IMPACT             | LIKELY EFFECT                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High Positive</b>        | The proposed alterations or development will have a major positive impact, improving the character, setting and/or heritage values of the heritage asset. The change would have the potential to reveal and/or enhance several heritage values assigned to the building or setting as defined in the Assessment of Significance.                                                                                                                   |
| <b>Moderate Positive</b>    | The proposed alterations or development will have a considerable beneficial impact, improving the character, setting and/or heritage values of the heritage asset. Moderate positive impact on the heritage asset as a whole may be caused by the cumulative minor positive impact on the heritage values of several features. This effect can be direct or indirect.                                                                              |
| <b>Minor Positive</b>       | Minimal beneficial improvements to the significance and character of the heritage asset. This can be direct or indirect.                                                                                                                                                                                                                                                                                                                           |
| <b>Neutral</b>              | There is no change incurred by the development or alteration on heritage values and significance                                                                                                                                                                                                                                                                                                                                                   |
| <b>Minor Detrimental</b>    | A small negative impact will be brought about on the setting, character or heritage value of the heritage asset. Localised, minor detrimental impact may be accepted, if it is justified and mitigation measure have been adopted.                                                                                                                                                                                                                 |
| <b>Moderate Detrimental</b> | The proposed alterations or development will have a negative impact, adversely affecting the character, setting and/or heritage values of the heritage asset. This may be due to the cumulative minor detrimental impact on the heritage values of several features. This affect can be direct or indirect. Detrimental impact of this nature should be avoided, but it may be possible to accept if demonstrable positive mitigation is in place. |
| <b>High Detrimental</b>     | The proposed changes will have a seriously negative impact on the overall character, setting and/or heritage values of the heritage asset. Features that contribute to the overall heritage values, character or significance would be disturbed. Major detrimental change is considered acceptable.                                                                                                                                               |

| OVERALL HARM                 | DEFINITION                                                                                                                                                                                                                                                                           |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Substantial</b>           | Major change affecting special character of designated heritage assets including their setting, where the significance of those elements is substantially harmed or lost.                                                                                                            |
| <b>Less-than-substantial</b> | Some change affecting the special character of designated heritage assets, where elements which contribute to their significance and their setting are harmed; or limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. |
| <b>No harm</b>               | No change affecting the special character of designated heritage assets, where elements which contribute to their significance and their setting are harmed.                                                                                                                         |

## HERITAGE IMPACT ASSESSMENT OF PROPOSED ALTERATIONS TO MANCHESTER CATHEDRAL

The following analysis adheres closely to Historic England's *Conservation Principles, Policy and Guidance, 2008: Managing Change to Significant Places* (§126-137), *New Work and Alteration* (§138-148), and also, crucially, the *Care of Cathedrals Measure* (2011), which requires proposals 'To have due regard to the desirability of preserving the fabric of the cathedral and any features or objects of architectural, archaeological, artistic or historic interest which it contains, together with its immediate setting and any building of interest, or any archaeological or human remains, within its precinct' (paragraph 22 of the Measure).

### 9.1 REGIMENTAL CHAPEL ACCESS

For the plans and elevations relating to Chapel Access, see plans MAN02-001 Chapter 8, §8.1, p.25.

#### 9.1.1 Access to the Regimental Chapel

For analysis of the significance of the Regimental Chapel and North Outer Aisle, and the specific elements potentially affected by these proposals, see chapter 6, §6.1, p.16, and Nave Aisles, §6.5, p.21.

| IMPACT | PROPOSAL                                                                   | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Improved access to the Regimental Chapel from the North Outer Aisle</b> | <p><i>Proposal:</i> To install a new hidden platform lift with a column platform control. Most of the time it will be in the lowered (hidden) position, within its own pit tray. The pit tray will be at 155mm below floor level, and some reordering of the underfloor heating will be required.</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- The Regimental Chapel is a very large, and currently under-utilised. This new accessibility will enable the Chapel to become a more functional and effectively used space, thus relieving the pressure on other areas of the Cathedral, and allowing the Cathedral to hold commercial and community events etc. that will sustain its activities in the future.</li> <li>- To provide step-free, equivalent access to the Regimental Chapel.</li> <li>- This preferred option requires the least space, and does not require alteration to the Regimental Chapel steps (High significance), which can still be used whilst the lift is in operation.</li> </ul> <p><i>Alternatives considered:</i> Several options have been considered including an external ramp, an L-shaped ramp in North Outer Aisle, various types of lift, and ramps in North Choir Aisle.</p> |

|  |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                 | <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- There will be some harm to the aesthetic quality of this part of the Cathedral when the lift is in the upright position, but as most of the time the lift will be in the lowered position, this is considered minor.</li> <li>- There is no damage caused to the steps to the Regimental Chapel (High significance); the lift slides over them in the upright position. The floor will be changed, but it is modern (Neutral significance).</li> <li>- No significant archaeology will be disturbed as the pit tray does not extend below the depth of the underfloor heating.</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> A very thorough options appraisal has taken place, and this option is considered the least harmful, as it takes up least space in North Outer Aisle, but crucially negates the need for ramps in North Choir Aisle, which is of Exceptional significance. Ramps located there would cause much greater harm.</p> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p> |
|  | <b>Removal of the western railings in the Regimental Chapel</b> | <p><i>Proposal:</i> The removal of the existing iron railings, and the installation of a new handrail down the centre of the steps to the Chapel.</p> <p><i>Justification:</i> To allow the new lift to operate, these railings must be removed.</p> <p><i>Potential negative impacts:</i> The existing railings, designed by Hubert Worthington, post war, will be removed. Whilst decorative, these are not considered significant aesthetically, but of Local historical value as part of the post-war renovations, and due to the commemorative inscriptions on them.</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The new handrail will be contemporary in design, wrought metal with a bronze finish on matt steel.</li> <li>- The railings will be offered to the Regiment, and the names commemorated on them digitised as part of that, more general, project.</li> </ul> <p><b>Overall Heritage Impact Assessment: Neutral.</b></p>                                                                                                                 |

|  |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Reordering of the interior of the Regimental Chapel</b></p> | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- The Cathedral is reworking its liturgical plan, and as part of that is looking to improve the spirituality of the Chapel. Thus, a more intimate chapel at the east end will be created, separated from the rest of the Chapel by a freestanding, curved, carved timber screen, thus increasing the spirituality of the liturgical space. The current altar and altar fitments will be replaced by a new scheme.</li> <li>- A new exhibition/entertainment space will be created in the western half of the Chapel.</li> <li>- The reordering will include a comprehensive scheme of relighting, the removal of the named chairs and the Books of Remembrance .</li> </ul> <p><i>Justification:</i> The Regimental Chapel is large, under-utilised space currently, in a Cathedral where space is limited. It's accessibility is poor, and scores it low on the spirituality index developed by Warwick University.</p> <p><i>Alternatives considered:</i> Several options have been considered including permanently subdividing the Chapel, with access to the eastern half through the eastern bay of the parclose screen, rebuilt after the war. Subdivision is difficult since the bays of the north and south walls do not line up.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The named chairs and Books of Remembrance (Local significance) will be removed, and this is considered a minor harm in historic terms as they have been in the Chapel since the second world war.</li> <li>- The altar and altar fitments (Local significance) will be replaced.</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- This remodelling will restore this, one of only two chantry chapels surviving, to more its former function as a spiritual place (at least its east end).</li> <li>- The Regiment will relocate the Books of Remembrance and named chairs, and the collection will be digitised within the Chapel.</li> <li>- The new scheme for the east end of the Chapel is anticipated to be more intimate and aesthetically appealing, and will score higher on the spirituality index.</li> <li>- The lighting scheme was considered to represent, 'a subtle and appropriate response to the architecture and the uses of the Cathedral building' by the Cathedrals' Commission [letter 28 March 2017].</li> </ul> <p><b>Overall Heritage Impact Assessment: Minor Positive.</b></p> |
|--|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 9.2 WEST END ACCESS & REMODELLING

For the plans and elevations relating to West End Access & Remodelling, MAN02-015-019 and MAN02-004-006, see Chapter 8, §8.2, pp.26-27.

### 9.2.1 West End exterior

For analysis of the significance of the Victoria Porch and Pavilions, and the specific elements potentially affected by these proposals, see chapter 6, §6.2, p.17.

| IMPACT | PROPOSAL                                | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Renovation of the west elevation</b> | <p><i>Proposal:</i> To clean, re-point the stonework where necessary, and renovate elements, including the windows, and clean the Queen Victoria statue.</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- To create a west end fitting to its new role of main entrance to the Cathedral; the role originally intended when the Victoria Porch was built in 1898.</li> <li>- This intervention is strongly supported, in accordance with Policy 5 (CMP, 2023), which requires, ‘opportunities to be taken to restore lost elements of the building where that would enhance understanding and appreciation of its significance’. All elements of the exterior are of Moderate significance.</li> </ul> <p><i>Alternatives considered:</i> n/a</p> <p><i>Potential negative impacts:</i> None anticipated.</p> <p><i>Degree of harm:</i> No harm.</p> <p><i>Mitigation:</i> None required.</p> <p><b>Overall Heritage Impact Assessment: High Positive.</b></p> |

### 9.2.2 Victoria Porch

| IMPACT | PROPOSAL                                                | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                  |
|--------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>To create a new ‘main entrance’ to the Cathedral</b> | <p><i>Proposal:</i> To re-establish the Victoria Porch as the main entrance to the Cathedral.</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- The Victoria Porch is intended to become the main entrance for all. More specifically, it will also</li> </ul> |

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|  |                                                                          | <p>conveniently serve the new areas being created for volunteers and community groups in the North and South Pavilions and, through equivalent access to the Nave (see below), the new community space in the Regimental Chapel.</p> <ul style="list-style-type: none"> <li>- It was always the intention when the Victoria Porch was built, the reasoning then being to ‘create a principal entrance into the sacred edifice of a sufficiently dignified character, and to lend importance to the western extremity of the Cathedral’ (<i>Manchester Courier</i>, 1898).</li> <li>- This intervention is strongly supported, in accordance with Policy 5 (CMP, 2023), which requires, ‘opportunities to be taken to restore lost elements of the building where that would enhance understanding and appreciation of its significance’.</li> </ul> <p><i>Alternatives considered:</i> Many alternatives have been considered, between 2015 and 2018 by FeildenCleggBradley, which first proposed a large new building constructed at the west end of the Cathedral, which would have entailed the demolition of Champneys’ Pavilions, and thus the loss of the greater part of his design. A later plan (E200406, 2018) largely used the existing footprint, placing a new lift and reception area in the South Pavilion. Whilst this FCB option reformed, rather than replaced, the stone staircase, and created a large reception area, it necessitated the almost complete removal of the south wall of the Porch, which harms Champneys original design concept. It also did not achieve the Chapter’s stated aim of equivalent access.</p> <p><i>Potential negative impacts:</i> None anticipated.</p> <p><i>Degree of harm:</i> No Harm - as regards the concept, this re-establishes its historic function.</p> <p><i>Mitigation:</i> None required.</p> <p><b><i>Overall Heritage Impact Assessment: High Positive.</i></b></p> |
|  | <p><b>New glazed doors replacing Draught Lobby in Victoria Lobby</b></p> | <p><i>Proposal:</i> To install automatic-opening, glass (in a timber frame) front doors, keeping Champneys’ west doors in situ but permanently open, thus creating an open and inviting entrance to the Cathedral, with equivalent access, and unimpeded views through to the organ at Nave level. The current Draught Lobby (installed 1926) will be removed to facilitate this vision.</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- The current Champneys doors are large and unwieldy, and the Draught Lobby itself is difficult to negotiate, making access to the Porch itself, and to the Pavilions in particular, difficult.</li> <li>- Some kind of draught exclusion is necessary for temperature regulation in the West End.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|  |                                                            | <p><i>Alternatives considered:</i> A thorough options appraisal has taken place, by FeildenCleggBradley, 2017-8, but no option retaining the current Draught Lobby allowed the aims of equal/equivalent access to be achieved. Glazed doors have been the preferred option since 2018 (FCB E200406).</p> <p><i>Potential negative impacts:</i> The Draught Lobby will be removed (Moderate significance).</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The Draught Lobby will be used as architectural salvage.</p> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  | <b>New lift and redesigned staircase in Victoria Lobby</b> | <p><i>Proposal:</i> To install a new platform lift, centre stage in the remodelled West End, to provide equivalent access with a new, curving staircase either side of it. New lighting will be installed to light the new lift and staircase.</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- Providing equal access is crucial to enabling the Victoria Porch to become the main entrance to the Cathedral again, and provide equivalent access to the Nave and, specific to these plans, the Regimental Chapel with its purpose as a community space. This is what this new lift delivers.</li> <li>- The current stone stairs are very steep and so the Victoria Porch cannot perform its original, stated function of being the main entrance to the Cathedral.</li> <li>- The current lighting is utilitarian, and would benefit from upgrading.</li> </ul> <p><i>Alternatives considered:</i> A thorough options appraisal has taken place, and no option retaining the current stone staircase allows the Chapter's stated aim of equivalent access to be achieved. Previous options, by FeildenCleggBradley (E200406, January 2018) placed the lift in the South Pavilion. Whilst this FCB option reforms, rather than replaces, the stone staircase, it necessitates the almost complete removal of the south wall of the Porch, which harms Champneys original design concept. It also does not achieve the Chapter's stated aim of equivalent access.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The original stone staircase, built to provide a grand, ceremonial entrance to the Cathedral, will be removed (Moderate significance).</li> <li>- The oak handrail (installed in 1978) will be replaced (Local significance).</li> <li>- Part of the stone floor will be removed (Moderate significance), and a pit shaft dug, 2.3m deep and 2.1m wide, to enable to lift to be installed. It is possible that archaeological finds may be present in the lift shaft dug; this area was previously at the foot of the previous West Stairs that lead to the old West Doors (until 1864). However, the foundations of the current building make it unlikely that significant archaeology will be</li> </ul> |

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|  |  | <p>present here. Investigation required.</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The new handrail and gate at the top of the lift will be high quality workmanship, in wrought iron, in a design referencing neo-Gothic language.</li> <li>- The new lift will be an artistic installation of a quality commensurate to being located in the prime spot in the new main entrance to the Cathedral (see digital reconstruction, top left, p.27). It will be metal sheet clad, patterned and etched, its artistry commissioned from an artist of high reputation Stephen Raw, who designed the decorative lettering on the Stoller Organ). This will visually and artistically link the Victoria Porch to the Stoller Organ. It offers ‘a tremendous opportunity to engage visitors and congregations, and to bring new items of beauty into (the) cathedral’, and will have ‘a significant impact on the character of a cathedral’ (stated aims in <i>New Art in Cathedrals</i>, 2012).</li> <li>- The new staircase will be constructed of stone to match the existing. It will be curvaceous and welcoming in shape, and will part-encircle the platform lift, removing the possibility of anti-social behaviours between the two.</li> <li>- A new lighting design by Bruce Kirk will be installed, a mixture of wall lights, pendants and spots, in a manner commensurate with the space.</li> </ul> <p><b><i>Overall Heritage Impact Assessment: Minor Detrimental</i></b></p> |
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### 9.2.3 Base of the Tower

For analysis of the significance of the Base of the Tower, and the specific elements potentially affected by these proposals, see chapter 6, §6.4, p.19.

| IMPACT | PROPOSAL                                 | IMPACT AND MITIGATION                                                                                                                                                                               |
|--------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Installation of new Draught Lobby</b> | <i>Proposal:</i> To install a new, automatic-opening, glass draught lobby to the inner side of the Tower west doors, keeping the current west doors (probably 1898) in place, but permanently open. |

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|  |  | <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- To create a temperature controlled and dry environment in the Nave, and a high pressure in the Victoria Lobby.</li> <li>- This solution was recommended in the Manchester Cathedral, West Porch Thermal Assessment, Ramboll UK, January 2019.</li> </ul> <p><i>Alternatives considered:</i> In work by FieldenCleggBradley, 2015-18, several alternatives were considered, including glazing the Tower Arch, which would have potentially harmed fabric of Exceptional significance and damaged the acoustics of the Nave; and creating a much larger screen with gallery space above, which, whilst giving fine views of the Nave and Organ, would have been far more intrusive.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The Base of the Tower is an impressive, vaulted space, and a new lobby here, albeit glazed, with result in some aesthetic harm (High significance).</li> <li>- The new Lobby will be attached to the outer side of the moulding around the West Doors, and this will cause minor harm.</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The new Lobby will be designed to fit through at cornice level and neatly around the sides of the doorway, thus minimising its impact, and it is a reversible intervention.</li> <li>- The new lobby is reversible; no historic fabric is required.</li> <li>- The open view to the organ would be maintained.</li> </ul> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p> |
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### 9.2.4 The North and South Pavilions

For analysis of the significance of the Pavilions, and the specific elements potentially affected by these proposals, see chapter 6, §6.2, p.17.

| IMPACT | PROPOSAL                                                                          | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|        | <b>General renovation and aesthetic improvements to North and South Pavilions</b> | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- To thoroughly renovate the Pavilions, with new floors, ceilings, plastering and electrics.</li> <li>- Unsightly pipework will be removed.</li> <li>- The ceilings will be raised so as not to obscure the west windows, and compensate for the raising of the floors.</li> <li>- The west windows will be renovated, reglazed with clear glass at lower levels (currently obscured glass) but coloured glass retained at upper levels.</li> <li>- The east windows in the North pavilion, which are blocked, will be renovated and either panelled or glazed.</li> <li>- The unsightly skylight in South Pavilion (Detracting significance) will be replaced with a new, metal skylight, with low profile so as not to be visible through the parapet from the exterior.</li> </ul> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- The liturgical function currently within the North Pavilion (ie the Sacristy) is being moved to the South Range (see South Range Remodelling §8.3), so that the Pavilions can become multi-functional spaces for volunteers and for the community.</li> <li>- The interiors of both Pavilions are modern and utilitarian, and have been much altered in an unsympathetic manner with false ceilings, large pipework. This is an opportunity to upgrade the modernisation. (Neutral/Detracting significance)</li> <li>- Some of the original features, such as the east windows, have been damaged/blocked. The west windows are glazed at lower levels with unsightly obscured glass (Neutral/Detracting significance)</li> </ul> <p><i>Alternatives considered:</i> Early option appraisals proposed the demolition, rather than renovation, of the Pavilions, which would have caused considerable heritage harm.</p> <p><i>Potential negative impacts:</i> None anticipated.</p> <p><i>Degree of harm:</i> No Harm.</p> <p><i>Mitigation:</i> None required.</p> <p><b><i>Overall Heritage Impact Assessment: High Positive.</i></b></p> |

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|  | <p><b>To install new facilities in the Pavilions</b></p>                                       | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- The North Pavilion will have a new loo installed internally.</li> <li>- The South Pavilion will have a new loo and tea-point installed internally; and a staircase created between it and the existing Store and Loo will be thoroughly renovated.</li> </ul> <p><i>Justification:</i> It is envisaged that the Pavilions will be used much more in their new roles as the Volunteer's Base and Multi-Function Room for the community, facilitated by raising the floors so access is equivalent. New facilities are necessary to facilitate this new use.</p> <p><i>Alternatives considered:</i> Many alternatives aimed at creating better use of space in this part of the Cathedral have been tested, including the demolition of both Pavilions (FCB, 2017) and the construction of a large, two storey extension which included new meeting room, loos at street level. This option resulted in considerable harm to the exterior of the Victoria Porch, and Champneys design concept. A later proposal (FCB 2017, E200406, 2018) used the existing footprint creating a reception area access to a new lift through the South Pavilion, but it was neither considered to provide effective use of space, nor equivalent access.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The new loos within the footprint of the Pavilions, which, together with the raising of the floor, will change the pleasing proportions of these spaces.</li> <li>- The high east windows of the South Pavilion will be lost as a result of the new loos being built adjacent (in the Booth garden – see below).</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The current Store and Loo adjacent to the South Pavilion (1980s) will be renovated; they are currently in poor condition and leaky (Detracting significance)</p> <p><b>Overall Heritage Impact Assessment: Neutral</b></p> |
|  | <p><b>Raising the floor level in North and South Pavilions to same level as the Porch.</b></p> | <p><i>Proposal:</i> To install a new, suspended, timber floor in both Pavilions, with underfloor heating beneath, to raise the level to that of the Porch.</p> <p><i>Justification:</i> There are steep, narrow steps down to both Pavilions at present which hampers access. The aim is to make much more effective use of the Pavilions, creating a Volunteer Base and a Multi-function Room, and this will require equal access to maximise use. Equivalent access will, in fact, be achieved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|  |  | <p><i>Alternatives considered:</i> Different methods of raising the floor have been considered by Knox McConnell Architects, and this is considered most effective whilst causing minimal harm.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The pine, woodblock floors will be lost (Local significance)</li> <li>- The high ceilings of the Pavilions will be lost, changing the proportions of these spaces.</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The new floor will be suspended on joists that sit on top of the current floor, causing minimal damage.</p> <p><b>Overall Heritage Impact Assessment: Neutral</b></p> |
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### 9.2.5 The Booth Garden

For analysis of the significance of the Booth Garden, and the specific elements potentially affected by these proposals, see chapter 6, §6.3. p.19.

| IMPACT | PROPOSAL                                       | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|        | <b>New WC Block built in the Booth Garden.</b> | <p><i>Proposal:</i> To construct a WC block in the space currently occupied by the Booth garden (see plans MAN01-018, p.26 &amp; MAN02-013 &amp; MAN02-007, p.27 for detail).</p> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- New public loos are considered a necessity to deliver the Cathedral's masterplan, specifically its Visitor Engagement Plan, and thus secure the sustainability of the Cathedral and its mission going forward.</li> <li>- This area adjacent to the Cathedral is largely under-utilised, and the corresponding area on the north side of the Cathedral has been developed to create the Chair Store.</li> <li>- Champneys original plan of his design for the Victoria Porch shows it wrapping around three sides of the Tower, which is effectively what this intervention achieves.</li> </ul> <p><i>Alternatives considered:</i> The location and design of the new Loo Block proposal has been chosen following an extensive options appraisal that included proposals that involved the demolition of the existing North and South Pavilions (see §9.2.4 above), which was considered be too harmful to Champneys' Victoria Porch. Later proposals within the existing</p> |

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|  |  | <p>footprint have been developed (FCB E200406, 2018) but the scheme made inefficient use of space, and fewer loos were created than this preferred option.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- This new loo block has potential to detract from the significance of the Nave and South Aisles (High significance), and the South Pavilion (Moderate significance), if not discreet and carefully designed in terms of materials and proportions.</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The materials and design of the new building will be sympathetic to those of Champneys' Victoria Porch, with simple plinth and string course detailing. The new building will be of Ashlar stone, flat roofed with a solid parapet, which will hide the low-profile rooflight that will light the building. Consequently no windows are designed on the south side which could potentially detract from those of the adjacent parts of the Cathedral.</li> <li>- The new building will meet the west wall of the South Nave Aisle beneath the South Nave Aisle window, which will be undisturbed, and then the building will step up to its full height.</li> <li>- The parapet will also hide solar panels and rainwater collection equipment.</li> </ul> <p><b><i>Overall Heritage Impact Assessment: Minor-Moderate Detrimental</i></b></p> |
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### 9.2.6 South Nave Aisle Opening

For analysis of the significance of the South Nave Aisle, and the specific elements potentially affected by these proposals, see chapter 6, §6.5 p.20.

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|  | <p><b>A new opening to the new loos created in the west wall</b></p> | <p><i>Proposal:</i> To construct a new opening in the South Nave Aisle west wall, underneath the window, to give access to the new WC Block (see 9.6.5). New lintol support will be required within the stonework (see MAN02-011, p.27 for detail).</p> <p><i>Justification:</i> The new WC Block requires an entry from within the Cathedral.</p> |
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|  |  | <p><i>Alternatives considered:</i> Several alternative options have been considered, most specifically access to the new WC Block through the south wall of the Base of the Tower. In heritage terms, it is a finely balanced judgement as to whether this or the preferred option is less harmful. The Tower alternative involves the creation of a new double doorway in the south wall (High significance), and required major reconstruction of the 1931 decorative scheme (Moderate significance), whereas the preferred option involves creating an opening through the South Nave Aisle wall, which contains some medieval fabric at base level (High significance). Accessing ancillary services such as WCs from the Tower rather than directly from the Nave is considered more appropriate, but the Tower option has been discounted on the convincing grounds that access there would interfere too greatly with ceremonial and processional events.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The west wall of South Nave Aisle was rebuilt between 1884 and 1888, but still contains medieval fabric at base level, c.100mm above ground, which will need to be removed to construct the new opening (High significance).</li> <li>- An opening directly from the Nave has potential to affect its significance, both aesthetically, and in terms of noise from the WC Block being audible in the Nave.</li> <li>- The memorial to the rebuilding of the Nave, underneath the window, will need to be repositioned (Local significance).</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The Cathedral Archaeologist will be involved when opening up the west wall, and the medieval base to the wall will be photographed and recorded.</li> <li>- The noise from the new loos will be minimised by a further set of interior doors, and every cubicle has its own sink so hand-dryer noise will be minimised (it would need to carry through three sets of doors).</li> <li>- The memorial will be located underneath the memorial immediately to the left of the new door.</li> <li>- The new door will be simple in design, with inset reeding, to match the door to the Chair Store.</li> </ul> <p><b><i>Overall Heritage Impact Assessment: Moderate Detrimental</i></b></p> |
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## 9.3 SOUTH RANGE REMODELLING

For the plans and elevations relating to West End Access & Remodelling, MAN SR 001-006, see Chapter 8. §8.3, pp.28-29.

### 9.3.1 Library Annexe:

For analysis of the significance of the Library Annexe, and the specific elements potentially affected by these proposals, see chapter 6, §6.6, p.22.

| IMPACT | PROPOSAL                                                                                                   | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|        | <b>Remove wall between Canon Precentor Room and Library, recreating original proportions to the space.</b> | <p><i>Proposal:</i> To remove the mid-20<sup>th</sup>-century wall partition recreating the original proportions to this impressive space.</p> <p><i>Justification:</i> This recreates the proportions of the space originally envisaged by Champneys, and will be used as an impressive entertaining space, to be used by both the Cathedral, and for community, revenue-generating events going forward.</p> <p><i>Alternatives considered:</i> Whether or not to retain the original concertina-style, timber screen has been considered, but permission has been given by the CFCE to remove it entirely.</p> <p><i>Potential negative impacts:</i> The potential loss of the original, carved, concertina screen (Moderate significance), which provided the flexibility to divide the space if required.</p> <p><i>Degree of harm:</i> No Harm.</p> <p><i>Mitigation:</i> Although the timber screen spans a large distance, it could be reinforced, and usefully utilised to provide the flexibility of space that Champneys envisaged. It is recommended that this be investigated further.</p> <p><b>Overall Heritage Impact Assessment: Moderate Positive (if screen re-used); Minor Positive (if the screen is lost).</b></p> |
|        | <b>Changing the Refectory to the sacristy</b>                                                              | <p><i>Proposal:</i> To convert the Refectory the new Sacristy, with provision for Lay Clerks.</p> <p><i>Justification:</i> To secure optimum viable use for the Cathedral spaces, removing the liturgical functions from the West End in order that those areas can be used for volunteers and by the community.</p> <p><i>Alternatives considered:</i> n/a.</p> <p><i>Potential negative impacts:</i> None anticipated. The interior of the Refectory, like the rest of the South-east Annexe, has been substantially remodelled, and is of Neutral significance. Elements of Local significance: the windows, barrelled ceiling and timber boarding to the walls, will remain unaffected.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|  |                                                                        | <p><i>Degree of harm:</i> No Harm.</p> <p><i>Mitigation:</i> All original fittings and features will be retained.</p> <p><b>Overall Heritage Impact Assessment: Neutral</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | <b>Creation of new set of doors in South Corridor</b>                  | <p><i>Proposal:</i> To install a new set of doors in the South Corridor between the Sacristy and new Library and Probationers' Room.</p> <p><i>Justification:</i> The new doors in South Corridor are important for safeguarding and will separate the choir boys and girls from the general public given part of this building is now being envisaged as an entertainment space.</p> <p><i>Alternatives considered:</i> n/a</p> <p><i>Potential negative impacts:</i> There is minor detrimental harm to the South Corridor, as the intervention further divides the corridor and thus further erodes the original cloister-like design of Champneys.</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The doors will be designed in a Neo-Gothic style that is sympathetic to the space.</p> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p>                                                                                                                 |
|  | <b>To remodel the Loo Block, and create a new room for music staff</b> | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- To remove the cubicles from the loo block and create a room for music staff. This returns the building to nearer its earlier form when this area was the Sacristy (1903) and a Choirmen's Room (1923). Loos were only introduced in the 1960s.</li> <li>- To create an additional Child WC involving breakthrough from the Lightwell/Flower Room.</li> </ul> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- These cubicles are no longer required given a new WC Block is being constructed for use by the general public in the Booth garden.</li> <li>- The new entrance is required to put the entrance in the private side of the building, beyond the new double doors.</li> </ul> <p><i>Alternatives considered:</i> Many options have been considered and this option minimises harm whilst providing demonstrable improvements in safeguarding for the choristers.</p> <p><i>Potential negative impacts:</i></p> |

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|  |                                                 | <ul style="list-style-type: none"> <li>- Overall, the interior of the Loo Block is mid-late 20<sup>th</sup> century (Neutral significance).</li> <li>- The new door to the Child WC will require breaking through the west wall of the Flower Store, which, whilst not on the original plans of 1897, was in situ by 1903 (Moderate significance).</li> <li>- The two metal windows in this part of the wall are post war (Neutral significance).</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The new doorway through to the Child's Loo will be Neo-Gothic in design and sympathetic to the space around it.</li> <li>- The proposals for removing the loos and creating a new room for music staff return the area to one more like its original function (the Vestry from 1903).</li> <li>- Interior improvements to the windows and wall fabric of this area constitute necessary conservation work.</li> </ul> <p><b><i>Overall Heritage Impact Assessment: Neutral.</i></b></p> |
|  | <b>General interior renovation and upgrades</b> | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- To renovate the windows of West Corridor and the east wall of the Loo Block, replacing the obscured glass with clear.</li> <li>- Upgrading the artificial lighting generally in the building, introducing a more elegant scheme.</li> </ul> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- To conserve the original features of the building, restoring them to optimal condition in this, the intended entertainment area for the cathedral, where many visitors are expected.</li> <li>- To improve the natural light in the building thereby reducing the reliance on artificial light (reducing energy use).</li> <li>- This intervention is strongly supported, in accordance with Policy 5 (CMP, 2023), which requires, 'opportunities to be taken to restore lost elements of the building where that would enhance understanding and appreciation of its significance'.</li> </ul>                                                                                           |

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|  |  | <p><i>Alternatives considered:</i> The new lighting scheme has been carefully considered to ensure it is fit for purpose, yet more elegant than the existing scheme.</p> <p><i>Potential negative impacts:</i> The glass in the lower part of the West Corridor windows is probably original, but although not aesthetically significant, is part of Champneys' original scheme (Moderate significance).</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The original obscured glass should be photographed and recorded.</p> <p><b>Overall Heritage Impact Assessment: Minor Positive</b></p> |
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### 9.3.2 South-east Annexe:

For analysis of the significance of the Library Annexe, and the specific elements potentially affected by these proposals, see chapter 6, §6.7, p.23.

| IMPACT | PROPOSAL                                  | IMPACT AND MITIGATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|        | <b>New extension to South-east Annexe</b> | <p><i>Proposal:</i> To build a new entrance/reception area in the paved area outside the Dean's Door, and link it to the current little-used area next to the Dean's Door. The current west wall will be taken down and used as the new west wall (see plan MAN SR 002, p.29, for more detail).</p> <p><i>Justification:</i> To create a light, open and welcoming reception area, in what is currently a largely unused and unwelcoming space, for the new office and administrative area, which is being consolidated in this part of the Cathedral in order to allow the west end to function for other purposes (see §9.2.4 above).</p> <p><i>Alternatives considered:</i> Many alternatives have been considered, including a two-storey extension to the South-east Annexe, but this solution is considered optimal in terms of impact on adjacent buildings of higher significance, space gained, and design quality. Alternative design options for this single-storey block have also been considered, included a fully glazed extension. However, the current proposal is considered better on heritage and aesthetic grounds, as it re-uses the exterior wall, and also functionally, as such transparency from the exterior was not deemed suitable for a working, ancillary Cathedral space.</p> <p><i>Potential negative impacts:</i></p> <ul style="list-style-type: none"> <li>- The original form of this part of the building will be lost (Local significance).</li> </ul> |

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|  |                                          | <ul style="list-style-type: none"> <li>- This will obscure part of the south wall of the Library Annexe (Moderate significance); views of it have already been harmed by the construction of the South-east Annexe in 1934.</li> <li>- The paved area, which has remained almost unchanged since the Annexe was built in the 1930s, will be lost (Local significance)</li> <li>- The railings, post war, to the west will be lost (Neutral significance)</li> <li>- The two west windows will be replaced (Local significance)</li> <li>- Both the Canon Wray tomb (Moderate significance) and the Eric Gill sculpture (High significance) require relocation (see below).</li> </ul> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- The new extension has been carefully designed to minimise harm to the adjacent fabric. It drops in height on its north and south sides, to below the windows of the adjacent Library Annexe, and in line with the existing roof immediately behind the Dean's Door. It then steps up in its central part with pyramidal roof atop.</li> <li>- The new wall will be tied to the adjacent walls using proprietary starters that are fixed to the existing wall joints.</li> <li>- The existing west wall will be dismantled and will form the new west wall, using as much of the existing fabric as possible. The two windows will be replaced by two windows of longer, more elegant proportions, with metal frames, which will also bring more light into the new reception area.</li> <li>- The quality of the design and materials employed is considered high. The new, copper (or copper-look), pyramidal roof will be a notable feature, and the new windows will create appropriate grandeur.</li> </ul> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p> |
|  | <b>Relocation of Eric Gill sculpture</b> | <p><i>Proposal:</i> To relocate Eric Gill's St Mary, St Denys and St George sculpture from above the exterior door to existing Dean's Entrance door to above the interior of the door of the new extension.</p> <p><i>Justification:</i> Whilst the sculpture is considered of High significance, Eric Gill himself is a controversial figure, and the relocation of his sculpture in so prominent position above the exterior door of the new extension would seem inappropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|  |                                        | <p>Alternatives considered: Alternatives from simply repositioning it above the exterior door to removing it altogether have been considered, but this solution would appear to correspond best to the advice given in <i>Contested Heritage in Cathedrals and Churches</i>, 2021.</p> <p><i>Potential negative impacts:</i> The sculpture ceases to be a public sculpture.</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i></p> <ul style="list-style-type: none"> <li>- A descriptive plaque explaining why the sculpture has been ‘downgraded’ in its location is recommended.</li> <li>- It is recommended that a new piece of art on the same theme be incorporated in the design of the new exterior.</li> <li>- In reality, the current Gill sculpture cannot be seen by the general public because it is obscured by the railings.</li> </ul> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p>                                                                                                                                                                                                                             |
|  | <b>Relocation of Canon Wray’s tomb</b> | <p><i>Proposal:</i> To remove the tomb of Canon Wray from the paved area outside the Dean’s Entrance to a relocation near to the South Porch.</p> <p><i>Justification:</i> This is necessary in order that the new extension can be built, which will provide a new Reception Area (see above).</p> <p>Alternatives considered: Alternative locations to the east have been considered, but the available area there is tight. Locations in the North Precinct could work equally well as south, but as Canon Wray was an important charitable figure and giver, the vision is to place it beside the south door as a focus for charity.</p> <p><i>Potential negative impacts:</i> The Canon’s remains lie beneath his tomb, and these will be concreted over and left, which is regrettable. However, this was the case with all other remains, which were likewise concreted over when the South-east extension was built.</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> The tomb will be placed where the public can visit it, and will be used as a ‘charitable draw’.</p> <p><b>Overall Heritage Impact Assessment: Minor Detrimental</b></p> |

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|  | <b>General remodelling of the interior</b> | <p><i>Proposal:</i></p> <ul style="list-style-type: none"> <li>- To remove some interior false walls, and installing new ones to maximise the use of the space.</li> <li>- To remove part of the original wall between the Long Corridor and the current office and insert a glass partition.</li> <li>- To replace the double doors to the Library Annexe.</li> </ul> <p><i>Justification:</i></p> <ul style="list-style-type: none"> <li>- Creating maximum optimal use of this space is central to the proposals for change. Liturgical and office functions are being moved from the Pavilions of West End, and from parts of the South Range, in order to create more space for community and fund-raising activities, thus securing a sustainable future of the Cathedral going forward.</li> <li>- The moving of internal walls will optimise the use of the space.</li> <li>- The replacement of a part of the Long Corridor wall with glass will compensate for the light lost through the removal of the current rooflight, and its replacement with the copper pyramidal roof of the new extension (see above). The glazed wall will provide the new extension/reception area sufficient light to create an open and welcoming interior for staff and visitors.</li> </ul> <p><i>Alternatives considered:</i> Many alternatives have been considered and this solution is considered optimal. The interior of the SE Annexe is of Neutral significance so presents few heritage obstacles.</p> <p><i>Potential negative impacts:</i> The piece of wall being removed and replaced with glass is original, but not considered significant, and the same is the case for the double doors to the Library Annexe. (All interior walls and fittings are Neutral significance)</p> <p><i>Degree of harm:</i> Less than substantial.</p> <p><i>Mitigation:</i> None required.</p> <p><b>Overall Heritage Impact Assessment: Neutral</b></p> |
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## 10. POLICY FRAMEWORK

The following national and local policies are relevant to the assessment of the heritage impact:

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| <b>Care of Cathedral's Measure, 2011</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Paragraph 22 of the Measure</b><br><br><i>Care of Cathedrals Measure</i> which requires proposals 'to have due regard to the desirability of preserving the fabric of the cathedral and any features or objects of architectural, archaeological, artistic or historic interest which it contains, together with its immediate setting and any building of interest, or any archaeological or human remains, within its precinct'.                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>The proposed interventions to Manchester Cathedral are in accordance with this policy as cited.</i>                                                                                                                                                                                                                                                                                                                              |
| <b>National Planning Policy Framework, July 2021</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Para 194:</b> In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. | <i>This Heritage Statement and Impact Assessment meets the policy requirement.</i><br><br><i>The Conservation Management Plan, 2023, for the Cathedral has been thoroughly referenced throughout, which in turn derived information from Greater Manchester County Record Office, the Cathedral's own archives and Chetham's archives, and where written information was lacking, expert opinion in dating features was sought.</i> |
| <b>Para 199:</b> When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <i>It is considered that great weight has been given to the preservation and conservation of the areas of the Cathedral affected by the proposals, through extensive options appraisals, and well-considered mitigation measures.</i>                                                                                                                                                                                               |
| <b>Para 200:</b> Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <i>These proposals cause less-than-substantial harm, or no harm. A thorough options appraisal has taken place for each intervention, and well-considered and high quality mitigation measures are proposed.</i>                                                                                                                                                                                                                     |

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| b) 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                                                                                                         |                   |
| <b>Para 202:</b> Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. necessary to achieve substantial public benefits that outweigh that harm or loss. | <i>See above.</i> |

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| <b>Historic England's Conservation Principles, 2008</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                            |
| <p><b>§138: New Work and Alteration</b></p> <p>New work or alteration to a significant place should normally be acceptable if:</p> <ol style="list-style-type: none"> <li>there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;</li> <li>the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;</li> <li>the proposals aspire to a quality of design and execution which may be valued now and in future;</li> <li>the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.</li> </ol>                                                                                                                                                                                       | <i>The proposed interventions to Manchester Cathedral are in accordance with HE's Conservation Principles as cited.</i>                                    |
| <p><b>§149-156 Integrating Conservation with other Public Interests (§149-156)</b></p> <p>Changes which would harm the heritage values of a significant place should be <i>unacceptable</i> unless:</p> <ol style="list-style-type: none"> <li>the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;</li> <li>there is no reasonably practicable alternative means of doing so without harm;</li> <li>that harm has been reduced to the minimum consistent with achieving the objective;</li> <li>it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering <ul style="list-style-type: none"> <li>its comparative significance,</li> <li>the impact on that significance, and</li> <li>the benefits to the place itself and/or the wider community or society as a whole.</li> </ul> </li> </ol> | <i>The proposed interventions to Manchester Cathedral are in accordance with HE's Conservation Principles as cited, and provide major public benefits.</i> |

## 11. CONCLUSIONS

This document provides a full and careful analysis of the heritage implications of new proposals for development at Manchester Cathedral which support the Cathedral's mission, as articulated in *Vision 2030*, and the twelve areas of need defined in *Cathedral Masterplan*, 2019,<sup>7</sup> (reproduced as Statement of Need, Chapter 7). These documents offer convincing evidence that changes are necessary to secure optimum viable use for the Cathedral and its facilities, and thus build a platform to financially sustain its activities going forward.

The proposals themselves fall into three main categories: Regimental Chapel Access, West End Access & Remodelling and South Range Remodelling. They specifically provide an interior remodelling that demonstrably improves the functionality of the Cathedral's buildings, not only for its core liturgical activities but also its income-generating potential; achieve equivalent (equal status, rather than just equal) access for all, and improve safeguarding for the choristers.

In order to assess the heritage implications of the proposals, this document begins with a brief description of the historical development of the Cathedral (chapter 3), and then the overall significance of the Cathedral (chapter five). Close reference is made throughout to the *Conservation Management Plan* (2023).<sup>8</sup> In summary, the archaeological potential, historic interest and missional significance of the Cathedral as a whole are considered to be High, whereas its architectural significance is varied: the eastern half of the core Cathedral being mainly Exceptional, the Nave being mainly High, the Victoria Porch and Library Annexe being mainly Moderate, and the South-east Annexe being of Local significance (although its interior is Neutral).

The significance of areas/elements specifically affected by the new proposals is then described (Chapter 6). It is clear that great care has been taken to focus proposals on areas/elements of lower significance wherever possible, and hence most of the proposed interventions affect areas of Local, Neutral or Detracting significance. Where areas of Moderate or High significance are affected though, a convincing options appraisal has taken place in each case to ensure that there is no less harmful alternative. Where the judgement is finely balanced, most importantly in the case of access to the new

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<sup>7</sup> Phase 2 Development: Cathedral master plan, Manchester Cathedral Chapter, 2018.

<sup>8</sup> Conservation Management Plan, Cambridge Architectural Research, January 2023.

WC Block, arguments of functionality have tipped the balance in favour of the preferred option (see below).

A tabulated assessment then analyses the of the impact of the proposed changes on the significance of the specific heritage assets and spaces affected (see chapter 8). Its methodology is broadly derived from ICOMOS *Guidance and Toolkit for Impact Assessments*, 2022, and its analysis draws on guidance given in Historic England's *Conservation Principles, Policy and Guidance, 2008: Managing Change to Significant Places* (§126-137), *New Work and Alteration* (§138-148), but most crucially the *Care of Cathedrals Measure* (2011), which requires proposals 'to have due regard to the desirability of preserving the fabric of the cathedral and any features or objects of architectural, archaeological, artistic or historic interest which it contains, together with its immediate setting and any building of interest, or any archaeological or human remains, within its precinct' (Paragraph 22 of the Measure).

The proposals concerning the Regimental Chapel are designed to create equivalent access to what is currently a large and underused space in the Cathedral. This will enable the Chapel to become a more functional and effectively used space, thus relieving the pressure on other areas of the Cathedral, and allowing the Cathedral to hold commercial and community events that will sustain its activities in the future. Although the Regimental Chapel Access proposals within the Cathedral concern areas High overall significance, as a result of a successful options appraisal, only specific elements of Local or Neutral significance are directly impacted. Although minor harm would result from the installation of any new lift and ramp in the Nave area, the preferred options are considered the least harmful possible to achieve the desired result, and crucially, this solution negates the need for ramps in the North Choir Aisle, an area of Exceptional significance. The reordering of the Chapel, particularly those facilitating improvements to its spirituality, are considered of considerable heritage benefit. Overall, the design quality of the proposals is high, and sympathetic to the significance of the spaces affected.

The proposals for West End Access and Remodelling follow a long period of options appraisals, and is considered less harmful than earlier iterations that involved, *inter alia*, the demolition of the Pavilions. The new vision returns this space to its original intended function, namely as the main entrance to the Cathedral, both daily and ceremonially, and includes proposals to renovate and clean the west end exterior to a condition commensurate with its renewed status, both major benefits. The new entrance is will also, conveniently, serve the new areas being created for volunteers and community groups in the North and South Pavilions; provide equivalent access, through the Nave, to the new community

space in the Regimental Chapel, and improve facilities for all with the creation of the new WC Block in the Booth Garden.

The West End proposals affect elements of varied significance. For the Porch itself, they necessitate the removal of the stone staircase and Draught Lobby, both of Moderate significance, and thus result in minor harm. However, the harms are considered to be well mitigated, and the new lift will be an artistic installation of a quality commensurate to being located in the prime spot in the new main entrance to the Cathedral which, through the proposed artist, will visually and artistically link the Victoria Porch to the Stoller Organ. Therefore, whilst achieving the desired equivalent access, the scheme offers ‘a tremendous opportunity to engage visitors and congregations, and to bring new items of beauty into (the) cathedral’, and will have ‘a significant impact on the character of a cathedral’ (*New Art in Cathedrals*, 2012).

The proposals for remodelling the Pavilions and the Booth Garden largely affect areas of Local and Neutral significance. Any resulting loss of significance to the Pavilions, particularly from raising their floors, is compensated by considerable improvements to their interiors and renovation of their historic features. Whilst the new WC Block introduces another new element to the south elevation, which is considered a minor-moderate harm, it is stylistically and materially sympathetic to the adjacent Champneys’ building, unobtrusive in design and well mitigated in that it avoids obscuring the South Nave Aisle window.

Access to the new WC Block is potentially the most harmful aspect of the scheme, and the most finely balanced in terms of alternative option appraisal. The preferred option involves breaking through the west wall of the Nave involving the removal of some medieval fabric at ground level (High significance). It also provides direct access to the new loos from the Nave, which is not considered ideal for such ancillary functions. The alternative would be to break through the south wall of the Tower (High significance) damaging the decorative panelling (Moderate significance). Such is the delicate balance that arguments of functionality have held sway, as access from the Tower would interfere with liturgical and processional events. It is noted that the new doorway, and the potential for audible impact as a result of the preferred option, are well mitigated.

The construction of a small, glass draught lobby in the Base of the Tower is the result of an extensive options appraisal, which included glazing the Tower Arch, and other more intrusive solutions, but also

the recommendation of a specialist thermal assessment. Although deemed to cause minor harm, it is considered the least harmful in achieving the stated aim of temperature and air pressure regulation.

Finally, the proposals for South Range Remodelling are designed to create an impressive entertaining space in the former Library; relocate the remaining liturgical functions from the West End in order to free up that area for volunteer and community use; create an optimal office area in the South-east extension, and improve safeguarding for the choristers.

The proposals affect areas of varied significance. The proposal to remove the permanent wall and reinstate the Library, an area of Moderate significance, to its original proportions is considered a highly beneficial intervention. The proposal to build a new extension by the Dean's Entrance to function as an ancillary entrance to the Cathedral, affects area of Local significance, albeit under-used, and causes minor harm as it alters the original form of the building. However, the proposal is considered well mitigated through the reuse of most of the fabric affected, the sympathetic nature of the design and the high quality of the materials used. The proposal to remodel the interior of the South-east Annexe, an area of Neutral significance, is considered highly beneficial as it makes optimal use of the space for administrative functions. As part of the overall scheme, there are also major upgrades to the South Range proposed, particularly to the windows and wall fabric of the Champneys Library Annexe, and this is considered a major heritage benefit.

Two significant monuments are affected in the proposals. The Canon Wray tomb (Moderate significance) currently located where the new extension is proposed, will be relocated beside the South Porch. As is the precedent from 1934, when the South-east extension was built, his remains will be concreted over and left *in situ*, and given his philanthropic reputation, the tomb will subsequently be used as a magnet for charitable work and donations. The Eric Gill sculpture (High significance) will not be relocated on the exterior of the new extension's doorway (the new Reception Area) due to his controversiality. Instead it will be placed on the interior side of the new doorway, a solution that would appear to correspond best to the advice given in *Contested Heritage in Cathedrals and Churches*, 2021.

Overall, despite some minor-moderate harm being caused by the proposed changes, it is noted that every effort has been made to follow the advice given by the Cathedrals Fabric Commission and Historic England, that a thorough options appraisal has taken place for each proposed intervention, and that any harms are well mitigated. Furthermore, the Principles contained in §4.2 of the *Conservation Management*

*Plan*, 2023 have been followed in full, as have its policies on use of space, access and visitor experience (Policy 9 §4.3.3, Policy 11 §4.3.5 & Policy 13 §4.3.7 respectively), and ‘that every opportunity has been taken to restore lost elements of the building where possible’ (Policy 5 §4.3.1).

The final analysis of the scheme should also include a full judgement of the harms versus public benefits, referencing Historic England’s *Conservation Principles, Policy and Guidance, 2008: Integrating Conservation with other Public Interests* (§149-156) and *Enabling Development* (§157-159) for its assessment. The public benefits of these proposals are undoubtedly considerable. The proposals successfully provide more space, equivalent access, WC facilities and other services for both staff and visitors that meet the expectations of the twenty-first century; they return the West End of the Cathedral to its historic role as the main entrance, and improve safeguarding for choristers.

Overall, it is considered that the plans succeed in achieving the Chapter’s stated aims of providing optimal viable use for the spaces within the Cathedral, and thus create the platform to sustain its activities going forward. It is thereby concluded that the overall benefits of the scheme outweigh any harms caused.

## 12. SOURCES OF INFORMATION

Manchester Cathedral Chapter, *Phase 2 Development: Cathedral master plan*, 2018.

Manchester Cathedral Chapter, *Vision 2030*

Cambridge Architectural Research, *Conservation Management Plan*, January 2023

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## **13. APPENDICES**

