



February 2022

HERITAGE STATEMENT

On behalf of Cornerstone Telecommunications Infrastructure Limited

Planning application relating to the upgrade of an existing radio base station, comprising of *the existing 6no antennas to be removed and replaced with 12no new antennas mounted on new support poles. The installation of 4no. transmission dishes, 2no cabinets to be installed on lower roof level on new freestanding frames. Together with ancillary development thereto. Including the removal of existing ERS units located behind parapet wall to be replaced with 36no new ERS units.*

Rooftop of Centurion House, Deansgate, Manchester, Greater Manchester, M3 3WR

OUR REF: CTIL_129400

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1.0 INTRODUCTION

This Heritage Statement has been prepared in connection with the upgrading of the existing telecommunication radio base station to enable both Vodafone Limited and Telefonica UK Limited to operate from the same site, providing new 5G services into the network as well as improved 2G/3G/4G coverage and capacity for both operators.

The site is located at Centurion House on Deangate, which lies within the Albert Square Conservation Area.

The host building itself is not listed or directly adjacent to any listed buildings; however, there are some nearby Grade II and Grade II* listed buildings in the surrounding area.

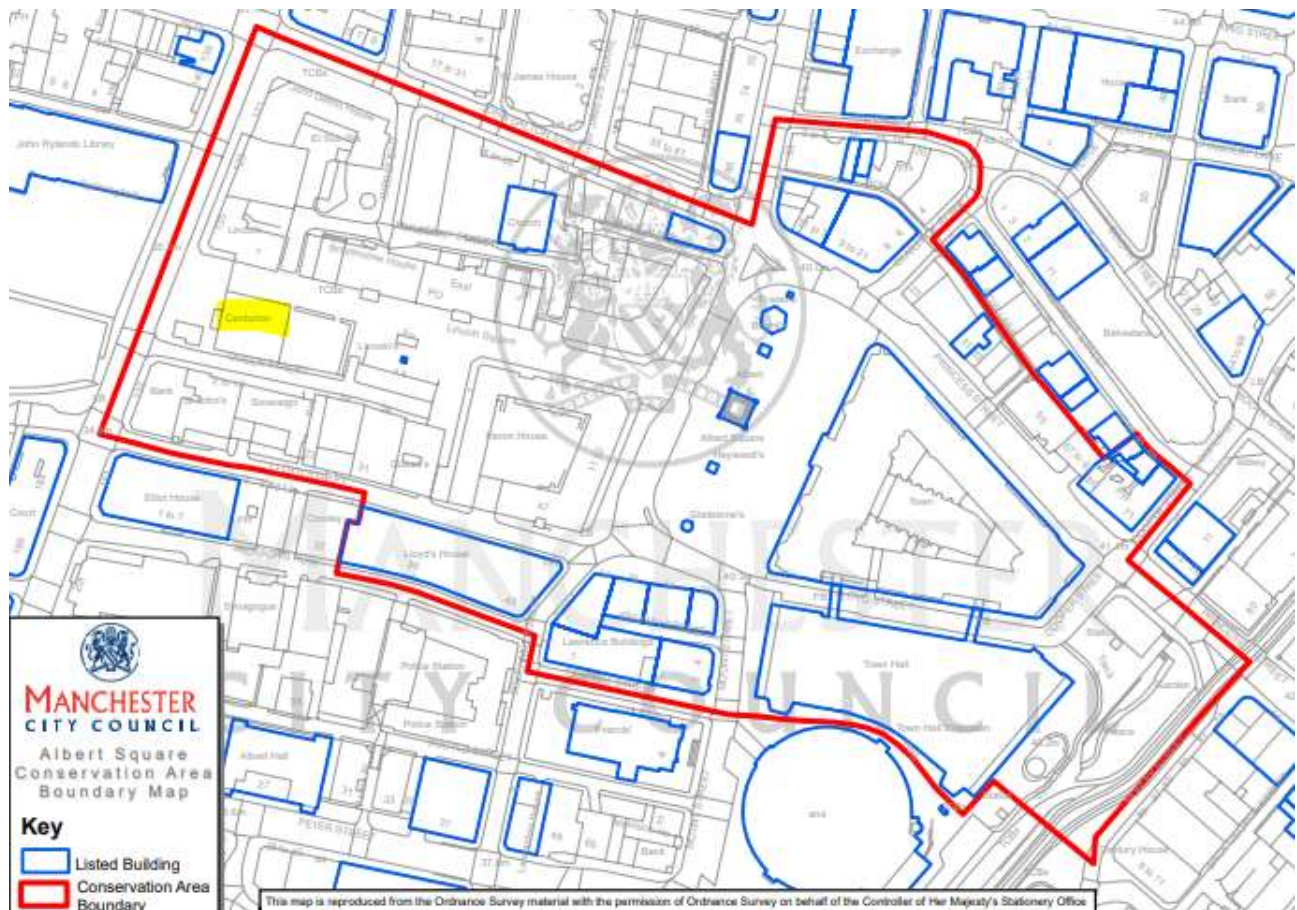


Figure 1: Albert Square Conservation Area Boundary Map (Source: Manchester City Council). Conservation Area boundary outlined in red, listed buildings outlined in blue. Application site highlighted in yellow.

This Heritage Statement provides information with regard to the significance of the built historic environment to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

In order to inform an assessment of the acceptability of the scheme in relation to impacts to the built historic environment, following paragraphs 199 to 202 of the NPPF, any harm to the built historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

As required by paragraph 194 of the NPPF, the detail and assessment in this report is considered to be *“proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

The report will also include a photographic record, showing the site context, and spaces and features which might be affected by the proposal.

¹ NPPF, MHCLG, 2021

2.0 METHODOLOGY

In order to relate to key policy, the following levels of harm may potentially be identified when assessing potential impacts of development on heritage assets, including harm resulting from a change in setting:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013² that this would be harm that would *‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’*;
- **Less than substantial harm.** Harm of a lesser level than that defined above;
- **No harm** (preservation). A High Court Judgement of 2014³ is relevant to this, in which it was held that with regard to preserving the setting of a listed building or preserving the character and appearance of a Conservation Area, preserving means ‘doing no harm’.

It is important to note that preservation does not mean ‘no change’; it specifically means ‘no harm’. Historic England’s *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (referred to as GPA 2⁴) states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*. Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. The factor that matters is whether such change is neutral, harmful or beneficial to the significance of an asset.

² EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

³ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle

⁴ Historic England, *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (Swindon, 2015).

3.0 PLANNING POLICY CONTEXT

The planning policy overall is set out in the accompanying Supplementary Information Statement. Policies of specific relevance to historic environment considerations are set out below.

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

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

Judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of listed buildings, where the principles of the NPPF are applied, the requirements of which are now given in paragraph 202 of the revised NPPF, this is in keeping with the requirements of the 1990 Act⁵.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

3.2 National Planning Policy Framework

National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF), published in July 2021. This replaced and updated the previous National Planning Policy Framework 2019. The NPPF should be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government’s economic, environmental, and social planning policies for England. Taken together, these policies emphasise the Government’s vision of sustainable

⁵ Jones v Mordue [2015] EWCA Civ 1243

development, which should be interpreted and applied locally to meet local aspirations. The NPPF recognises that the planning system is plan-led and that Local Plans and, where relevant, Neighbourhood Plans, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy applicable to the proposed development is the presumption in favour of sustainable development. This ‘presumption’ sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. The NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF.

Heritage Assets are defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing).”

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁶

Significance is also defined, as:

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

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’. Paragraph 195 states:

⁶ NPPF Annex 2, MHCLG, 2021.

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The desirability of new development making a positive contribution to local character and distinctiveness.”

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

“199 – 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.”

“200 – 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:

Grade II listed buildings, or Grade II registered parks or gardens should be exceptional;

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.”*

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or all of the following apply:

The nature of the heritage asset prevents all reasonable uses of the site; and

No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

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

The harm of loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 202 goes on to state that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

3.3 National Planning Guidance

The Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled. This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important, and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁷

⁷ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed [emphasis added]. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”

3.4 Local Planning Policy

Planning applications within Manchester are currently determined in line with the ‘Saved Policies’ of the Manchester Unitary Development Plan (July 1995) and the Manchester Core Strategy DPD July 2012.

The Manchester UDP contains Policy 18.1, which states that the Council will give particularly careful consideration to development proposals within Conservation Areas. It stresses the importance of the Council’s aspiration to preserve and enhance the character of designated Conservation Areas.

The UDP also contains Policy 19.1, which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings, and to protecting their general setting. The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.

The Manchester Core Strategy DPD July 2012 contains Policy CC9, which relates to Design and Heritage. It provides guidance in relation to the design of new buildings and development in the context of heritage assets. The policy states that:

“development in the City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments”.

4.0 THE SITE

The Site is located on the rooftop of Centurion House in Deansgate. The host building is located within the Albert Square Conservation Area and is not a listed building.

The general character of the surrounding area in this location is one of mixed-use, mixed architectural nature. Deansgate is a busy street in the city centre of Manchester, comprising of predominantly retail, commercial and leisure uses. Centurion House is a modern, 11 floor building, comprising of a glass façade with concrete features, located within a row of buildings (numbers 133 – 154) along the A56. In contrast, other buildings within the row are much older and comprise of more traditional architecture, such as the Grade I Listed John Rylands Library Research located to the north west.

4.1 Setting Assessment

Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets*⁸ is to identify which designated heritage assets might be affected by a proposed development.

Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

Consideration was therefore made as to whether any of the built heritage assets present within the surrounding area may include the Site as part of their setting which contributes to their overall heritage significance, and therefore may potentially be affected by the proposed scheme.

Initial consideration has concluded that there are six heritage assets which have the potential to be sensitive in regards to development proposal. These comprise:

- The Albert Square Conservation Area;
- Grade I Listed John Rylands Library Research
- Grade II Listed Swayers Arms Public House

⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017)

- Grade II Listed 184 & 186, Deansgate
- Grade II Listed Elliot House
- Grade II Abraham Lincoln Statue
- Grade II Electricity Junction Box

4.2 The Albert Square Conservation Area

The Council do not have an adopted Conservation Area appraisal for Albert Square. However, the Council website does contain information about the Conservation Area, its history, and guidance on control of development within it.

Manchester City Council's website provides the following information on the history of the area:

"The conservation area is centred on the Town Hall and the Square itself. The decision to create the space and build both the Town Hall and Albert Memorial was taken in 1863. Prior to that the 1746 map of Manchester shows some of the streets, such as Tib Lane, already in existence while the area now known as Albert Square was called Hall Field. The site of the Town Hall was originally open fields sloping down to the River Tib, a stream which followed the line of Cooper Street and joined the River Medlock at Gaythorn.

On the 1794 map, the present street pattern in the vicinity can be clearly seen. Only minor street changes have since taken place, but all the buildings have been replaced with the exception of a small group of houses now converted to offices at 65-71 Princess Street. They serve to show the marked contrast in scale between the large Victorian Town Hall and the small domestic-scale Georgian buildings which once surrounded it.

The basic triangular shape of the Town Hall site was occupied by blocks of houses along Princess Street and gardens on much of the remainder. The site of Albert Square was similarly developed and the road, approximately where the present road traverses the west side of the Square, was called Longworth's Folly and later Pool Street.

By 1850, however, what is now Albert Square had been redeveloped with a dense mixture of houses, public houses, a smithy and a coffee-roasting works. Longworth's Folly had been renamed Pool Street and the site of the future Town Hall had become Town's Yard, which housed the fire brigade and corporation workshops.

The old town hall in King Street soon became inadequate to provide enough space for the administration of such a rapidly expanding metropolis. Together with the wealth derived principally

from the cotton industry, the City Council held a competition in 1868 to design a new and larger town hall. This was won by Alfred Waterhouse and the building, a Gothic Revival masterpiece, was completed in 1877.

Other buildings around the Square were built during the Victorian boom, and most survive to the present day except those immediately opposite the front of the Town Hall. These sites are now occupied by office blocks constructed in the early 1980s.

The Albert Memorial and the four later statues in Albert Square were originally on a traffic island but now stand in the pedestrianised square following its refurbishment in 1987. Fan-shaped granite setts with peripheral York stone paving and 'heritage' cast-iron furniture characterise the area. This large space is used for civic and other functions.

By the early part of the 20th century, the Victorian Town Hall was not large enough to accommodate all the office floorspace needed. Vincent E. Harris was commissioned to design an extension, having previously designed the public library. The circular library, completed in 1934, nestles in the concave curve of the Town Hall Extension built four years later, and together with the triangular-shaped Town Hall the three structures complete one of the finest examples of civic design in the City. The Town Hall Extension is an interesting example of architectural good manners as it fits harmoniously between the Gothic Town Hall and the Classically designed library.

To the east of the Town Hall several buildings of Victorian origin, including the Clarendon Club, were demolished in 1971. The area was landscaped and later named 'the peace garden'. Subsequently, sculpture competitions were held, resulting in "Messenger of Peace" by Barbara Pearson being unveiled in 1986 and "Struggle for Peace and Freedom" by Philip Jackson in 1988.

The 1945 plan to create a formal civic route between the Town Hall and the Law Courts was never fully realised. An extension to the conservation area includes the newly created Lincoln Square, where a water feature to commemorate the wedding of the Prince and Princess of Wales was inaugurated in 1981. The monumental statue of Abraham Lincoln, given to the city in 1919 in recognition of the support he received from the citizens of Manchester in his campaign against slavery, was moved into the city centre for the first time in 1986, from its original location in Platt Fields Park.

Therefore, the Conservation Area is considered a heritage asset of reasonable significance.

4.3 Grade I Listed John Rylands Library Research

Grade I listed,

Library. 1890-99, by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. Red sandstone (roof not visible). Rectangular plan at right-angles to street, plus back extensions. Decorated Gothic style with Arts and Crafts accent. Two unequal storeys with the appearance of 3 storeys, designed like a church raised on a crypt, the facade composed of a 2-storey 3-bay centre (like the gatehouse of a monastery) flanked by square 2-storey 2-bay wings, with an embattled parapet to the whole and large octagonal lanterns over the wings; and, set back behind these, the east window of the reading hall flanked by square towers. The centre has very elaborate Gothic decoration throughout, including a 2-centred arched portal containing coupled doorways with a trumeau, a tall 2-light window each side, 2 small canted oriels above the portal, lacy blind tracery on all surfaces enriched with finely-detailed carving, and open-work arched canopies in the battlements; and the set-back 3-light east window of the hall has delicate reticulated tracery and shafts carried up to a similar open-work parapet. The walls of the wings and the towers, by contrast, are plain except for string courses enriched with grotesques: the wing to the left has tall transomed staircase windows at 1st floor with staggered sills, and low segmental-headed windows below these, that to the right has tall windows at ground floor and short ones above, and both have octagonal corner turrets with flying buttresses thrown back to the octagonal lanterns. The lanterns have transomed 2-light windows, blind tracery and open-work battlements like those of the centre, and the towers behind them have slender octagonal corner turrets and small 2-light windows above the level of the octagons. Return sides in similar style. Fine bronze forecourt railings with central double gates flanked by lamp standards, all in Art Nouveau style. Interior: very fine vaulted entrance hall and winding vaulted staircase; church-like reading hall with much elaborate decoration, including traceried arcades, rib-vaulted ceiling, panelled reading alcoves with oriel windows, statues of John Rylands and Mrs Rylands, etc. History: built to house the theological library of John Rylands (leading textile manufacturer and philanthropist), subsequently augmented by purchase of other collections, and now one of the finest in the country.

The building is a landmark of Manchester City Centre and a focal point of Deansgate. It is considered a heritage asset of reasonable to high significance as such.

4.4 Grade II Listed Swayers Arms Public House

Grade II listed, Public house. Late C19. Stucco on brick, with glazed terracotta dressings, slate roof. Irregular plan with rounded corner to John Dalton Street. Eclectic style with some classical features. Three storeys over cellars, 5, 3 and 2 bays round the whole faced; ground floor has pilasters of heavily ornamented deep red glazed terracotta linked by a dentilled frieze of the same material; upper floors have raised bands, sashed windows in moulded architraves some with

pediments and the centre pair of the Deansgate facade linked by balustraded balconies and a single pediment. Cornice and blocking course; hipped roof (no chimneys visible).

Therefore, it is considered that the building is a heritage asset of reasonable significance.

4.5 Grade II Listed 184 & 186, Deansgate

Grade II listed,

No.184 was formerly the Inland Revenue office and No.186 the High Court Registry (renovation or conversion in progress at time of survey). 1896. Ashlar, with slate roof. Trapeziform plan on end-of-block site. Three storeys and basement, 18-window range; with sill-bands, modillioned cornice surmounted by balustrading and small pediments, one with carved Royal Arms; ground floor has arched windows with hoodmoulds and rusticated pilasters, doorway to left with voluted pediment on consoles within arched recess, and doorway to right with coupled pilasters and entablature surmounted by blind balustrade. Upper floors have sashed windows with moulded architraves. Interior not inspected.

It is considered this is a heritage asset of reasonable significance.

4.6 Grade II Listed Elliot House

Grade II listed,

Three storeys with cellars and attic, eight-window facade to Deansgate but stylistically divided 3:5. The left portion has a large shaped gable, pilastered upper floors with moulded sill-bands and sashed windows with keystones, and those at first floor with moulded terracotta panels above and below. The right-hand portion has a doorway to the first bay with moulded architrave, cornice, and gablet containing a three-light overlight; first floor windows with moulded architraves and floating pediments; and a pilastered second floor with windows like those in the left portion, and a balustraded parapet above the cornice. The left corner has a shaped window in a richly foliated aedicule with putti, and above this the moulded corbel to an oriel with rounded corners which has a cross-window with ornamented pediment at first floor, a narrow sash at second floor and pedimented upstand above the parapet. Most windows have glazing bars in the upper leaf only. Various tall chimneys. Long returned sides in similar alternating styles.

Based on the historic features of the listed building, this makes it a heritage asset of reasonable significance.

4.7 Grade II Abraham Lincoln Statue

Grade II

Statue. 1919. By George Gray Barnard. Bronze. Over-life-size statue on high late C20 plinth. This statue by the American sculptor George Gray Barnard (1863-1938) is another cast of that installed in Lytle Park, Cincinnati, Ohio, in 1917 and was given to the City of Manchester in 1919 by Mr and Mrs Charles Phelps Taft, of Cincinnati, the Sulgrave Institution, and the Anglo-American Society. Since a suitable city-centre site could not be found it was set in Platt Fields Park and then was resited in Lincoln Square in 1986.

It is considered that this is a heritage asset of some significance.

4.8 Grade II Electricity Junction Box

Consumer electricity arrived in Manchester in 1893 and by 1920 the number of consumers was around 20,000. Distribution and supply infrastructure was needed to transfer current from where it was generated to its point of use. The junction box, or feeder pillar, was designed to control the electrical supply to a number of buildings in the surrounding area.

This junction box was produced in the early C20 at the Worcester foundry of Hardy and Padmore. Although electricity pillars are marked nearby on the 1:1250 Ordnance Survey map of 1948, there is not one marked in this location. This example is therefore thought to have been moved here, probably when Lincoln Square was created by clearance of some properties on the south side of Brazenose Street in the 1960s.

The Scotsmen Robert and John Hardy set up their foundry in Worcester in 1814. Richard Padmore joined the partnership in 1829. The foundry was an important English supplier of goods worldwide including lamp posts, tram wire supports and poles, bollards, thresholds and manhole covers. A number of their products are listed including several gas lamps. The company went into voluntary liquidation in 1967.

The electricity junction box at Lincoln Square, in the civic heart of Manchester, is listed at Grade II for the following principal reasons:

Architectural interest:

For its well-detailed, customised design by a world-renowned company, surviving with relatively

little alteration;

** as an increasingly rare example of the type.*

Historic interest:

** illustrating the development of electricity into a mass-consumed utility, and the romance and respect which were accorded to its infrastructure in the early years of the twentieth century.*

Group value:

** for its strong visual relationship with adjacent listed buildings and the surrounding conservation area.*

Based on this information the heritage asset is of reasonable significance.

5.0 ASSESSMENT OF IMPACT

The application proposal relates to the upgrade of the existing telecommunications site located on the rooftop of Centurion House, Deansgate. The scheme involves the removal of 6no. antennas and replacement with 6no. antennas, 6no. additional antennas, and ancillary development thereto.

The antennas will be located on new support poles to the South West, South East and North East corners of the building. The exact positions of these antennas can be found on the proposed site plan drawing enclosed with the application documents.

5.1 Albert Square Conservation Area

It is imperative to consider that the proposed equipment is located on a rooftop that is predominantly 44.3 metres above ground level. Given the height above ground level and the building mass of the host property, it is not considered that the proposed equipment will appear prominent in the streetscene as it will be out of the general eye-line of casual passers-by and people entering/travelling through the Conservation Area, who generally speaking will be looking straight ahead rather than up towards the roofline.

The proposed equipment will have a visual impact on the Conservation Area, particularly in wider views on Deansgate and from the boundary of the Conservation Area located at the crossroads junction of Deansgate, St Mary's Street and St Ann Street (Figure 3). However, due to the built-up nature of the area, the height of the building and the positioning of the proposed equipment on the rooftop, there are no views from public vantage points where all of the equipment will be visible at once.



Figure 2: Photo taken on Deansgate facing Centurion House

The proposed antennas located on the south west corners of the rooftop will be most visible within the Conservation Area when travelling on the road along Deansgate, in long views of the site when looking upwards. To this extent, the existing equipment in-situ is already an established feature on the rooftop. Irrespective of this, the proposed telecommunications equipment is unlikely to alter the experience and appreciation of the heritage asset from within its immediate surrounds, or from views through the Conservation Area from outside it. Only glimpses of the antennas would be noticeable for a very brief period whilst travelling along Deansgate, and even then, only if people crane their necks to look upwards. Considering the busy street environment of Deansgate, this is not likely to be a common occurrence. The proposed antennas will be located as close as possible to the existing that are to be removed and their proposed material and colour will match that of the existing equipment. The antennas and associated steelwork are proposed to be grey, which will blend with the predominantly grey/white Manchester skyline.

As such, it is considered that the proposal will cause less than substantial harm to the significance of the Conservation Area.

5.2 Grade I Listed John Rylands Library Research

This heritage asset is located to the across the road to the north west of the application site, where the buildings are all in alignment with each other. The architectural nature of the adjacent building facing the John Rylands Library Research essential blocks views at certain points as shown in the images below.



Figure 3: Photo taken from outside of John Rylands Research



Figure 4: Photo taken from google street view from John Rylands Research Library facing towards the application site

As shown given the positioning of the image above even angled from John Rylands Research views of the application are blocked. Therefore it is not considered that the proposal will impact upon the manner to which the heritage asset is experienced or appreciated, nor that it will alter the understanding of the historic and artistic interest of the building. Thus, it is not considered that the proposed equipment will cause harm to the Grade I listed Building.

5.3 Grade II Listed Swayers Arms Public House

This heritage asset is located to the north east of the application site, on the same side of the road. Its frontage sits slightly further forward than the other buildings in the terraced row and, as such, this restricts the view of the equipment from directly in front of the building, as demonstrated in Figure 7.



Figure 5: Photo taken from footway at Sawyer Arms

Again due to the architectural nature of the adjacent building which totally blocks views of the application site it is not considered that the proposal will impact upon the manner to which the heritage asset is experienced or appreciated, nor that it will alter the understanding of the historic and artistic interest of the building. Thus, it is not considered that the proposed equipment will cause harm to the Grade II listed building.

5.4 Grade II Listed 184 & 186, Deansgate

This heritage asset is located to the south west of the application site, and fronts Parsonage Gardens. The application site has partial co-visibility with the heritage asset from within Parsonage Gardens itself, as demonstrated in Figure 9.



Figure 6: Photo taken from corner of 186 Deansgate facing the application site

The planning application proposes to remove the existing 2no. antennas on the north west corner of the building which is currently visible from this view albeit hardly visible to the naked eye unless strong focus is maintained. These are proposed to be removed and no further antennas will be located on this corner. The existing antennas in situ look relatively small and inconspicuous when viewed in the context of the host building. As they will be removed it is not considered that the proposed equipment will cause harm to 184 and 186 Listed Building as the replacement equipment will not be visible and blocked from view.

5.5 Grade II Listed Elliot House

The heritage asset is located opposite the rear of the host building which the application site is located upon, and fronts Parsonage Gardens.



Figure 7: Image from the corner of Elliot House

Due to the location of the building, there is no co-visibility of the heritage asset and the application site. Therefore, it is not considered that the proposal will have any impact upon the heritage asset, the way the heritage asset is experienced or appreciated, and it will not alter the understanding of the historic and artistic interest of the building. Thus, it is not considered that the proposed equipment will cause any harm to the Grade II listed Building.

5.6 Grade II Abraham Lincoln Statue & Grade II Electricity Junction Box

The heritage assets is located to the rear of the application site, As discussed previously in this Heritage Statement, the application site is more visible in long views on Deansgate; thus, there is co-visibility of the heritage assets and application site.



Figure 8: Image of Abraham Lincoln Statue & Electricity Box (Source: Google Streetview)

Although there is co-visibility, it is not considered that the proposed telecommunications equipment would be viewed in the context of the heritage assets.

Due to the size of the host building and the height of the equipment above ground level, the existing telecommunications development looks relatively small and inconspicuous from public vantage points at ground level in and around the heritage asset. It is considered that the proposed equipment will also appear in this way as it is similar in size, colour, and materials to the existing.

Although there will be co-visibility between the proposed telecommunications equipment and the heritage assets, such co-visibility is not considered to detract from the overall experience of the heritage asset and the historical presence they have, nor alter the ability to understand it or enjoy it. It is thus concluded that the proposed equipment will not impact upon the way the heritage asset is experienced or appreciated, and therefore will not result in harm to the Grade II Listed Abraham Lincoln Statue or Grade II Listed Electricity Box.

6.0 SUMMARY CONCLUSIONS

In summary, the proposed development is not considered to result in a change that would impact upon the overall heritage significance of the listed buildings located near to the application site that are identified in this Statement. The proposals are thus in accordance with Section 66(1) of the Planning Act, Section 16 of the National Planning Policy Framework, and Policy 19.1 of the Manchester UDP with regards to the protection of listed buildings.

It is considered that, due to the historic significance of the Conservation Area and the views of the application site from within it, the proposal will cause less than substantial harm to the significance of the Conservation Area.

In this regard, Paragraph 202 of Section 16 of the National Planning Policy Framework states:

“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.”

The proposal relates to the upgrade of the existing telecommunications site located on the rooftop of Centurion House, Deansgate. The upgrade will improve capacity on the 2G, 3G and 4G networks for two Mobile Network Operators (Vodafone and Telefonica) and will also introduce 5G coverage for both operators to this busy city centre area of Manchester. It will also maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the Vodafone and Telefonica network which includes VOXI, Lebara Mobile and Talkmobile on the Vodafone network and GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile on the Telefonica network. Therefore, the proposal will not only provide a service for two operators but those who buy network space off them, which is at least 3 with Vodafone and 5 with Telefonica. Customers of all these networks will benefit from a more reliable network as a result of the proposal and will have access to the 5G network. Thus, the public benefits of the proposal are very significant, and as such, it is considered that the benefits of the proposal would outweigh the less than substantial harm to the significance of the Albert Square Conservation Area. Further details of the extensive benefits provided by the 5G network can be found in the Supplementary Information document submitted as part of the planning application.

It is considered that there will be no substantial harm to, or loss of, any heritage assets as a result of the proposal.