

Install Communications Cabling

Design, Heritage & Access Statement

The proposal involves bringing communications cabling into a stairwell inside the building (1st floor level) and, thereafter, into the Server room of the Bank Branch. The works are required to connect the Server of the occupier (State Bank of India) to the fibre network below the public highway in County Street.

Calton House is Grade II listed and located within the Albert Square Conservation Area.

The cabling will run up the rear elevation of Carlton House inside existing steel trunking to 1st Floor Level. The cabling will then be run perpendicularly to below the window of the stairwell. Here a hole, not exceeding 9cm in diameter, is drilled into the brickwork and the cable taken into the stairwell. The cabling will follow existing plastic trunking, along the left hand stairwell ledge, and enter the Server room via another drilled hole.

The installation has been carefully sited so as to have a neutral effect on the character and appearance of both the listed building and conservation area.

Carlton House was offices and a club designed by Clegg & Knowles (1872) in the Free Venetian Gothic style. The notable features are those on the elevation facing Albert Square. The interior was not inspected in 1974, and is not described in the official listing description.

According to Manchester City Council webpages, the Albert Square Conservation Area is centred on the Town Hall and the Square itself. The main characteristic is cited as its "civic grandeur". The south side of the Square, it is stated, contains Victorian buildings, Gothic in style. There is no specific mention of Calton House. Notwithstanding this, the proposed cabling is to the rear of the building not on the presentation to the Square. It is, therefore, considered that there would be no significant impact of the character or appearance of the Conservation Area.

The stairwell and Server are accessible from within the building and via external stairs from the public footpath on Albert Square. There is no reason why any member of the public would need access to these works.

Euan FS Pearson FRGS MRTPI MRICS

Pearson Planning, Chartered Surveyors

23.02.22