



March 2021

HERITAGE STATEMENT

On behalf of Cornerstone Telecommunications Infrastructure Limited and Telefónica UK Limited

Planning application relating to the upgrade of an existing radio base station, comprising of the installation of 3 no. additional Vodafone antennas, 9 no. new Telefonica antennas and ancillary development thereto, including 15 no. Ericsson Radio Systems (ERSs), 6 no. Remote Radio Units (RRUs), 3 no. Breakout Boxes (BOBs) and 1 no. GPS module on the rooftop of International House.

Rooftop of International House, 82-86 Deansgate, Manchester, M2 7HG

LPA REF: 128790/FO/2020
OUR REF: CTIL_123176_VF_84661_TEF_92660

Prepared by
Clarke Telecom Limited
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Tel: 0161 785 4500

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 82-86 Deansgate, which lies within the Parsonage Road/Parsonage Gardens 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.

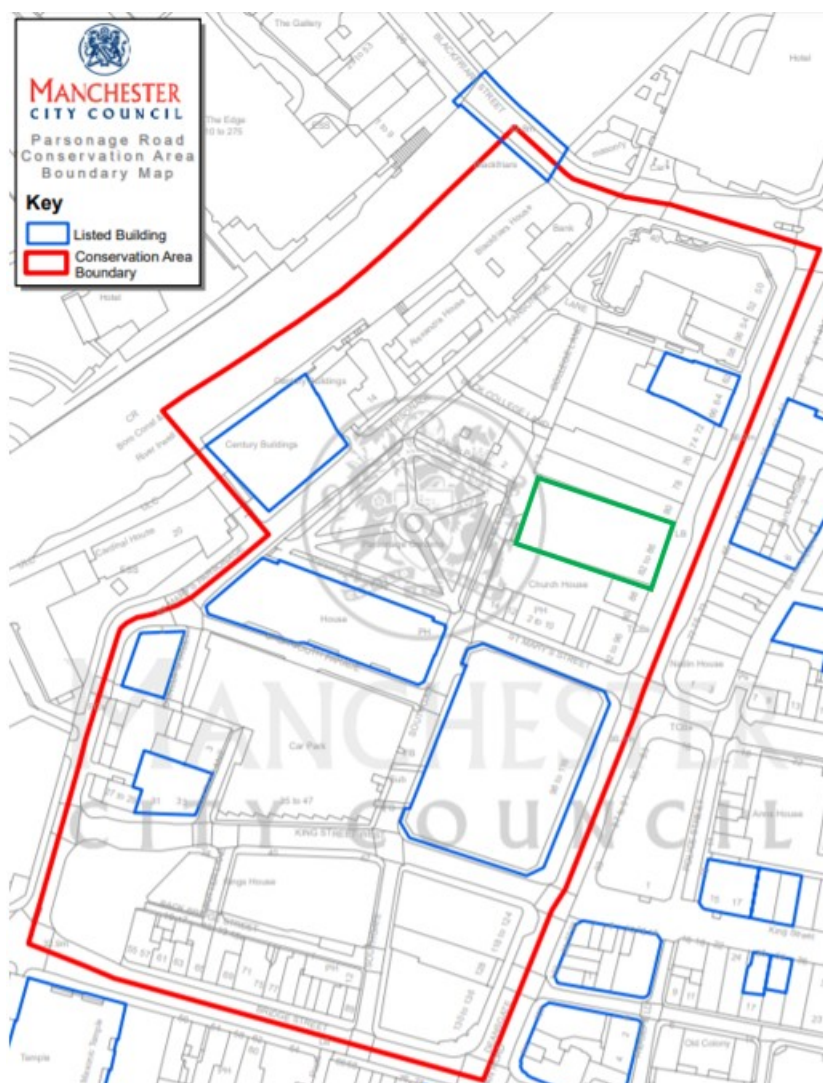


Figure 1: Parsonage Road Conservation Area Boundary Map (Source: Manchester City Council). Conservation Area boundary outlined in red, listed buildings outlined in blue. Application site outlined in green.

This Heritage Statement provides information with regard to the significance of the built historic environment to fulfil the requirement given in paragraph 189 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 193 to 196 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 189 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.”*

As requested by the Local Planning Authority on 9th December 2020, 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, 2019

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 (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 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 February 2019. This replaced and updated the previous National Planning Policy Framework 2018, which in turn had replaced the previous 2012 version. 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 190 states:

⁶ NPPF Annex 2, MHCLG, 2019.

“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 192 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:

“193 – 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.”

“194 – 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 195 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 196 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 International House, at 82-86 Deansgate. The host building is located within the Parsonage Road 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. International House is a modern, 5 storey building, comprising of a glass façade with concrete features, located within a terraced row of buildings (numbers 62 – 96) running from the junction of Deansgate and St Mary's Street, to the junction of Deansgate and the pedestrian passage leading to Parsonage Lane. In contrast, other buildings within the row are much older and comprise of more traditional architecture, such as the Grade II listed Haywards Building (number 62-66 Deansgate) which is located at the north easterly end of the row.

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 Parsonage Road/Parsonage Gardens Conservation Area;
- Grade II Listed Nos 98-116, Deansgate (House of Fraser);

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 Haywards Building;
- Grade II Listed Arkwright House;
- Grade II Listed National Buildings (Century Buildings);
- Grade II* Listed Bartons Building including Barton Arcade.

4.2 The Parsonage Road/Parsonage Gardens Conservation Area

Manchester City Council refer to the Conservation Area under two names: the Parsonage Road Conservation Area, and the Parsonage Gardens Conservation Area.

The Conservation Area was first designated in June 1985. Its boundaries are Blackfriars Street, Deansgate (a common boundary with the St Ann's Square Conservation Area), Bridge Street (a common boundary with the Deansgate/Peter Street Conservation Area), and St Mary's Parsonage. The River Irwell forms the western boundary of the area along the line of the administrative border of the City of Salford.

The Council do not have an adopted Conservation Area appraisal for Parsonage Road/Parsonage Gardens. 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 first recorded reference to the plot of land now known as Parsonage Gardens was in 1066 when, after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. Along with the manor house this land was transferred to the La Warre family in 1309.

Thomas La Warre succeeded as the twelfth baron in 1398 and later became the parson of St Mary's, the parish church. The church, subsequently rebuilt, is now Manchester Cathedral. La Warre was responsible for elevating it to a collegiate church by procuring a license in 1421 from King Henry V.

Extensive gardens were needed to cater for its pupils and consequently the area now known as Parsonage Gardens was cultivated to provide food.

In 1547 the college was dissolved. The wardens were provided with a college house in 1578 and in 1635 they were further provided with the two-acre parcel of land known as Parsonage Croft, now called Parsonage Gardens. Kite-shaped in plan, it is easily identified on old maps of Manchester.

During the 18th century the increase in population led to pressure for development, and a new church was built on the site of Parsonage Gardens and consecrated in 1756. This was St Mary's Church, a building which reflected the cultural elegance and proportions of the period...

Despite its architectural merit, the church was demolished in 1891 and Parsonage House, the residence of Thomas La Warre, was demolished in 1987. The site then became Parsonage Gardens, which has changed little up to the present day.”⁹

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

4.3 Nos 98-116, Deansgate (House of Fraser)

Grade II listed, Historic England List Entry Number 1200851, Date first listed 9th March 1982

The building was constructed in 1939 by J.S Beaumont and comprises of a steel frame with cladding of Portland stone and glass in an “*international functionalist style*”¹⁰. It is currently in use as a retail store for House of Fraser.

In late 2020, consultations were opened to the public regarding the change of use of the building to mixed use office/leisure space and alterations to the building itself including a rooftop extension. The proposals also seek to demolish the multi-storey car park behind the building, replacing it with a 12-floor office block, and works to improve the surrounding public realm. Applications for these proposals are yet to be submitted to the Local Planning Authority for their consideration.

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

4.4 Haywards Building (62-66, Deansgate)

Grade II listed, Historic England List Entry Number 1210025, Date first listed 25th September 1973

The building was constructed in the mid-to-late 19th Century, and comprises of an Ashlar design in an “*eclectic style*”¹¹. The ground floor has three wide arches, two of which feature figured

⁹ Taken directly from Manchester City Council website – Parsonage Gardens Conservation Area History - https://secure.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2 Accessed January 2021

¹⁰ Taken from Historic England website – Nos. 98-116, Deansgate Details - <https://historicengland.org.uk/listing/the-list/list-entry/1200851> Accessed January 2021

keystones stating “T. HAYWARD & CO GLASS & CHINA). The building is currently in use for leisure purposes as a bar/restaurant. There have been several modern alterations to the building including new doors and windows, and interior changes. Although it has modern features itself, Haywards Building sits between buildings of a modern architectural style. Thus, the identified features above are visually apparent within the streetscene as a sign of historic merit. Therefore, it is considered that the building is a heritage asset of reasonable significance.

4.5 Arkwright House

Grade II listed, Historic England List Entry Number 1246660, Date first listed 9th March 1982

Arkwright House was designed and built in 1929 by Harry S. Fairhurst and comprises of a steel frame with Portland stone cladding and pillars. The style of the building is described as “*neo-classical*”¹² and it is currently a mixed-use building comprising of a restaurant/bar and offices.

The building is set back off Deansgate and shares a boundary with Parsonage Gardens. It is considered that Arkwright House is a heritage asset of reasonable significance.

4.6 National Buildings (Century Buildings)

Grade II listed, Historic England List Entry Number 1254470, Date first listed 6th June 1994

National Buildings (more recently known as Century Buildings) was designed and built in 1905-9 by Harry S. Fairhurst, initially for the National Boiler Generator Insurance Company. The building comprises of “*an iron or steel frame, with cladding of buff and white terracotta and some red brick...*” in an “*eclectic style*”¹³.

The building has five storeys with 2 attic storeys and a basement. The front elevation of the building, viewed from Parsonage Gardens, features windows of a variety of different shapes and sizes, and features a plaque stating “NATIONAL BUILDINGS” between the third and fourth storey.

¹¹ Taken from Historic England website – Haywards Building Details - <https://historicengland.org.uk/listing/the-list/list-entry/1210025> Accessed January 2021

¹² Taken from Historic England website – Arkwright House Details - <https://historicengland.org.uk/listing/the-list/list-entry/1246660> Accessed January 2021

¹³ Taken from Historic England website – National Buildings Details - <https://historicengland.org.uk/listing/the-list/list-entry/1254470> Accessed January 2021

The buildings on either side of National Buildings are of a very modern architectural style, creating a juxtaposition in the streetscene. This enhances the historic features of the listed building, making it a heritage asset of reasonable significance.

4.7 Bartons Building including Bartons Arcade

Grade II listed, Historic England List Entry Number 1200850, Date first listed 25th January 1972*

The listing covers Bartons Building, Bartons Arcade and Nos. 1-3 and 63 Barton Square. The group of buildings is also known as Bartons Square. They comprise of a block of shops, cafés, restaurants and offices in an enclosed shopping arcade. It was originally built in 1871 by Corbett, Raby and Sawyer, and underwent restoration in the late 20th Century. Its materials comprise of cast-iron and glass with a facing of sandstone ashlar, and it has slate and glass roofs including domes.

The building is regarded as a “*fine example of Victorian shop-and-office arcading*”¹⁴. The features of the building are unique and provide a break in the streetscene from the more modern architecture of the surrounding buildings. In particular, the interior of the arcade is well preserved and can still be appreciated over the more modern additions and installations inside the retail units.

Due to its unique features and its ideal setting, linking Deansgate to St Ann’s Square, it is considered that this is a heritage asset of reasonable to high significance.

¹⁴ Taken from Historic England website – Bartons Building including Barton Arcade Details - <https://historicengland.org.uk/listing/the-list/list-entry/1200850> Accessed January 2021

5.0 ASSESSMENT OF IMPACT

The application proposal relates to the upgrade of the existing telecommunications site located on the rooftop of International House (82-86, Deansgate). The scheme involves the installation of 12 no. additional antennas, and ancillary development thereto. 3 of the proposed antennas will be located on existing support poles, beneath the existing antennas, on the north west corner of the rooftop and the north east and south west corners of the plant room. The approximate locations of these positions are denoted by the blue dots on the image below. The other 9 proposed antennas will be located in sets of 3 on the north west and south east corners of the plant room, and the west side of the upper roof level. The approximate locations of these positions are denoted by the red dots on the image below.

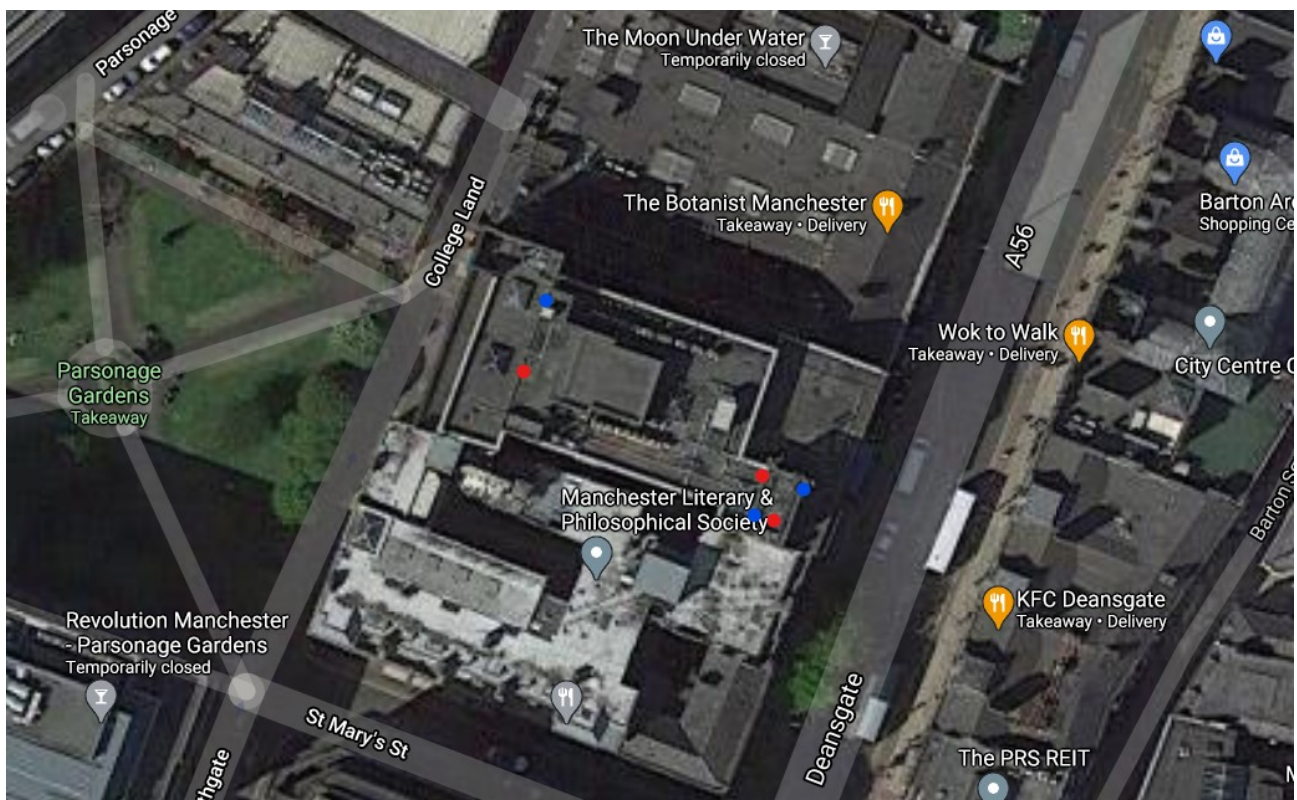


Figure 2: Screenshot of satellite view of International House (Source: Google Maps). Approximate new antenna locations denoted by blue and red dots.

5.1 Parsonage Road/Parsonage Gardens Conservation Area

It is imperative to consider that the proposed equipment is located on a rooftop that is predominantly 27.5 metres above ground level. There is also an upper roof level which sits 27.84 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 3: Photo taken from crossroads junction of Deansgate, St Mary's Street and St Ann Street.

The proposed antennas located on the north west and south east corners of the plant room 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 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 Nos 98-116, Deansgate (House of Fraser)

This heritage asset is located on the same side of the road as the application site, where the buildings are all in alignment with each other. The ground floor level of House of Fraser is set further back than the higher floors, meaning that the higher floors effectively provide a canopy over the footway. This architectural feature predominantly blocks the views of the rooftop of International House, as demonstrated in Figures 4 and 5.



Figure 4: Photo taken from outside St Mary's Street/Deansgate entrance of House of Fraser



Figure 5: Photo taken from outside Deansgate fronted elevation of House of Fraser, partially under canopy

There will be some instances of co-visibility of the heritage asset and the telecommunications equipment at the application site, such as demonstrated in Figure 6. However, these are glimpsed views which are filtered by the existing street furniture and trees. Deansgate is lined with young/semi-mature street trees outside House of Fraser, alongside vertical elements of street furniture including street lighting columns and traffic lights. These elements of street furniture are modern infrastructure paraphernalia which are utilitarian in nature, similar to the telecommunications equipment on the rooftop.



Figure 6: Photo taken from footway outside Deansgate fronted elevation of House of Fraser

Due to the limited potential views of the proposed equipment and in terms of the co-visibility with the heritage asset, 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 House of Fraser building.

5.3 Haywards Building

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 7: Photo taken from footway outside Haywards Building

There are some instances of co-visibility of the heritage asset and the application site when looking from particular angles on the footway of Deansgate, but it is not considered that these will be commonly viewed in the general eyeline of casual passers-by who would typically not be looking upwards to the roofline. The existing antennas, when viewed against the scale of the buildings, appear to be relatively small and inconspicuous, and their colour allows them to blend with the typical white/grey Manchester skyline, as demonstrated in Figure 8. It is proposed to locate one new antenna beneath the existing antenna, on the existing steelwork, which is visible in this view. The other proposed antennas will be located out of sight as they are set further back on the rooftop.



Figure 8: Photo taken from footway outside Haywards Building

Due to the limited potential views of the proposed equipment and in terms of the co-visibility with the heritage asset, 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 Haywards Building.

5.4 Arkwright House

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 9: Photo taken from centre of Parsonage Gardens. Arkwright House visible on the right of the photo, application site on the left

The planning application proposes to install 4 antennas towards the rear of the host building, which will be visible from this view. One of the antennas will be located beneath the existing antenna, on the existing steelwork, which is visible in this photo. Three further antennas will be located to the right of the existing antennas, on proposed steelwork, and will look visually similar to the existing in terms of material, colour and size.

The existing antennas in situ look relatively small and inconspicuous when viewed in the context of the host building. It is considered that the proposed antennas will be visually similar in this respect also.

Although the amount of equipment is increasing, it is not considered that this 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 Arkwright Building.

5.5 National Buildings (Century Buildings)

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



Figure 10: Image of Century Buildings (Source: Google Streetview)

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 National Buildings (Century Buildings).

5.6 Bartons Building including Bartons Arcade

The heritage asset is located to the north east of the application site, on the opposite side of Deansgate. 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 asset and application site, as demonstrated in Figure 11.



Figure 11: Image of Barton Arcade (left) demonstrating co-visibility with the application site (Source: Google Streetview)

Bartons Building (including Barton Arcade) is located on the eastern side of Deansgate. Although the western side of Deansgate does also have listed buildings, many of the buildings on the west side are of a modern architectural style, such as the host building of the application site. Although there is co-visibility, it is not considered that the proposed telecommunications equipment would be viewed in the context of the heritage asset. It is considered that it would be viewed in the context of the host building, which is a modern glass-fronted building.

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 asset, such co-visibility is not considered to detract from the overall experience of the heritage asset, 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 overall historic significance of the Grade II* listed Bartons Building, including Bartons Arcade.

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 196 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 International House, 82-86 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 Parsonage Road/Parsonage Gardens 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.