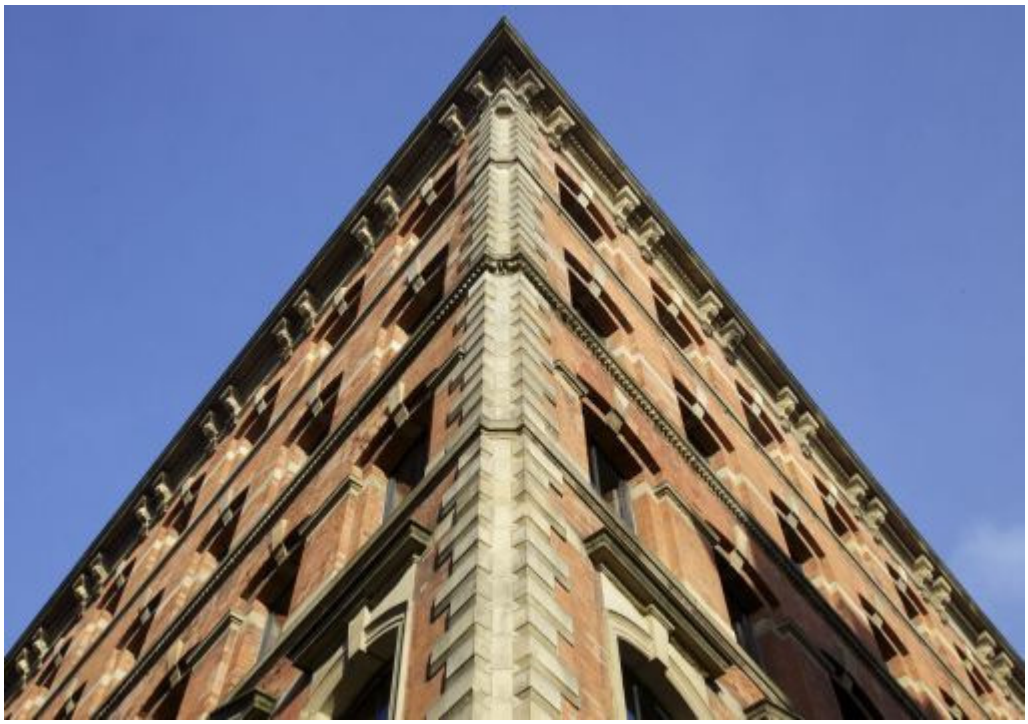
Heritage Statement

101 Princess Street

6/11/2013



This heritage statement has been prepared in support for a Listed Building Consent application for 101 Princess Street.

Jennings Design Associates Ltd.
The Warehouse, Saxon Street, Denton, Manchester M34 3DS. T: 0161 336 5011
Company Reg. No: 04675432 in England & Wales. VAT Reg. No: 811 6112 76

1.0 Introduction

1.1 101 Princess Street is a Grade II listed building on the southern edge of Manchester City Centre, based within the Whitworth Street Conservation Area.

1.2 The proposal is for a satellite dish on the top of the stairwell exit on the roof of the building, and will not be able to be visable from the street. Further information on: dimensions, positioning and type of satellite dish can be found in the appendices.

1.3 To support applications for Listed Building Consent for the new satellite dish JDA were commissioned to prepare a Heritage Statement that assesses the potential impact of the addition of a satellite dish on the significance of the 'heritage assets' that are listed below.

The Heritage Statement follows guidance within National Planning Policy Framework (NPPF), in particular **Section 12: Conserving and Enhancing the Historic Environment.**

2.0 Heritage Assets

2.1 **Paragraph 128** of the NPPF advises that *'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.'* This assessment follows these principles in the following paragraphs.

2.2 101 Princess Street is recognised as a heritage asset. Listed as Grade II on 3rd October 1974, it was built in 1869 in a Palazzo style as a merchant warehouse. Individually, it is a building of immense character, but blends into its neighbours as part of the Whitworth Street Conservation Area.

2.3 Within recent years, the building has been converted into high quality, contemporary office and residential space, including the addition of an entrance. The character of the building is emphasised by the retention of numerous original features, exposed brickwork, cast iron columns and sash windows, though many of the internal fittings were lost when the building fell into disrepair following the Cotton Slump, post-1920s.

2.4 The listing description for 101 Princess Street is as follows:

'MANCHESTER

SJ8497NW PRINCESS STREET
698-1/32/340 (North East side)
03/10/74 No.101

GV II

Shipping warehouse, converted to flats and offices. 1869, by Clegg and Knowles; altered. Red brick in Flemish bond, with sandstone dressings (roof not visible). Parallelogram plan on island site, with rear loading bay. Italian palazzo style.

Five storeys over basement, 9 bays; plinth with banded vermiculation, rusticated quoins to the corners, cornice over ground floor, sill-bands to all upper floors, prominent cornice on paired brackets; round-headed doorway to 1st bay, with enriched plastered surround including carved voluted keystone; segmental-headed windows to all floors, those at 1st floor with stone architraves which have cornices and pediments alternately, and all the others with keystones and slightly recessed brick reveals. Return sides similar. Interior remodelled. Forms group with No.103 to right (q.v.), and with No.101 Portland Street to left (q.v.).

Listing NGR: SJ8420897860'

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3.0 Assessment of Design Proposals

3.1 The following 'assessment of the significance' of the design proposals has been informed by reference to English Heritage publication **Conservation Principles Policies and Guidance – for the Sustainable Management of the Historic Environment.**

3.2 **Paragraph 65** of the NPPF advises that *'Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).'* In accordance with the NPPF, the proposal has put forward a design that has placed the satellite dish out of view of the surrounding streetscape, and left the listed features of the building undisturbed.

3.3 **Paragraph 129** of the NPPF advises that *'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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'* Within the listing, the roof is not named as of any particular significance, avoiding major conflict between the preservation of the heritage assets of the building, and of the proposal. The satellite dish can be easily removed, leaving the all historical assets intact.

3.4 **Paragraph 131** of the NPPF advises 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 satellite dish provides enhanced commercial usage of the building, part of its viable usage following the deindustrialisation of the city in the earlier half of the 20th Century.

The satellite dish is essential for the client – a video game provider - to receive live broadcast of virtual racing products for support/technical assistance purposes. The client has no way in which to monitor the quality/reliability of its content in other manners. It is a critical business requirement.

3.5 **Paragraph 134** of the NPPF further advises 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 securing its optimum viable use.*' In accordance with this policy, the proposal would secure part of the building's future commercial use.

3.6 Having reviewed the relevant literature we submit that the proposal will allow for the enhanced commercial use of the building while having little impact upon the building's heritage assets and wider area.

3.7 The proposed satellite dish is a structure of temporary nature, and can be removed from the building at the end of its useful life without harm to the building.

4.0 Conclusion

4.1 Within the Whitworth Street Conservation Area, there is an increasing amount of commercial activity, making use of vacant and partially vacant properties. This proposal will enhance the commercial usage of an important historical asset, while retaining the present structure with a high standard of design which relates to the architectural and urban design character of the area.

4.2 The satellite dish structure is easily removable from the building at the end of its useful life and will not impact upon the fabric of the building.

4.3 The proposal therefore falls into line with national and local planning policy, creating a viable and sustainable proposal that does not impact of the historic fabric.

Appendix A

Jennings Design Associates Ltd.
The Warehouse, Saxon Street, Denton, Manchester M34 3DS. T: 0161 336 5011
Company Reg. No: 04675432 in England & Wales. VAT Reg. No: 811 6112 76

EXTERNAL SITE SURVEY REPORT

SITE DETAILS

SITE NAME:	Virtual Racing Systems Ltd
SR NUMBER:	32632
CONTACT:	Steve Rogers
TELEPHONE NUMBER:	07712 764336
EMAIL ADDRESS:	
SITE ADDRESS:	4th Floor 101 Princess Street Manchester M1 6DD

SURVEY DETAILS

SURVEYOR:	Andrew Kennedy
SURVEY DATE:	8/7/2013
JOB NUMBER:	UK195247
REFERENCE: (SR NUMBER-JOB NUMBER)	SR32632S-UK195247

Comments

1. There was only one viable option for this site.
2. A brick test was not carried out but the masonry appeared to be in good condition.

Asbestos

Please note any asbestos signed or otherwise that maybe on site, this could be hidden and the site management are required to advise.

There are some of the roof tiles that appeared to be of the type that may contain ACMs but these are not in the immediate working area so shouldn't affect the installation. I

Customer Action Points and Responsibilities

Note to customer:- Any work listed here MUST be complete before an SIS installation.

OPTION A (SIRIUS)

Is Line Of Sight Available?	YES
Are There Any Special Instructions? (Hoist etc)	NO
Any Special Bracketry Required? (See Drawing)	NO

OPTION B (SIRIUS) N/A

Is Line Of Sight Available?	N/A
Are There Any Special Instructions? (Hoist etc)	N/A
Any Special Bracketry Required? (See Drawing)	N/A
IMPORTANT INFORMATION:THIS OPTION CONTAINS ITEMS THAT WILL INCUR AN ADDITIONAL CHARGE.	

SURVEY AND OPTION DETAILS

Access Details	Stock and equipment should be taken up in the lift to the 4th floor and then walked up to the dish site via the fire escape stairwell to the 5th floor and then to the lift house. Plywood boarding should be used over the pitched roof tiles to provide protection into the gully.

Building Height?	20m
Is The Building Listed?	Unknown

SURVEY SITE

PHOTOGRAPHS

Front Elevation (Camera)



Front Elevation (Edited)



Rear Elevation (Camera)



Rear Elevation (Edited)



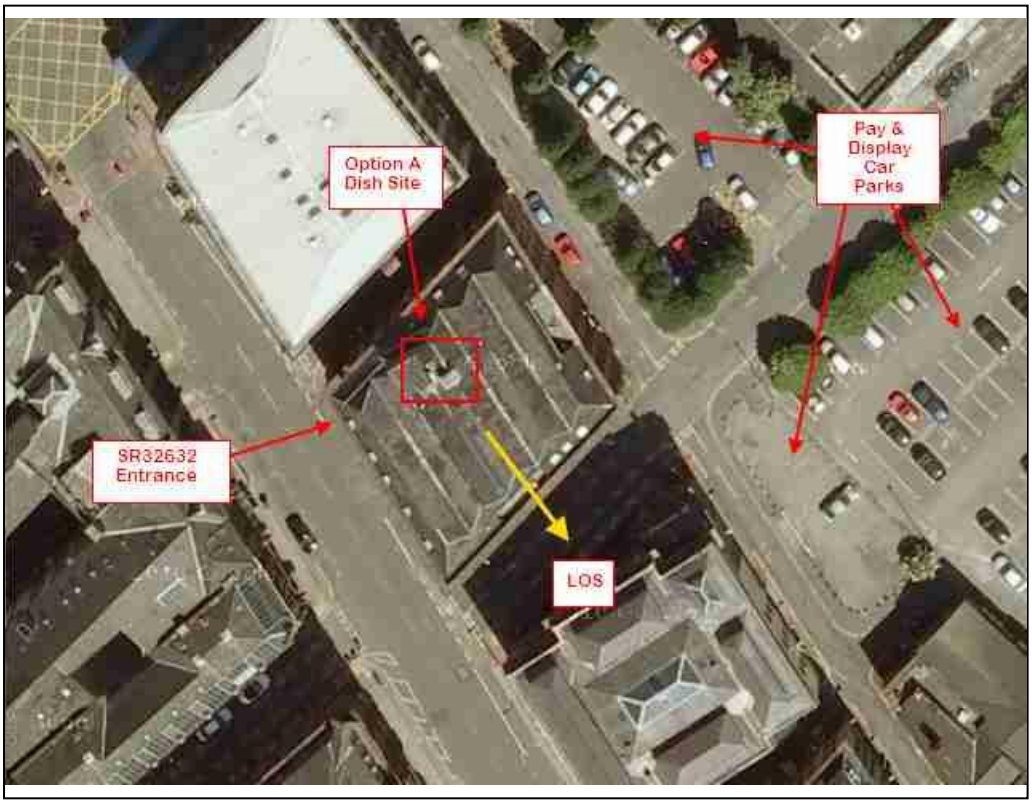
Side Elevation (Camera)



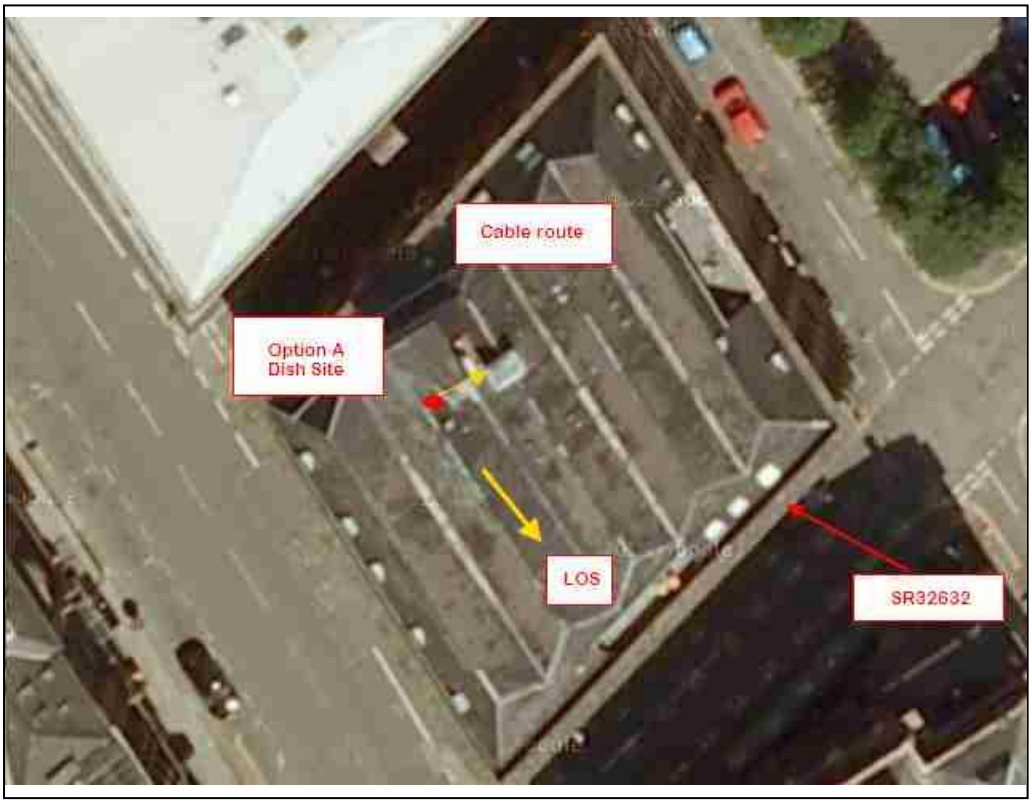
Side Elevation (Edited)



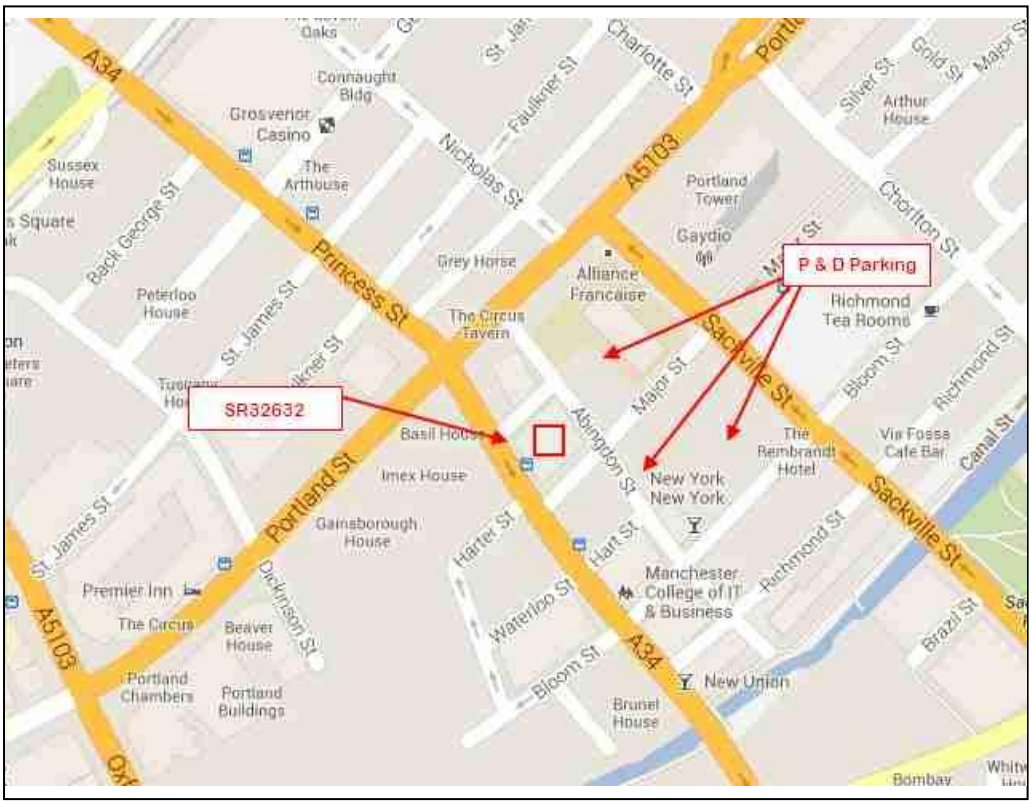
Site Plan 1



Site Plan 2



Map


P & D Parking
SR32632
A34
A5103
Princess St
Portland St
Sackville St
Charlotte St
Nicholas St
Faulkner St
Back George St
St James St
Major St
Abingdon St
Hart St
Harter St
Waterloo St
Bloom St
Richmond St
Canal St
Brazil St
Chorlton St
Grosvenor Casino
Connaught Bldg
The Arthouse
Sussex House
Peterloo House
Grey Horse
The Circus Tavern
Alliance Française
Portland Tower
Gaydio
Richmond Tea Rooms
Arthur House
Silver St
Gold St
Basil House
Imex House
Gainsborough House
The Rembrandt Hotel
Via Fossa Cafe Bar
New York New York
Manchester College of IT & Business
New Union
Brunel House
Premier Inn
The Circus
Beaver House
Portland Chambers
Portland Buildings
Dickinson St
Bombay

SATELLITE OPTIONS

OPTION A QUESTIONS

Is Line Of Sight Available?	YES
Is a Structural Survey Required? Give Details.	NO
MEWP Or Scaffolding Required? Give Details.	NO
Special Ladders Required? Give Details.	NO
Did Brick Test Fail? Please? Give Details.	NO
Is It Difficult To Maintain? Give Details	YES – Roof access has to be arranged through the landlord.
Is There a Risk Of Vandalism? Give Details	NO
Special Fixings Required? Give Details.	NO
Concrete Base Required? Give Details.	NO

CABLE ROUTE

Please give details below of the cable route from the dish to the IRD.

From the dish, clip the cable along the wall and follow the A/C pipes down into the dry riser. Open the access panel in the ceiling of the 4th floor corridor and using cable rods collect the cable from inside the dry riser. Run the cable into the receiver location across the ceiling void.

STOCK REQUIREMENTS

Please indicate below what stock is required and quantities.

STOCK CAT	DESCRIPTION	QUANTITY
SSWM12	12” Wall Mount	
SSWM20	20” Wall Mount	
SSWM30	30” Wall Mount	
SSTK03	K & K Mount (1 set)	
SSSDBK	Saddle Bracket	
SYPO25	2.5M Pole	
SYPO35	3.5M pole	
SYPOL5	5M Pole	
SSPALL	Non Penetrating Roof Mount	
SSRIGG	Outriggers	
SSCPST	Centre Post For NPRM	
SSSLAB	Paving Slabs	
SSKPCM	King Post Assembly	
SSKP5M	King Post Strengthening Kit	
SSUPAD	Universal Pole Adaptor	
SSBPLT	Back Plate For Wall mount & Threaded Rod	
SSCM12	1.2m Dish	
SSCMAF	Channel Master Azel Head & Feed Horn	
SSCM84	84cm Dish	1
S84PALL	84cm Dish Non-pen Roof Mount	
S84CPST	84cm Dish Centre Post for NPRM	
S84WM12	84cm 12” Wall Mount	1
S84WM20	84cm 20” Wall Mount	
S84WM30	84cm 30” Wall Mount	
S84PADP	INV Pole Adaptor	
S84UPAD	Pole Adaptor	
SSDLNB	Digital LNB	1
SAD9834	IRD	1
S9834BK	IRD Wall Bracket	0
SPLIT4AF	4 Way Splitter	
R59	“F” Inline Amplifier	
R75	Chemical Fixings	
	Catenery Wire	
Buy Local	1.2m X 0.6m Marine Ply Board	2
Buy Local	1.2m X 2.4m Marine Ply Board	
Buy Local	Wooden Battens	
Buy Local	High Density Roof Felt	
Buy Local	80cm Domestic Type Dish, LNB & Bracketry	

Method Statement Option A

1. Description of work: Installation of 84cm dish on wall mount, downlink and receiver.

2. Human Resources: 2 SIS Field Engineers

3. Equipment: Only SIS approved tools, ladders and PPE may be used to carry out this installation.

4. Sequence of operations

Report into the customer's office and obtain key to gain access to plant room.
Transport stock and equipment up to the roof, place protective plywood panels on roof tiles and use steps to move over to roof gully.
Fix bracket to wall. Assemble dish and fix to bracket and check for stability.
Align dish to Sirius 4.8 degrees East.
Route cable from dish and drop cable down into the dry riser following A/C pipes. Use cable rods from the ceiling area through into the dry riser, attach cable and pull through into the ceiling void. Route the cable from entry point to receiver location. Fix receiver bracket into the cabinet in and connect cables to receiver.
Commission receiver with SIS. Test and adjust as necessary.

5. Supervisors, controls and monitoring

All work will be directly controlled and self-monitored by the on-site installation engineers, ensuring that the safe means of working as given by this method statement are complied with.

6. Plant inspection and operator training

All plant and operators supplied by contractors must comply with SIS Health Manual.

7. Connection of services

Connection of electrical services to the receiver location is to be carried out by a qualified electrician.

8. Safety of third parties

All employees and sub-contractors to be aware of any risks their work can impose on others in the vicinity. Work will only be undertaken so as to minimise these risks or when adequate protection is in place.

9. Environmental controls

Working areas to be tidied regularly and all waste materials to be removed from site at the end of each working day.

10. PPE, first aid and emergency procedures

All employees and sub-contractors are required to use PPE equipment as necessary to carry out their work. All employees and sub-contractors are to familiarise themselves with the site first aid and emergency procedures before commencing any work.

11. Asbestos, presence of and avoidance

All presence off asbestos must be avoided and not disturbed and all non signed presence must be reported to the site management.

Risk Assessment Option A

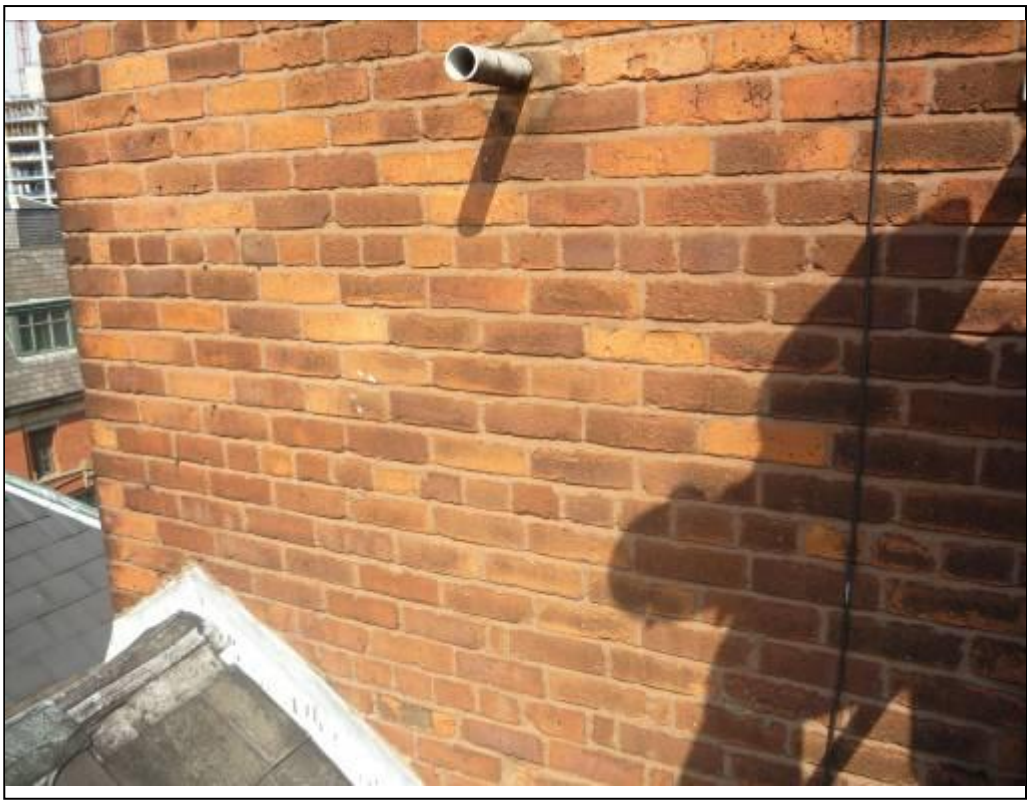
Please paste the completed risk assessment table into the box below.

HAZARD	SEVERITY	EXPOSURE	PROBABILITY	RISK	RATING
01:INSTALLS / Falls - Roofs/Skylights	4	3	2	24	B-Medium Risk
Check for fragile roofs and weight bearing areas to ensure they will support the team and equipment, Avoid walking near roof lights, gaps, and holes or on sloping surfaces. Where no safety barrier is present, a safe distance (minimum 2m) should be maintained from the edge at all times. Use Harness and fall arrester if necessary					
02:INSTALL / Ladders	3	2	2	12	C- Low Risk
• Avoid overreaching • Ladders can only be used if they are: • Industrial quality • In good condition • On a secure footing • At an angle of 4 to 1 • Secured in place • The user must maintain three points of contact with the ladder at all times. Ladder to be checked by competent person every 4 months and also by the user before use.					
03: INSTALL / Mobile Elevated Work Platforms	4	2	1	8	C- Low Risk
Where possible it is mandatory to use a pre-vetted contractor in the UK. MEWP contractor to submit there own risk assessment and conduct on site checks. Use fall restraint harness on secure anchor points. Secure items in bucket/on hoist, lanyards, ropes and clips. Check of all overhead hazards before any hoist is used • Use safe distances to avoid any power lines (safe horizontal distance is 15 meters from power lines, taking into account the potential reach of the hoist, crane or jib) • Check weather reports including wind speeds • Stop work if wind, adverse weather or storms are expected Ensure effective comms are taken e.g. mobile phone and a line of communication established with team on the ground and equipment operator					
04:INSTALL / Scaffold	4	3	2	24	B-Medium Risk
Scaffold will be provided and erected by a pre vetted contractor in the UK. Scaffold contractor to conduct their own risk assessment. Certificate of completion or inspection should be less than 7 days old. Scaffold must have: Toe boards fitted Access ladders that are secured Ensure head protection is worn where there is a danger of anything falling from above or danger of bumping head from low scaffold poles.					
05: INSTALL / Noise	2	2	2	8	C- Low Risk
Where you have to shout to make yourself heard at around 2m, there needs to be additional effort made to lower your exposure, e.g. by reducing how long you stay there and/or using hearing protection. Reduce time exposed to high noise levels. Use appropriate hearing protection with the use of ear protectors especially when drilling.					
06: INSTALL / Dust & Debris	3	2	2	12	C- Low Risk
To avoid dust inhalation causing respiratory or other irritation the use of disposable respirators (dust masks) will be used and these must be CE marked to show that the design has been tested to a recognised standard. Wear protective eyewear (Safety Glasses) when drilling					

07: INSTALL / Overhead - Power Lines	1	1	1	1	C- Low Risk
Use safe distances to avoid any power lines - safe horizontal distance is 15 meters from power lines,					
08: INSTALL / Slips, Trips and Falls	3	3	1	9	C- Low Risk
Engineers to be vigilant and take care when walking around the site to avoid tripping or slipping on rubble, protrusions/ holes in the ground. Attempt to maintain a clean working environment where possible Safety boots to be worn at all times to minimise slipping and piercing of the foot from objects on the floor					
09:INSTALL / Asbestos - Presence of	5	3	2	30	B-Medium Risk
Where it may be reasonable to expect the presence of asbestos at a premises the landlord /owner will be required to demonstrate that the proposed area of work including points of access and egress for people, materials and equipment is safe from asbestos. Avoid disturbing ACMs (e.g. cutting away an area to gain access) Do NOT intentionally break any ACMs into smaller pieces.					
10: INSTALL / Weather	3	3	1	9	C- Low Risk
Cold Weather Ensure body heat regulated by wearing layers of suitable clothing, gloves, footwear, and waterproof / woollen hat. Take regular breaks and ensure hot food and drinks are available. Avoid working alone in excessively cold conditions Hot Weather Ensure controlled working patter when working in the sun. Wear loose fitted clothing which covers the body Use sun protection cream Drink plenty of water.					

PHOTOGRAPHS FOR OPTION A

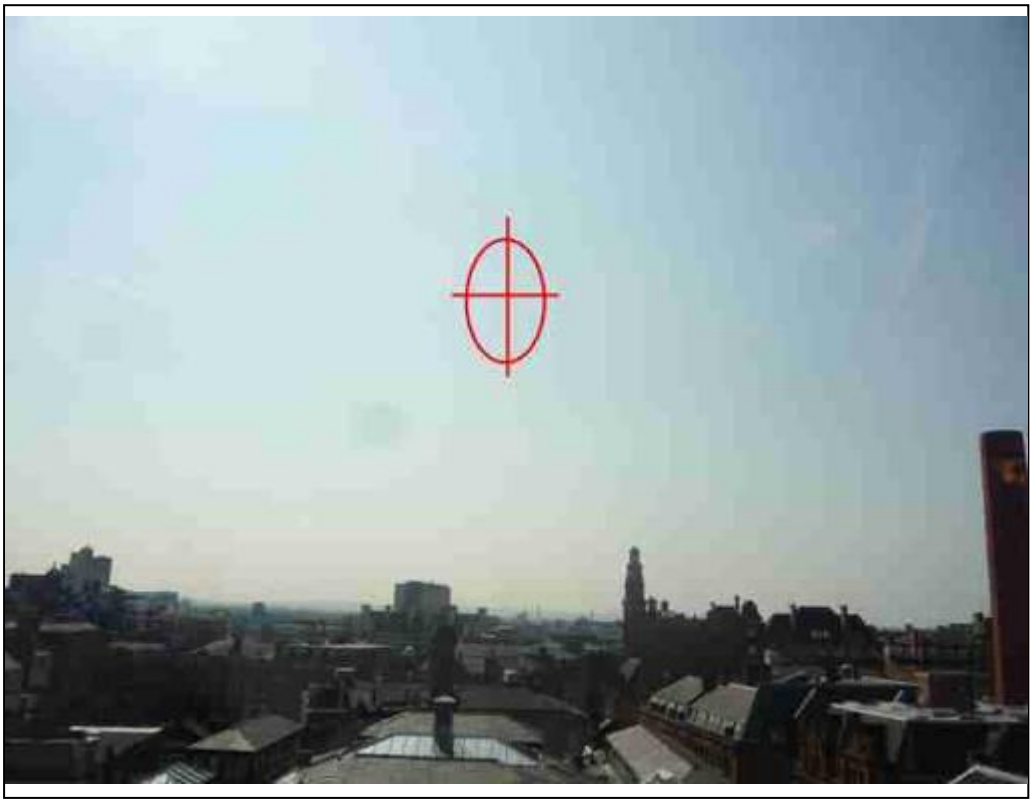
New Dish Position (Camera)



New Dish Position (Edited)



Line Of Sight



External Cable Route 1



External Cable Route 2



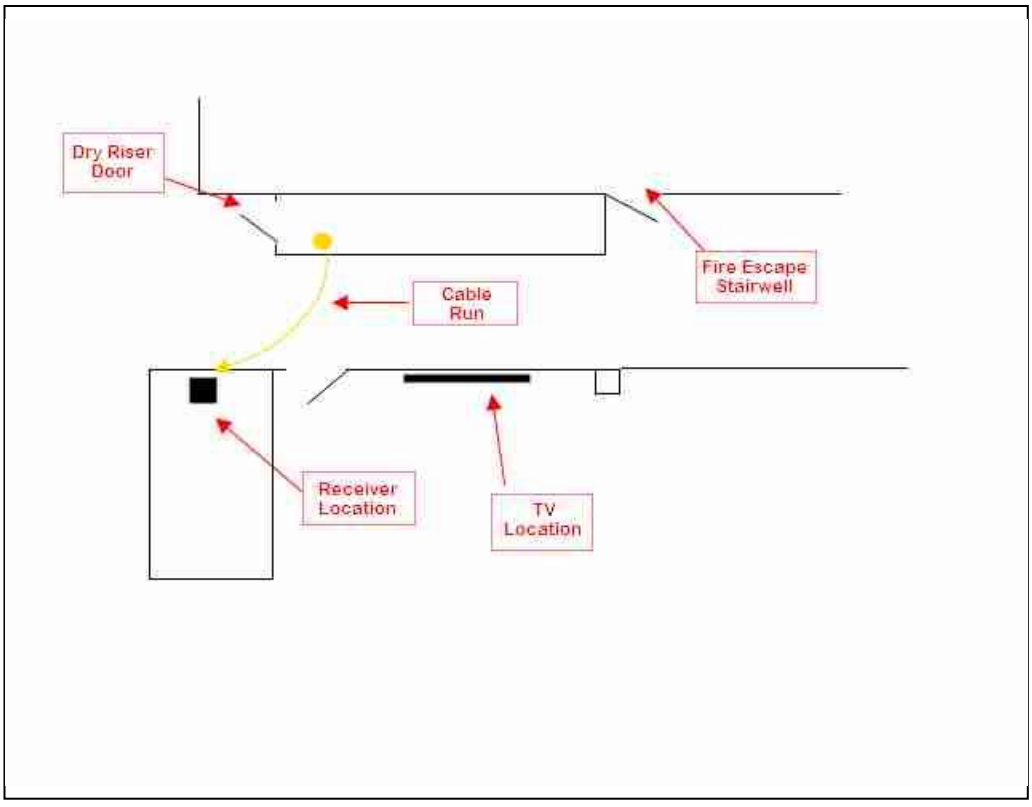
External Cable Route 3



External Cable Entry Point



Internal Cable Entry Point



Internal Cable Route 1



Internal Cable Route 2



Receiver Location



Additional Information and Pictures

P1



P2



P3



P4



SKYware GLOBAL

PRODUCT SPECIFICATIONS









Detail Photos
(on right from top to bottom)
Pre-assembled Az/El Mount
Fine-elevation adjustment with stamped degree scale
Ku feed assembly with LNB cover

84 cm Elliptical Receive-Only Antenna System

TYPE 845

The reflector is thermoset-molded for strength and surface accuracy.

The Skyware Global 84 cm Type 845 Elliptical Antenna is a rugged commercial grade product suitable for the most demanding applications.

The reflector is thermoset-molded for strength and surface accuracy.

Molded into the rear of the reflector is a network of support ribs which not only strengthens the antenna, but also helps to sustain its critical parabolic shape.

The pole mount is constructed from heavy-gauge steel to provide a rigid support to the reflector. A specially formulated powder paint process offers excellent protection from weather related corrosion.

- All materials comply with EU directive No. 2002/95/EC (RoHS).
- One-piece thermoset-molded offset reflector.
- Factory pre-assembled Az/El mount.
- Plated hardware for maximum corrosion resistance.

SPECIFICATIONS

Type 845 84 cm Elliptical Receive Only Antenna System

RF Performance

Effective Aperture	84 cm Elliptical (33 in)
Dimensions of Reflector	102 cm x 77 cm
Operating Frequency	10.95 - 12.75 GHz
Polarization	Linear
Gain @ 11.95 GHz	39. dBi
3 dB Beamwidth	1.8°
Antenna Noise Temperature @ 30° El	25° K
VSWR	1.3:1
Cross-Polarization Discrimination (Linear)	30 dB on Axis
Feed Interface	WR75 Flat Flange

(All specifications typical)

Mechanical Performance

Reflector Material		Glass Fiber Reinforced Polyester
Antenna Optics		One-Piece Offset Feed Prime Focus
Mount Type		Skew over Elevation over Azimuth
Elevation Adjustment Range		5° - 90° Continuous Fine Adjustment
Azimuth Adjustment Range		360° Continuous
Polarization (Skew) Adjustment Range		±90° Continuous
Mast Pipe Interface		60 mm (2.38 in)
Wind Loading	Operational	80 km/h (50 mph)
	Survival	200 km/h (125 mph)
Temperature		-50°C to 80°C
Humidity		0 to 100% (Condensing)
Atmosphere		Standard Hardware Meets 500 Hour Salt Spray Test Requirements (ASTM B-117)
Solar Radiation		360 BTU/h/ft²
Shock and Vibration		As Encountered During Shipping and Handling

SKYware GLOBAL
satcom solutions for the world™

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Sales: salesnc@skywareglobal.com
Internet: www.skywareglobal.com

All designs, specifications and availabilities of products and services presented in this bulletin are subject to change without notice.
VSR-002.2
© 2010 Skyware Global

Calley Charlton

From: Kathy Passer [KathyPasser@SkywareGlobal.com]
Sent: 03 June 2011 17:40
To: Calley Charlton; Bob Patel
Subject: RE: 84cm dish
Attachments: Type 845 VSR002.pdf

Categories: Awaiting response

Calley,
Here is our spec sheet. Weight is no listed on it, but it's a one box solution and the box has the following dims and wts:

	Metric					-	Imperial				
	WEIGHT kg	VOLUME cu cm	Length cm	Width cm	Height cm		Weight lb	Volume Cubic In	Length in	Width in	Height in
62-8450101											
6110116-11	14.28	165370	105.4	79.1	19.8		31.48	10091	41.5	31.1	7.8

Regards,

Kathy Passer
Sales Coordinator
Skyware Global
Phone: 919-989-2283 / Alternate phone: 919-989-2280
Fax: 919-989-2274
Mobile: 919-710-2296
kathypasser@skywareglobal.com
www.skywareglobal.com





From: Calley Charlton [mailto:CCharlton@sislive.tv]
Sent: Friday, June 03, 2011 5:30 AM
To: Bob Patel; Kathy Passer
Subject: FW: 84cm dish

Hello,
Would you have a spec sheet for this dish you supply us at all which answers the questions below?

Thanks,
Calley