



**DESIGN ACCESS AND
HERITAGE STATEMENT**

**FOR INSTALLATION OF FIBRE OPTIC CABLES
AT
PRINTING PRESS HOUSE
MANCHESTER
M4 4HD**

Reference: 2203.02
Client: Hyperoptic Ltd
Date: 16th Dec 2024

Contents

1. Introduction
2. Site Location
3. Justification
4. Requirement
5. Site Specific Proposals
6. Planning History
7. Scale and Appearance
8. Policy
9. Impact
10. Access
11. Conclusion

Appendix A – Photographic Schedule

1. Introduction

- 1.1 This statement is submitted as part of the supporting statement for the installation of high-speed broadband in the form of Fibre optic cables at Printing Press House, Manchester, M4 4HD
- 1.2 The site is located off Ludgate St and New Mount Street and is within the City of Manchester. The printing Press building is a Grade II listed properties, adjacent to the Ancotes conservation area. Originally industrial/ warehouse, most of the properties have been sub divided into residential flats accessed from a central access core with direct access from the corner of Ludgate St and New Mount Street.
- 1.3 The proposal includes to install a Fibre connection box in the lower ground bins store area as shown in the supporting document. A further main cabinet is proposed to be installed on the third floor in a dedicated cable riser room as shown in the supporting documents. Single cables for each apartment will then travel around the building where possible using existing cable trays, existing cable routes.
- 1.4 Once an Industrial building/ warehouse. Later C19 with addition or alteration of c.1905. Brown brick with red brick dressings, and red brick with yellow terracotta dressings Rectangular plan on island site, in 2 portions. Left range is 4 storeys with basement and attic; right-hand range is 4 storeys with basement. The left hand range is in Edwardian Baroque style, with string courses, yellow terracotta bands, pilasters and open-pedimented gable; the first 3 bays are a symmetrical composition with banded pilasters carried up from cartouches at 1st floor; all the windows have moulded terracotta architraves with keystones. The splayed corner has a square-headed doorway with panelled double doors and elaborate surround including a keyed oculus in the tympanum and a corbelled semi-circular canopy, windows like those of the front except that at 3rd floor which is altered, and a tall stepped parapet.

2. Site Location

- 2.1 The property is located on the corner of Ludgate St and New Mount Street.

3. Justification

- 3.1 The residents and freeholder of the site have identified a need for a faster modern internet service at a cheaper rate to allow for agile and home working. Unlike many other Internet Service Providers, who use copper cables to get Internet services into the home, Hyperoptic installs a Fibre optic cable directly into the subject premises to provide the fastest possible Internet service currently available at speeds of 900 megabits per second.
- 3.2 Hyperoptic Ltd is an established service provider who have installed in cities throughout the UK including the various London Boroughs.

- 3.4 Care is always taken with any installation, no matter the circumstances. The environmental issues that will arise, and the impact on the buildings across the estate in this case, are considered to be modest, and these are detailed elsewhere within this statement.

4. Requirement

- 4.1 The service provided by Hyperoptic Ltd is a true ultrafast Fibre broadband services to all residents of the above buildings and has the added advantage of allowing the removal of unsightly external dishes and other associated equipment that might currently be in place to service individual users' broadband needs which will in turn improve the buildings aesthetics.
- 4.2 The Fibre-optic cable installed by Hyperoptic Ltd has a very high capacity and is capable of delivering Internet services, TV signals, radio signals as well as the data required by building management systems such as CCTV, door entry, heating system data, security alarm and tele- health applications.
- 4.3 The service provided by Hyperoptic Ltd is compatible to service modern day technology and will future proof the site for years to come.

5. Site Specific Proposals

- 5.1 In this particular case the intention is to install fibre optic cabling to all 61 Apartments at Printing Press House, Manchester, M4 4HD
- 5.2 The proposal includes to provide a connection to all 61 apartments throughout the block. Majority of the cables will be installed internally. The Hyperoptic cable box will be installed in the bin area in the lower ground and another one on the third floor in the dedicated cable riser room. All cabling internally will use existing ducts and cable trays where possible. Externally cable will travel underground from the existing chamber on New mount street to an existing external duct off Ludgate Street. Travel up the wall protected by galvanized cladding and following the existing cables towards the lower ground bin store. **All cables** will be secured discreetly following where possible mortar joints, cornice details, drainage pipes, existing cable routes etc. as set out in the attached specification.

6. Planning History

- 6.1 Various planning applications have been submitted, these range from replacement of doors and windows and internal alterations/ adaptations.

7. Scale and Appearance

- 7.1 The proposal will have no impact on the scale of the building.

- 7.2 As the net effect of the works proposed will be a minor change to the existing buildings and their appearance, our firm belief is that the impact on visual appearance and amenity, both in terms of the building itself and the wider environment will be minimal. As the vast majority of infrastructure is to follow the routes of the existing cables. We do not anticipate that the impression and position in the local environment will be materially different.
- 7.3 The cabling itself is not considered to be intrusive or distracting and has been planned where best possible to follow the pre-existing cabling, pipe work cornice details etc. to help minimize the impact on the external aesthetics. All newly drilled holes were required to run cabling will be completed to a high specification and inspected post installation by Fortium Surveying Ltd, an independent surveying firm to ensure all works comply in accordance with government guidance and British Standards.
- 7.4 Therefore, we believe that there will be a minimized material impact on either the important architectural or historic elements of the building or the conservation area.

8. Policy

- 8.1 The National Planning Policy Framework details Government guidance on planning for telecommunications development. This confirms the principle policy of the Government to facilitate the growth of new and existing telecommunication systems, whilst keeping the environmental impact to a minimum.
- 8.2 Relevant extracts from the NPPF are as follows:

“114. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.”

“115. local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network.”

9. Impact

- 9.1 We are conscious of the need to respect the historic value of the grade II listed, while at the same time, ensuring that the required scheme can be implemented.
- 9.2 The cable installations will represent a very minor addition to the apartment block. In most cases, where possible the cable runs will be following existing cable runs. The associated clips, bolts and attachments will be very carefully installed and positioned, and all works made good. All newly drilled holes within the building will be completed to a high specification.

- 9.3 Impact on the facades of any of the buildings, and in particular impact on the impression or integrity of the brickwork, stone dressings, render, windows and window frames, arches, cills, entrance hoods and porches, roofs and gables will be kept to a minimum at all costs.

10. Access

- 10.1 Access to the works is by definition limited to Hyperoptic Ltd and their authorised agents. The works will not impede any current or future access to the site, building or individual homes.

11. Conclusion

- 11.1 The proposal to install the Hyperoptic Ltd Fibre system within Printing Press House, Manchester, is as a direct result of demand for modern true ultrafast fibre optic broadband services. The scheme is also in accordance with the adopted policy of Manchester Council, while also being in full accord with central government guidance.
- 11.2 In physical terms, the works will witness a very limited change to the existing site and buildings, and our firm belief is that the impact on visual appearance and amenity, both in terms of the building itself, and the wider environment, will be minimal.

Appendix A

Photographic Schedule



Photo 1: From chamber on New Mount St to apartments



Photo 2: Cable running underground on Ludgate Street



Photo 3: Cable travelling up the wall using existing duct protected by galvanized capping



Photo 4: Route of cable following existing cables to the lower ground bin store



Photo 5: New cable box in bin store

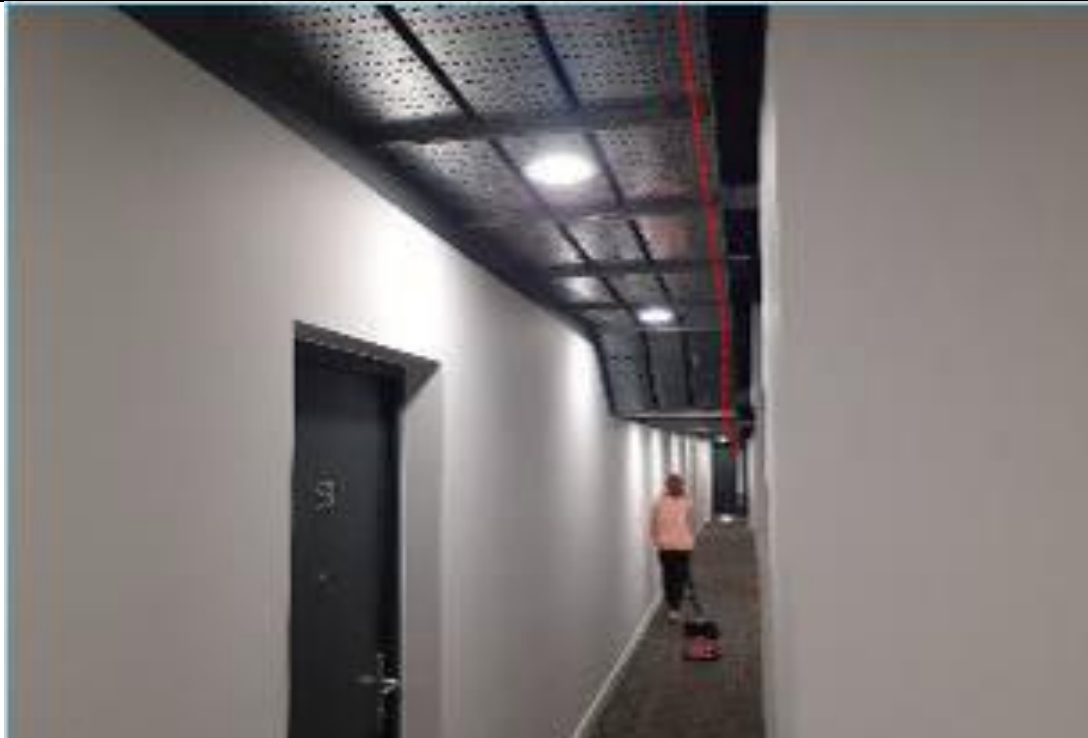


Photo 6: New cables running along existing cable trays



Photo 7: Discreet cabling going through ceiling using existing cable routes



Photo 8: New cable route along the ceiling void