HERITAGE STATEMENT

TO ACCOMPANY

APLICATION FOR
LISTED PLANNING
CONSENT

FOR

WIFI UPGRADES

AT

THE WATERHOUSE
67-71 PRINCESS ST
MANCHESTER
M2 4EG

HARRISON INCE ARCHITECTS

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: planning@harrison-ince.co.uk

Document Revision

Revision	Description	Date	By
-	First Issue	15.11.2024	GW
A	NPPF Amendment	21.11.2024	GW

Contents

1.0 Introduction
2.0 Location
3.0 General Description
4.0 Assessment of Impact
5.0 National Planning Policy Framework
6.0 Conclusion

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: planning@harrison-ince.co.uk

1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations to the subject property.

The assessment has been conducted in accordance with general guidelines set out in the Historic England publication “Informed Conservation” and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for Manchester City Council and seeks to achieve clear objectives for development end environment. This assessment supplements the design and access statement.

1.2 Methods of Investigation

A Wi-Fi Survey was carried out in May 2024. Background research into the building was conducted through consultation with the following main resources:

-City of Manchester Council

-The National Archives

-Historical Texts

The proposed Alteration requires listed building consent for the listed building. The Waterhouse is an existing public house.

1.3 The Waterhouse

The Waterhouse is a Grade II listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) Act 1990. This statement assesses the impact proposals to carry out the repairs to the existing public house. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Public House

Location: The Waterhouse 67-71 Princess St, Manchester M2 4EG

Grading: Grade II Listed

2.0 Location

2.1 Location

Manchester is a city and metropolitan borough in Greater Manchester, England, with a population of 530,300 as of 2015. It lies within the United Kingdom’s second-most populous urban area, with a population of 2.55 million. Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. Throughout the Middle Ages Manchester remained a manorial township but began to expand “at an astonishing rate” around the turn of the 19th century. Manchester’s unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution, and resulted in it becoming the world’s first industrialised city. Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and linking the city to the sea, 36 miles (58 km) to the west. Its fortunes declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

3.0 General Description

3.1 The building History

A brief History of The Waterhouse

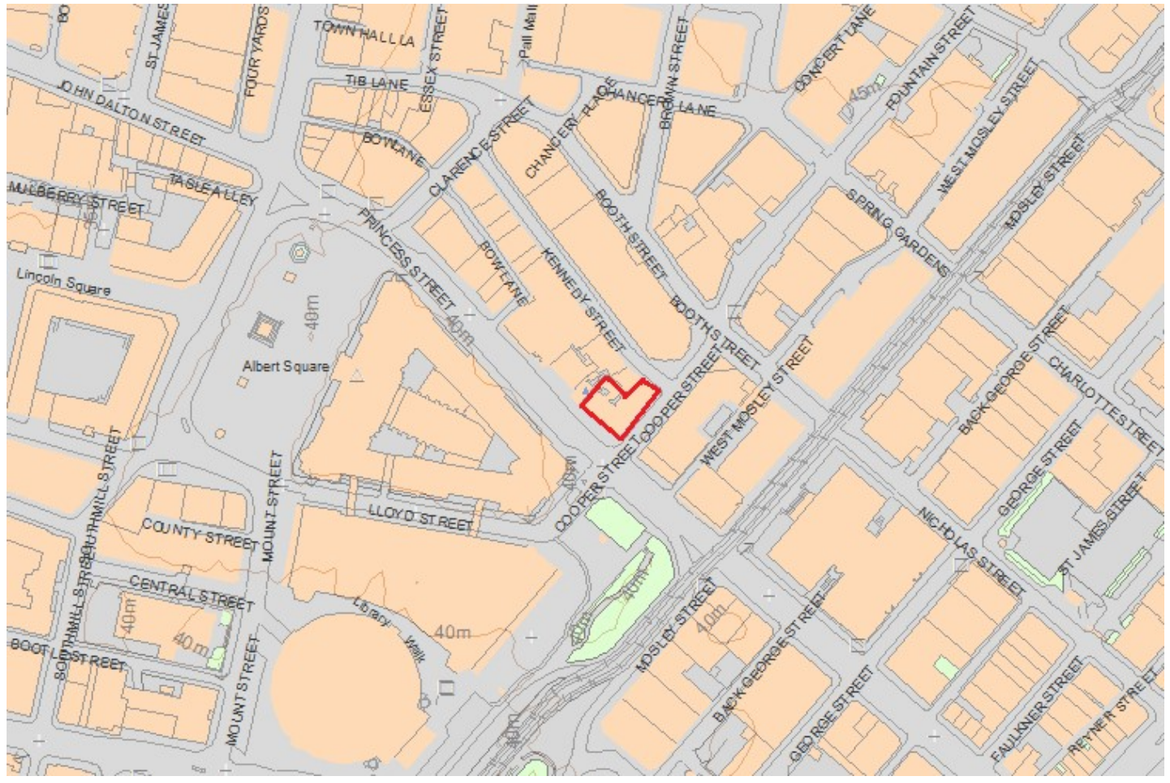
The pub stands in the shadow of Manchester Town Hall. Completed in 1877, this civic palace was designed by Alfred Waterhouse, who was also responsible for several other buildings in the city.

The rapid expansion of the city, and the ambitions of its civic leaders, led to the creation of a municipal palace of unrivalled splendour, designed by Alfred Waterhouse. The internal mosaic design incorporates a pattern of bees, symbolic of Manchester’s industry, which is also found on the city’s coat of arms.

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: planning@harrison-ince.co.uk

3.2 Listing Description

The Waterhouse
Description: Public House
Grade: II
Date Listed: 03-Oct-1974
English Heritage Building ID: 1247388
National Grid Reference: SJ 83960 98089
Location: The Waterhouse
Local Authority: Manchester City Council
Country: England
Postcode: M4 4EG
SJ8398SE
698-1/27/332 (North East Side) 03/10/74 Nos. 65 TO 71 (Odd)
GV II
Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos 65 and 67 which are plain wood). Nos 65 and 67 altered at ground floor by insertion of C20 shops. Nos 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos 65 and 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city.



OS Map of the Punchbowl

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: planning@harrison-ince.co.uk

4.0 Assessment of Impact

4.1 Building Fabric Analysis

The building comprises of 3 of the original 4 townhouses that were originally built on this site, externally the original sash windows and sandstone door surrounds are as the original design, and internally the 3 townhouses are joined together on all floors with some of the original staircases and internal finishes still intact. For facilitate its current use as a public house the building has a modern bar fixings and several other alterations but mostly the original layouts remain.

4.2 The Proposed Work

The proposed works is as follows:
This proposal aims to install a robust Wi-Fi infrastructure at The Waterhouse, a JD Wetherspoon property, to improve connectivity for guests and staff. The installation includes multiple wireless access points and upgraded cabling, positioned across all levels of the building for optimized coverage. All works will align with the operational needs of the business and respect the historic value of the property.

4.3 Impact on the buildings architectural and historical character

All new equipment, including access points and cabling, will be installed using existing cavities and pathways, particularly within false ceilings and walls, with minimal penetrations. Where small penetrations are made, this will not occur to the building's original fabric. No external or visually impactful modifications are proposed, ensuring the building's historical front elevation and interior features remain unchanged.

Installation will require no structural modifications. Cable to run from cabinet into loft space running through the loft through existing voids and cable trays in the riser to the AP locations.

The building's key features and materials will be preserved throughout the installation. The project includes non-invasive wall mounts in areas constructed of plasterboard and other non-historic materials, further ensuring that the building's character is respected. Access points will be replaced in like for like locations including new access points which will not impact the historic fabric.

5.0 National Planning Policy Framework

1.1 Relevant NPPF Paragraphs

The National Planning Policy Framework sets out a framework for planning policy. Section 16 outlines policy in regard to the conservation and enhancement of the historic environment.

Paragraph 195 ensures Heritage assets are conserved in an appropriate manner to ensure their longevity and impact towards the community. Given the minor nature of the works the proposal is not considered to impact of the heritage asset. The updating of Wi-Fi services to the building will help in maintaining occupation of the asset.

Regarding Paragraph 200, the works will not impact significant historic building fabric, with minor penetrations through contemporary building fabric. The existing network will be upgraded using like for like which will have minimal impact on the appearance of the heritage asset.

Paragraph 208 stipulates proposals with less than substantial harm be weighed against the public benefits. Given the proposed works are to upgrade facilities for patrons occupying the building the proposal is not considered to impact the heritage asset.

6.0 Conclusions

The Waterhouse serves as a pub, catering to the needs of locals and visitors alike. Upgrading Wi-Fi connectivity aligns with current guest expectations and enhances the building's function without compromising its historic value. The sensitive placement of equipment ensures that the building's Grade II listed status remains a priority throughout the process.

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: planning@harrison-ince.co.uk

HARRISON INCE ARCHITECTS

Sun House

2-4 Little Peter Street

Knott Mill

Manchester

M15 4PS

T: 0161 236 3650

E: info@harrison-ince.co.uk

www.harrison-ince.co.uk