NOVEMBER 2024

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APLICATION FOR LISTED BUILDING CONSENT

FOR

WIFI UPGRADE

AT

THE WATERHOUSE
67-71 PRINCESS STREET
MANCHESTER
M2 4EG

HARRISON INCE ARCHITECTS

Sun House 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS
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1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD Wetherspoon PLC in support of the application of listed building Consent at: The Waterhouse 67-71 Princess Street, Manchester M2 4EG. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

This proposal aims to install a robust WiFi 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.

1.2 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.

1.3 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.

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2.0 Design Objectives

2.1 Enhance Connectivity

The primary goal is to deliver reliable wireless coverage throughout the building, ensuring consistent signal strength across guest areas, including the bar, restaurant, and rooms.

2.2 Discreet Installation

All equipment will be installed discreetly to preserve the building's aesthetic and historical character. Wall mounts and false ceiling mounts are chosen to blend with the existing environment without visible alterations to historical features.

2.3 Efficiency and Safety

Installations are planned to minimize operational disruption. Small ladders will be used within rooms with ceiling heights of approximately 3 meters. All cabling will follow existing pathways, and no structural modifications are planned that would alter the building's original design.

3.0 Access

3.1 Installation Hours

Installations will occur during business hours with minimal impact on customers. Work will avoid heavy trading hours and maintain public access to key areas of the pub.

3.2 Accessibility Considerations

The project team will ensure safe access to the building and adhere to safety protocols to ensure public areas remain unaffected.

3.3 Environmental Precautions

Necessary environmental protections, such as working around fire seals, will be observed, and existing entry points, such as the basement, will be utilized for cable routing to avoid new penetrations.

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