Paul Butler Associates
Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

Old Quadrangle/John Owens and Whitworth Buildings: Proposed service installations including CCTV, Wi-fi and Water supply

Heritage, Design and Access Statement

November 2024

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a combined planning and listed building consent application for the installation of services at the Old Quadrangle and the adjacent John Owens building and Whitworth building including CCTV, Wi-fi and water supply. The proposed service installations will serve the recently completed landscaping remodelling scheme implemented by the University of Manchester to the Old Quadrangle.

1.2 The recent remodelling of the Old Quadrangle and marks the University of Manchester Bicentennial in 2024 when the University is celebrating 200 years of education and innovation. The remodelling of the Old Quadrangle reflects this Manchester milestone and leaves a lasting legacy of the Bicentennial Celebrations. The upgraded courtyard space is an investment in the long-term future of the courtyard and of the adjacent listed buildings. It is necessary to update on site infrastructure to provide CCTV to allow safe use of the remodelled environment, provide Wi-fi coverage to promote and facilitate use of the space and to provide a water supply to irrigate soft landscape planting.

1.3 The buildings surrounding the Old Quadrangle were listed Grade II* on 18 December 1963. The statutory listing address of the complex is Victoria University of Manchester including Christie Library, Whitworth Library, Whitworth Hall, Oxford Road.

1.4 This Heritage Design and Access Statement has been prepared to accompany a combined planning and listed building consent application for the installation of services. The Statement assesses the heritage significance of the Old Quadrangle, the John Owens building and the Whitworth Building and the potential impact of the proposed works upon their described significance. This Statement demonstrates the proposed works have been designed with a clear understanding of the history and heritage significance of the site and demonstrate a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.

1.5 This Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken in October 2024), in addition to an examination, analysis and assessment of readily available historic records.

1.6 This Statement includes:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- A summary of the historic development of the site;
- A summary of the pre-application consultation undertaken;
- Consideration of design and access matters;
- A description and an assessment of the heritage significance of the heritage asset impacted by the works; and,
- An assessment of the impact of the proposed works upon the significance of the designated heritage asset.

1.7 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

2.1 The Old Quadrangle is located at the University of Manchester campus on Oxford Road, Manchester. The western boundary of the Old Quadrangle is formed by the John Owens building (Grade II* listed), the northern boundary is formed by the Beyer building (Grade II* listed), the eastern boundary is formed by the Whitworth building (Grade II* listed) and Whitworth Hall (Grade II* listed), whilst the southern boundary is formed by the Christie building (Grade II* listed). The Old Quadrangle has never been rectangular as the name would suggest with the Christie building butting into the space which is irregular.

2.2 The postal address of the application site may be described as land to the rear of the Whitworth building, Oxford Road, Manchester, M13 9PL. The application site is Grade II* listed as are each of the surrounding buildings noted above. Figure 2.1 shows the approximate application site area in red. The application site List Entry Number which describes these properties is 1271428. The site does not lie within a Conservation Area.



Figure 2.1: Aerial View showing the approximate application site area.

3. The Heritage Planning Policy Context

3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises Places for Everyone (2024), the Manchester Core Strategy (2012) and saved policies of the Unitary Development Plan for Manchester (1995). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. The application site, buildings and Old Quad are Grade II* listed.

3.4 In determining this application it is necessary to consider the impact of the proposal on the significance of the designated heritage asset (Old Quad and adjacent buildings). This includes direct physical change on its built fabric. The works proposed are internal and external. Section 9 of this report provides an assessment of these anticipated heritage impacts.

National Planning Policy Framework (NPPF)

3.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in December 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment.

3.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 195 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.7 Paragraph 200 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'.*

3.8 Paragraph 201 states 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 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.'*

3.9 Paragraph 203 states *'In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness'.

3.10 Paragraph 205 states *'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'.*

3.11 Paragraph 206 states *'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:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) 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'.*

3.12 Paragraph 207 states that *'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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a. the nature of the heritage asset prevents all reasonable uses of the site; and

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

3.13 Paragraph 208 states 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'.

3.14 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is 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'.*

National Planning Practice Guidance (NPPG)

3.15 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking. NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'* (Paragraph: 002 Reference ID: 18a-002-20190723)

Local Planning Policy Guidance: The Development Plan for Manchester

Places for Everyone Joint Development Plan (March 2024)

3.16 Places for Everyone (PfE) is the joint plan for the boroughs of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The following heritage policy is of relevance:

- Policy JP-P2 'Heritage' this policy states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Manchester Core Strategy Development Plan Document (July 2012)

3.17 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. A specific heritage policy of the core strategy of relevance to the proposed scheme is:

- Policy EN3 'Heritage' this states that '*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods*'.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.18 A saved heritage policy of the UDP of relevance to the proposed scheme is:

- DC19 'Listed Buildings' which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

4. The Proposed Scheme

4.1 The Old Quad has been remodelled to accommodate a plethora of user needs which range from providing a space capable of accommodating large formal graduation ceremonies to a space that can accommodate a short break from study or a lunch break.

4.2 It is essential that the space is safe for users and also provides wi-fi access to meet user needs and expectations. Demand for Wi-fi connectivity is particularly intense during graduation events as is the need to ensure public safety. Water supply is required to sustain elements of the soft landscaping in times of drought.

4.3 The proposed works involve three elements:

CCTV Proposed Works

4.4 The preferred design installation is to mount CCTV cameras on the existing contemporary lighting columns within the Old Quad. This approach allows existing below ground cable voids to be used to accommodate cabling thereby removing the need for surface mounted cabling. Cables are routed below ground from existing ducts through each lighting column thereby containing all new cabling within the existing infrastructure of the remodelled Quad.

4.5 The three pole mounted cameras selected externally allow full coverage of the Quad and are supplemented by a fourth camera below the Queens arch between the Whitworth Building and Whitworth Hall which will provide CCTV coverage of the main entrance.



Figure 4.1: CGI of Proposed Scheme showing CCTV mounted on existing columns



Figure 4.2: CGI of Proposed Scheme: Camera mounted under Queens Arch

4.6 In arriving at the preferred scheme, the Design Team discounted several approaches:

Discounted: Building Mounted Cameras

4.7 Option A: This option provided good coverage of the Old Quadrangle from the University's security team's perspective, requiring eight new cameras mounted on the buildings (Figure 4.3). However, the design team discounted this proposal due to the number of cameras that would need to be affixed to the listed buildings, which would necessitate additional internal cabling and façade penetrations, potentially impacting on historic fabric. Two further iterations of this design were subsequently explored: one with six building mounted cameras and another with four cameras, each incorporated within building mounted lighting lanterns.

4.8 Option B: The six-camera configuration still required modifications to the listed buildings, including extensive new wiring and penetrations in previously untouched areas (Figure 4.4).

4.9 Option C: The four-camera design aimed to minimise harm by utilising the locations of existing Old Quad lighting lanterns (Figure 4.5). This approach reduced impact on the listed buildings, as most of the cameras, aside from the one under Queen's Arch, could be connected using existing cable runs and penetrations.

4.10 A CGI mock-up was created for this option, which showed the use of the lanterns. However, the design team ultimately rejected this proposal, citing concerns that the cameras appeared too bulky when placed alongside the lanterns and did not align with the heritage aesthetic (Figure 4.10).



Figure 4.3: Option A showing eight cameras



Figure 4.4: Option B showing six cameras



Figure 4.5: Option C showing four cameras

Design Option: Mounted on Lighting Poles

4.11 Following the grant of approval for lighting columns within the Old Quadrangle, the design team considered installing the cameras on these poles instead of mounting them directly onto the buildings. This proposal involved placing three cameras on the lighting columns, along with one small camera under Queen's Arch. Additional CGI images were generated to depict the lighting poles (Figure 4.6) and the camera placement under the arch.

4.12 The design team believes that this option is the least intrusive to the historic setting of the Old Quadrangle, while still providing the necessary level of security to protect the space and its users.



Figure 4.6: CGI showing cameras and AP colour matched to lighting column

Wi-fi Proposed Works

4.13 The preferred design involves mounting four WIFI Access Points (APs) on new lighting columns within the Old Quad which achieves maximum coverage of the space whilst minimising the number of APs necessary. Under this design supplementary AP coverage is required, although the gap in coverage associated with pole mounting can be addressed by providing two low bollards in the landscaped area aside the Beyer building rather than affixing a new AP to the Quad facing frontage of the Beyer building.

Discounted Design 1: APs to the rear of benches

4.14 The Team considered installing Wi-Fi by placing APs behind the new benches surrounding the ellipse. A wi-fi heat map was prepared which confirmed there to be several areas within the Old Quad which would not be served by a signal (Figure 4.7).

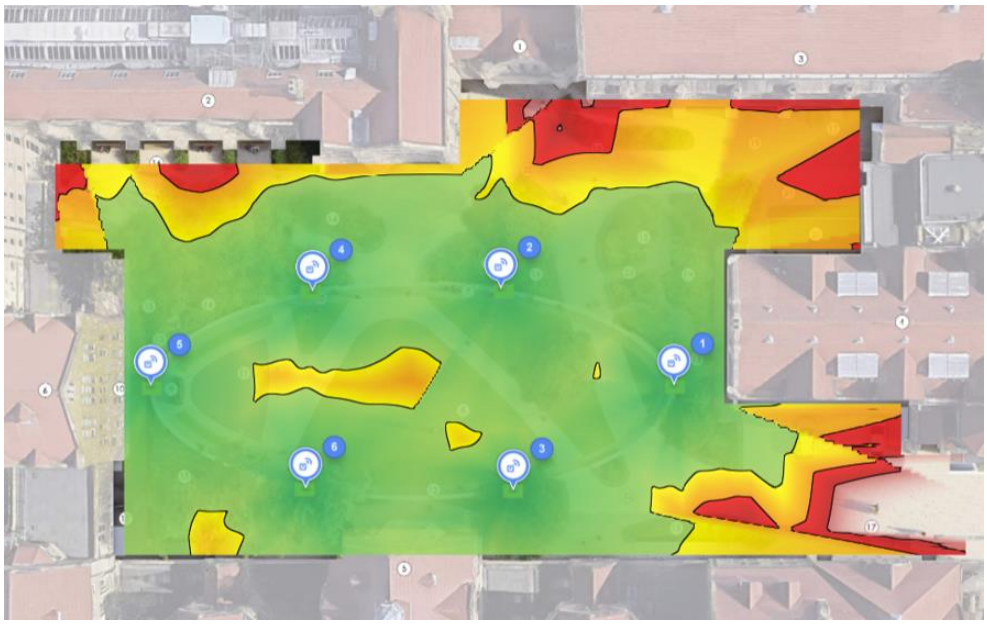


Figure 4.7 Discounted Design 1: APs to the rear of benches

4.15 Due to the anticipated capacity of people demanding wi-fi within the space during graduation and at other major events, placing APs behind benches would not work as the signal would become lost within large groups of people and the middle of the ellipse and outer edges would struggle to have coverage in any event. Additionally, zero secondary services were built into this design to mitigate against AP failures or roaming which might occur, again resulting in poor coverage and service gaps.

Discounted Design 2: APs to the rear of benches with supplementary building mounted APs

4.16 To mitigate the areas anticipated to have poor signal coverage a further iteration of Design 1 was formulated with new building mounted APs introduced to mitigate gaps in coverage (Figure 4.8).

4.17 Whilst coverage was improved, signal strength across the space was still not predicted to be strong enough to serve for graduation events, especially in the centre of the ellipse. There would also be a requirement to run cables through the adjacent listed buildings and create further penetrations in the external walls.

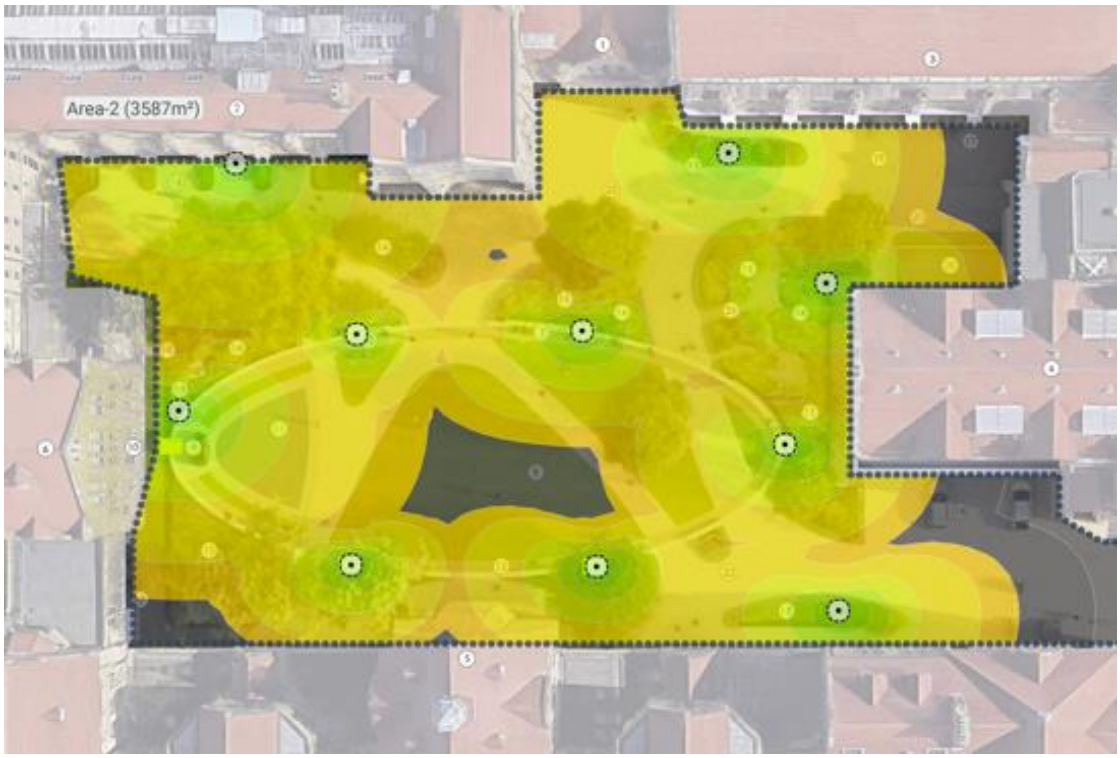


Figure 4.8 Discounted Design 2: APs to the rear of benches with supplementary building mounted APs

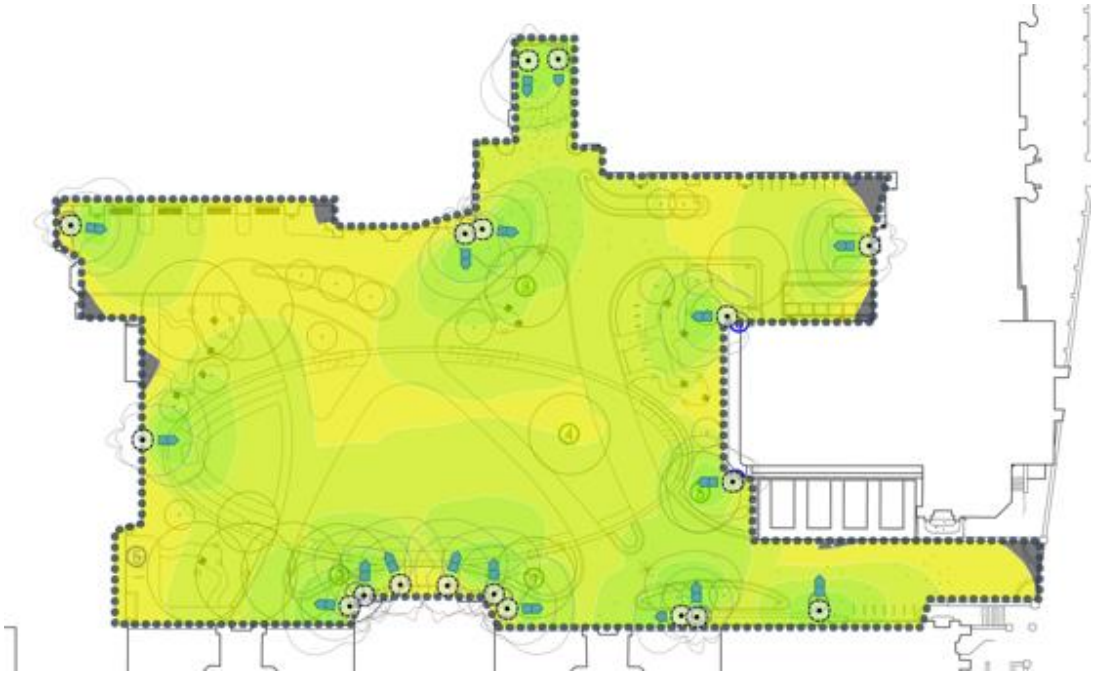


Figure 4.9 Discounted Design 3: Lamp and building mounted APs

Discounted Design 3: APs mounted on existing building lanterns

4.18 The next option considered was to mount the APs within the 'C' brackets of the existing lantern bracketry and have the APs painted black to blend into the existing metalwork (Figure 4.10).

4.19 This wi-fi design provided significantly better coverage across the space and had the benefit of using existing penetrations through walls for new wiring. However, this design was unsuitable due to the larger number of APs required to secure acceptable coverage, the number required being 20 in all (Figure 4.9). Additionally the layout requires an AP to be mounted on the Quad facing elevation of the Beyer Building. This was deemed to have a negative impact on the Boston Ivy covered elevation of the Beyer building



Figure 4.10 Lamp mounted AP/CCTV Mock-Up

Selected Design 4: Mounting on New Lighting Poles with Bollards

4.20 The final design was progressed following the introduction of lighting poles into the space, these provide high mounting points for the APs without touching the building facades and provides good coverage across the space.

4.21 The APs selected emit a 360 signal into the space from the columns rather than only 180 from the building elevations which reduces any low signal areas and reduces the number of AP's from 20 to just 6 (4 being column mounted).

4.22 An AP on the Beyer elevation can be avoided by the use of two low level AP bollards in the soft landscaping which will be recessive and softened as the new planting matures. During construction two below ground ducts were installed to accommodate these bollard APs. (Figure 4.11).

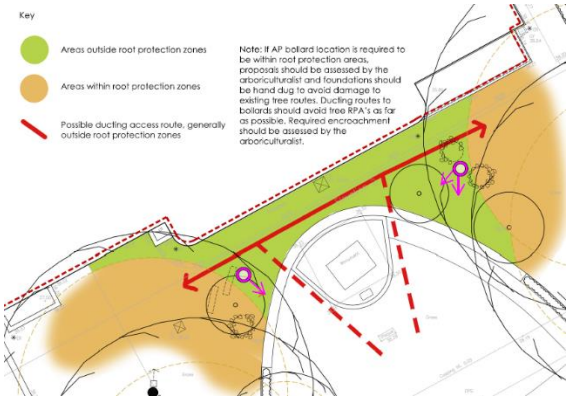




Figure 4.11 Locations for Bollard APs

4.23 The ducting routes are already installed to enable the lighting columns so no further works will be required other than pulling the cables through the external ducts and installing the low-level bollards. Therefore, it was agreed that this was the optimum heritage solution.

Water Supply

4.24 The water supply route has been selected to minimise impact on the building with provision run from an existing basement w/c into the Quad at below ground level. The routing selected has limited impact and shows the Design Team have understood the heritage fabric of the site and have designed a proposal which is sympathetic to the built form of the site.

5. Historical Development of the Old Quadrangle and University Buildings

Historic Background

5.1 The Old Quadrangle has evolved overtime and the courtyard has been remodelled on several occasions in response to the changing needs of the University of Manchester, most recently in 2024 when an existing car parking area was removed and replaced by new soft and hard landscaping including an oval lawn. The following section summarises the development of the Quad.

Phase 1: The site before University buildings were developed

5.2 The land on which the John Owens building, Beyer building, Whitworth building, Whitworth Hall and Chrisie building would subsequently be built originally comprised of large residential villas. The Lancashire Ordnance Survey large scale Town Plan series published in 1851 shows the layout of the application site at this time with domestic villas set within lawned gardens. Villas were set back from Oxford Road (at this time known as 'Oxford Street') behind large front gardens often with provision for accommodating horse drawn carriages. To the rear most properties had long rectangular rear gardens laid out with, in plan form, informal elliptical and curved pathways with associated soft landscaping and tree planting (Figure 5.1).

Phase 2: John Owens Building

5.3 The first of the University buildings to be developed was the John Owens building which started in 1870. An undated photograph (Figure 5.2) of circa the 1880s shows the domestically scaled John Owens building with the Old Quadrangle land laid out as a lawn with young trees present with gravel pathways to the perimeter. A similar undated photograph also likely from the 1880s (Figure 5.3) shows another view of the space, again showing the lawn with a gently curving edge.



Figure 5.1: Lancashire Series: Ordnance Survey, Large Scale Town Plans (1:1056). Published: 1851. The site prior to the erection of John Owens building in c.1870.



Figure 5.2: Undated photograph c1880s: John Owens with lawned area.



Figure 5.3: Undated photograph c1880s: John Owens with lawned area.

Phase 3: Beyer building and Whitworth building (East Range)

5.4 The east range, now known as Whitworth Hall, was constructed 1883-7 by Alfred Waterhouse. The Beyer building was added by 1888, also designed by Alfred Waterhouse. Figure 5.4 shows a sketch likely completed shortly after the Beyer building was completed. The drawing suggests the Quadrangle was in use by horse and carriage suggesting the previous lawned surface may have been reduced or replaced by a hard surface to accommodate horses and carriages. The reduction in the lawned area may also have been necessitated by the construction activity associated with the erection of the Beyer building and Whitworth Hall which presumably required significant construction compounds. Figure 5.4 shows that some soft landscaping was present with a tree located in a circular or oval mound of soft landscaping located in front of the Beyer building. At this time the Quadrangle was not an enclosed space being part open to the south. The enclosure of the space would not increase again until the Whitworth Hall was added to south end of Whitworth building in c.1895-1902 by Paul Waterhouse.

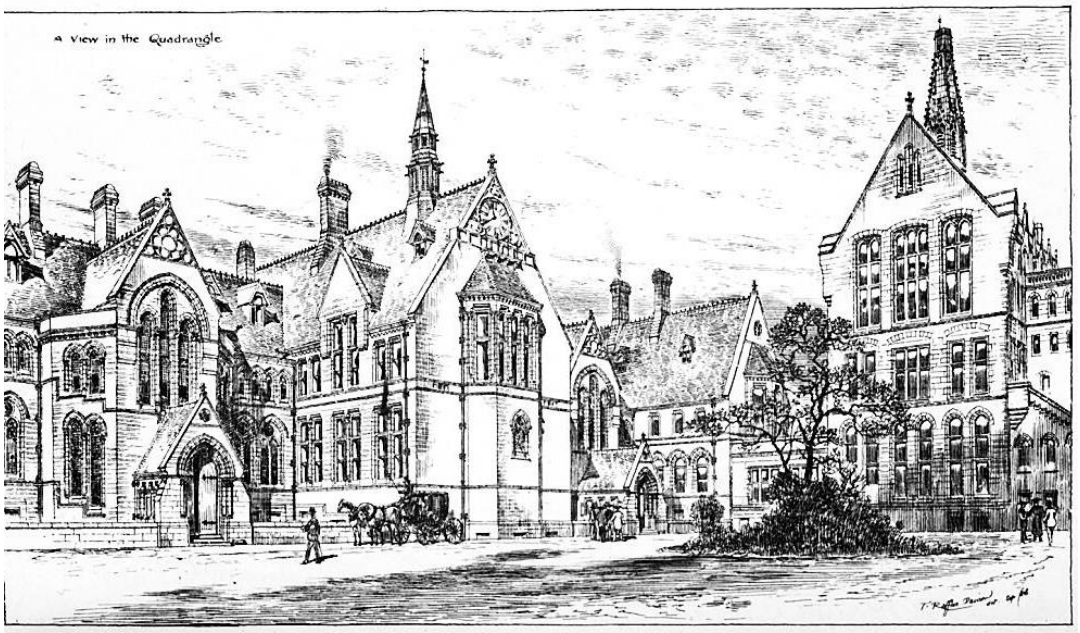


Figure 5.4: Undated drawing: Post completion of the Beyer building.

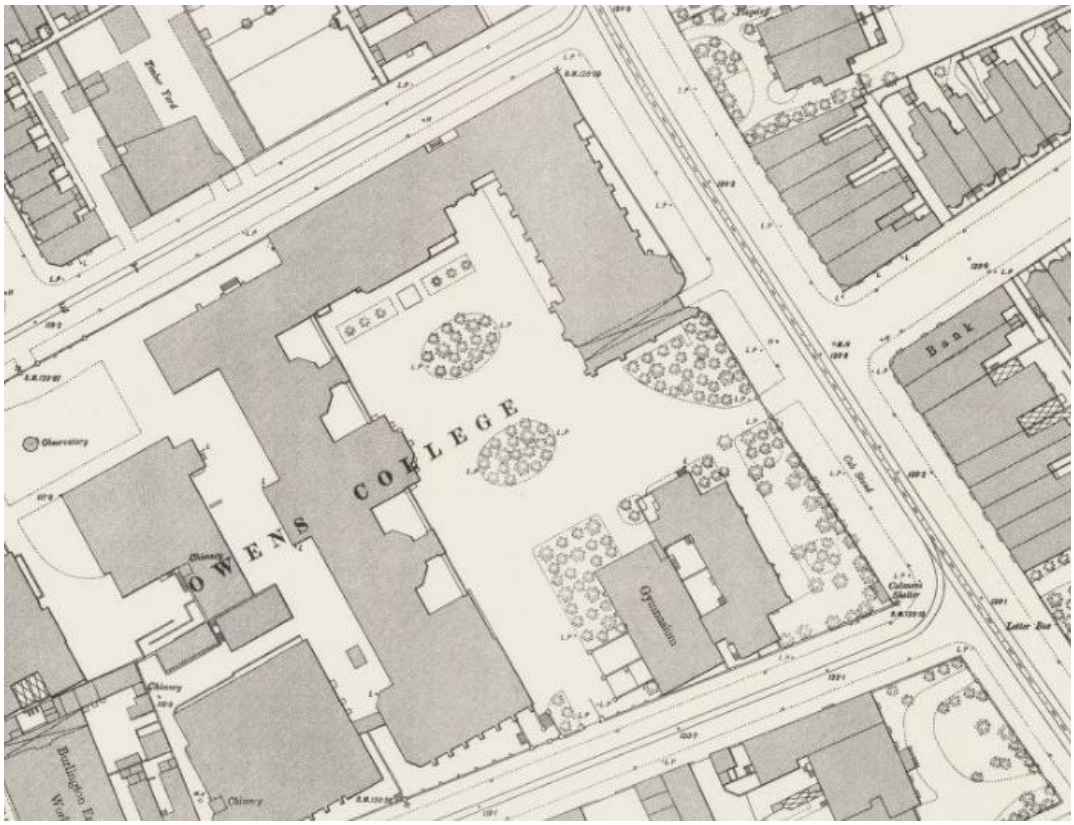


Figure 5.5: Lancashire Series: Ordnance Survey, published 1891.



Figure 5.6: Photograph showing arrangement shown in 1891 town plan above with glacial boulder, flower beds and lighting.

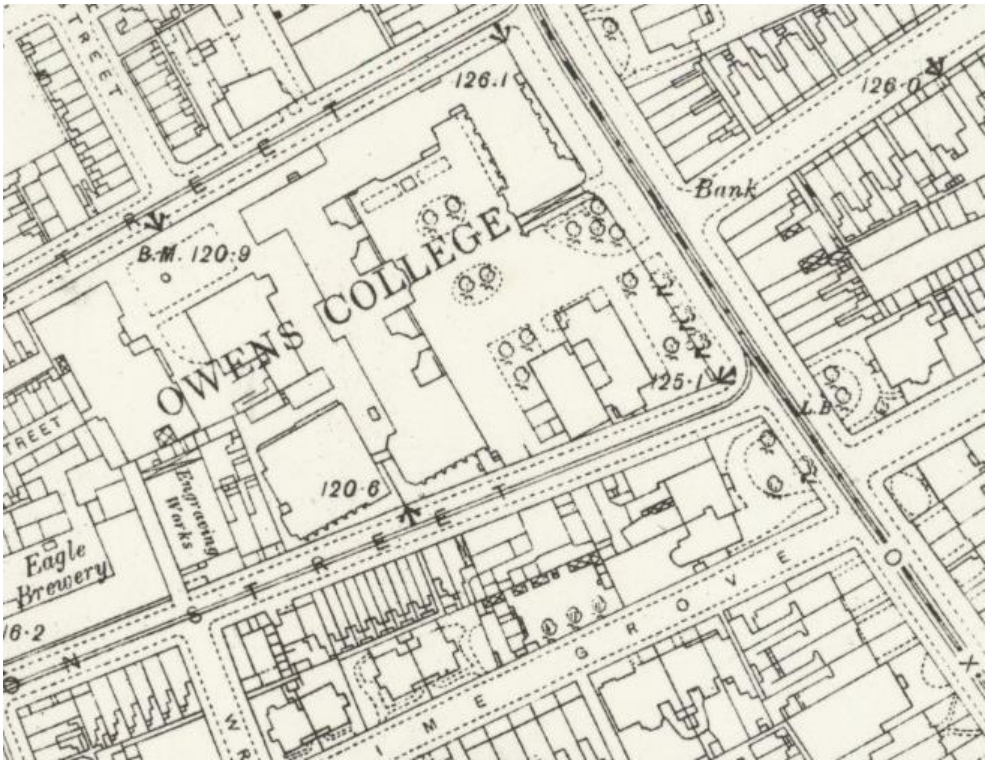


Figure 5.7: Lancashire Series: Ordnance Survey, 25 inches to the mile, Surveyed: 1888 to 1889, Published: 1893.

5.5 Figure 5.5 shows an extract from the Lancashire Series: Ordnance Survey, surveyed in 1888 and published 1891. The early phase of University development appears to be largely completed with the John Owens building, Beyer building and Whitworth building present. A similar arrangement is shown on the 1893 plan (Figure 5.7). The Quadrangle is not square nor is it enclosed by buildings rather the space is seen to be an 'h' shape. The southern portion of which is formed by two former villa buildings which appear to have been retained for University use. A gymnasium is shown as being constructed at the rear of the former pair of villas and appears to be linked to them. These buildings would later be demolished when the Whitworth Hall was erected.

5.6 The layout of the 'h' shaped Quadrangle at this time is shown by Figure 5.6. The glacial boulder is evident in the photograph with a flower bed to either side. Figure 5.5 shows the location of the boulder in plan form. That part of the 'h shaped Quadrangle between John Owens building and Beyer building is shown to be laid by Figure 5.6 with two elliptical soft landscaping beds which look to have been recently planted with young nursery stock. Lighting is also present by 1891 with a pair of lanterns to either side of the landscaped ellipses.

Phase 4: Whitworth Hall and Christie Building

5.7 Whitworth Hall was added to south end of Whitworth building between c.1895-1902 designed by Paul Waterhouse and subsequently the Christie Building. The addition of these two buildings would have given the Quadrangle the shape with which we are familiar today (Figure 5.11). Interestingly the proposed plan for the Christie building shows that an intended bridge link between the Christie building and the Student Services Centre (Figure 5.8) was never completed, leaving the southern end of the Old Quadrangle partially open to Burlington Street. Figure 10 shows what appear to be wreaths laid aside the Christie building with possibly a small lawn present in the foreground. The landscaping treatment apparent in 1891 aside the John Owens and Beyer buildings with elliptical landscaping beds was initially retained after the completion of the Christie building (Figure 5.10) although the elliptical beds had been removed by 1922. Figure 5.11 shows the Old Quadrangle in 1922 with the glacial boulder still recorded in front of the Beyer building. The 1935 OS Plan (Figure 5.12) shows little change from 1922, continuing to show the boulder location.

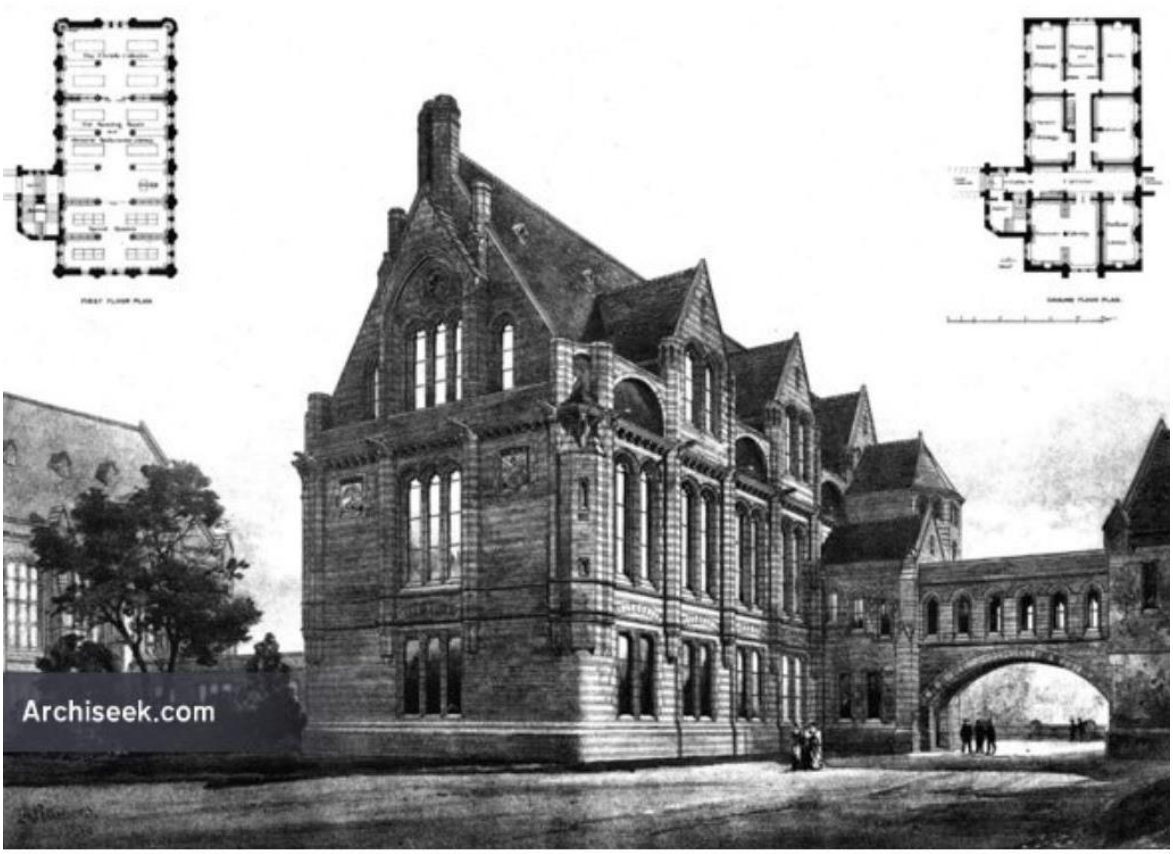


Figure 5.8: Plan for the Christie Building showing proposed bridge link across Old Quadrangle.

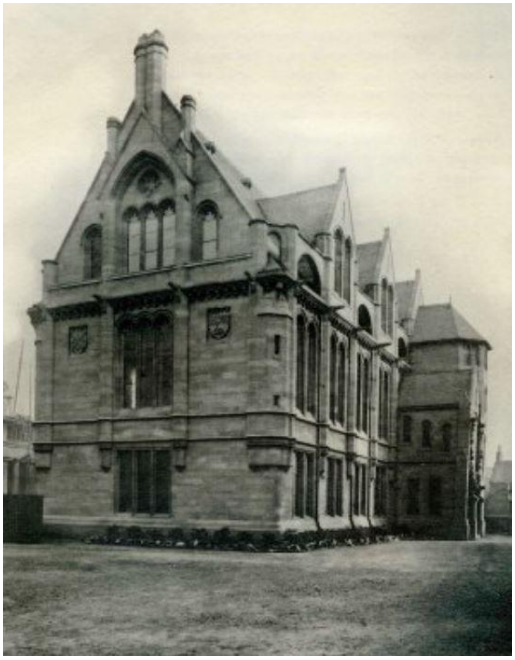


Figure 5.9: Undated image, wreaths laid alongside the Christie building.



Figure 5.10: Undated view of the Old Quadrangle post completion of the Christie building.

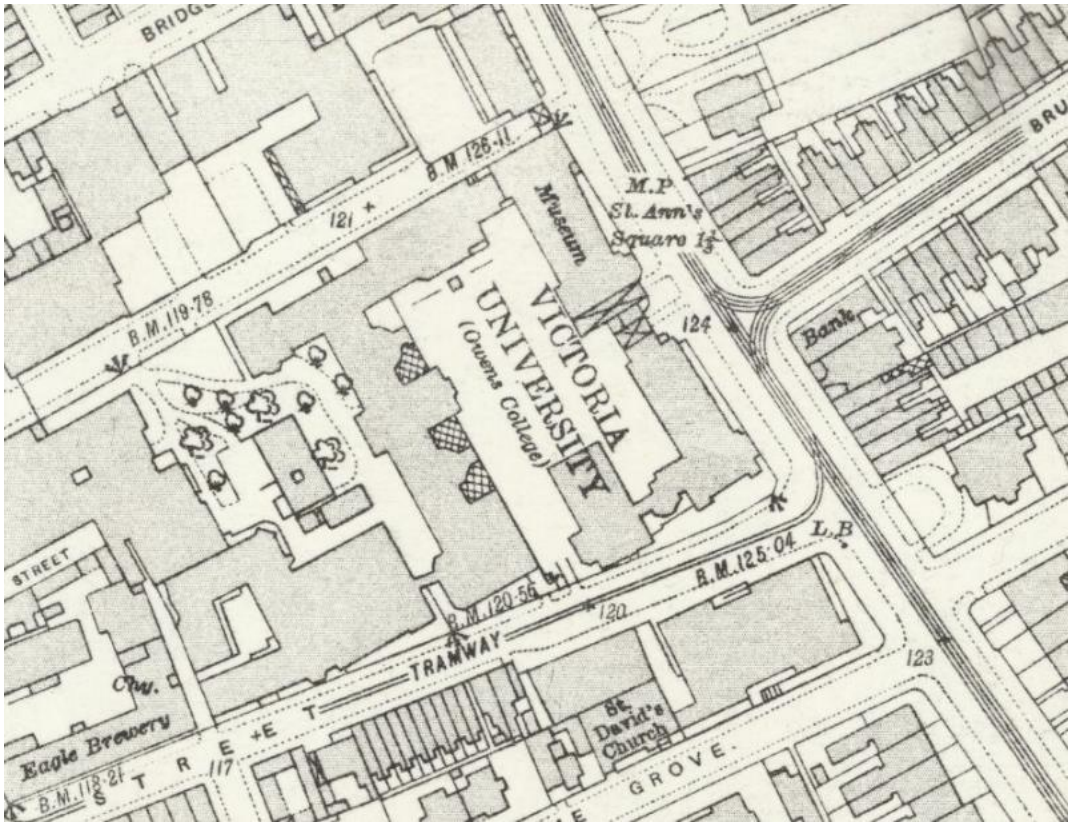


Figure 5.11: Lancashire Series: Ordnance Survey, Series: Ordnance Survey, 25 inches to the mile, Revised: 1915 to 1916, Published: 1922. The plan shows the location of the glacial boulder.

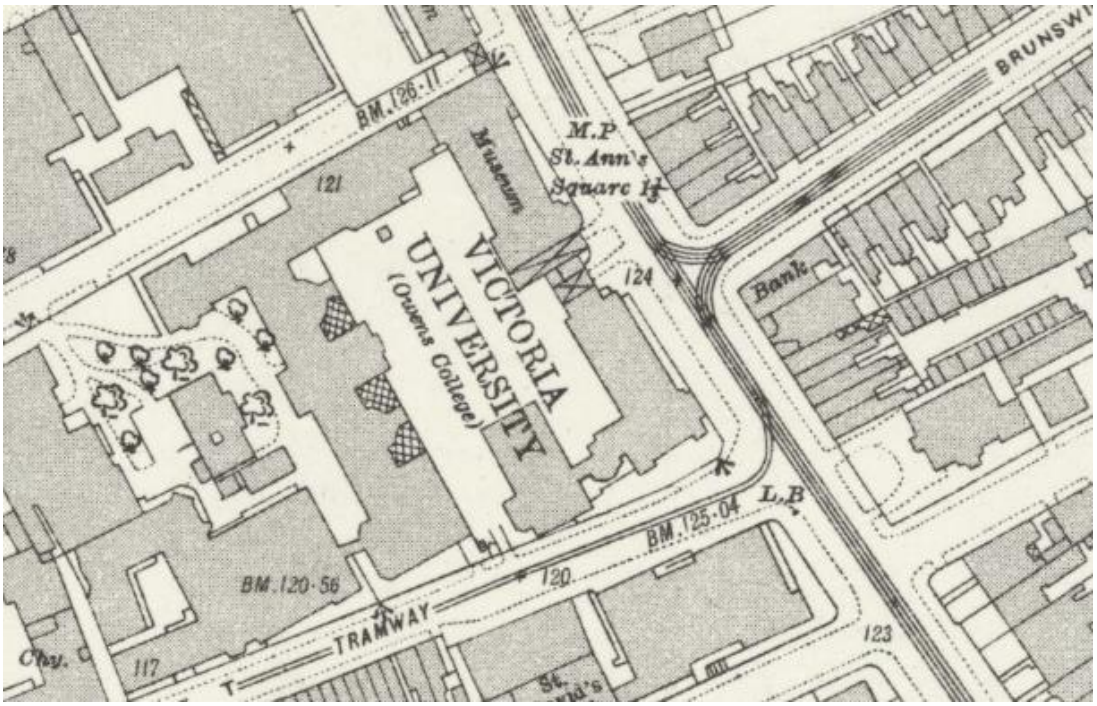


Figure 5.12: Lancashire Series, Ordnance Survey, 25 inches to the mile Revised: 1933 Published: 1935. Bolder location indicated.

Phase 5: Remodelling of Old Quadrangle Car Park

5.8 The Old Quadrangle was listed along with the John Owens building, Beyer building, Whitworth building and Whitworth Hall in 1963. The Old Quadrangle is listed by inclusion within the List Entry name 'VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL'. The List Entry Number is 1271428 with the Grade II* listing being designated on 18/121963. The statutory listing address is 'Victoria University of Manchester including Christie Library, Whitworth Hall, Oxford Road'.

5.9 Figure 5.13 shows the Quadrangle shortly after installation of the car parking with raised beds and an office for a car parking attendant. In 2024 this layout was replaced by a new soft and hard landscaping including a grass oval to celebrate the bicentennial of the University of Manchester (Figure 5.14).

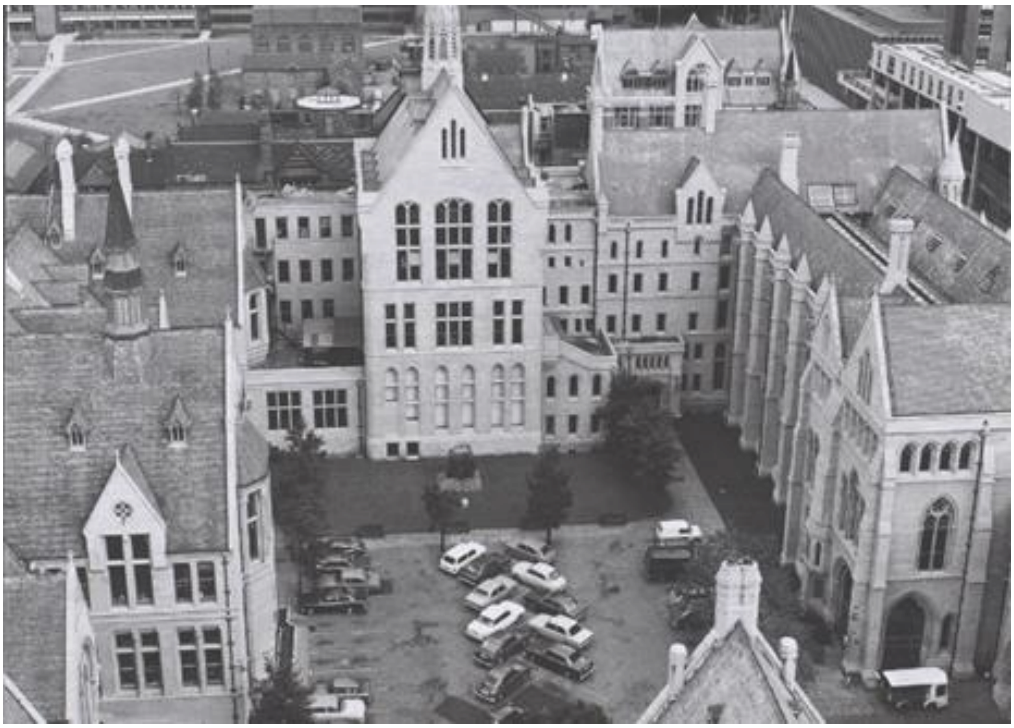


Figure 5.13: Undated c.1965: The Old Quadrangle is remodelled as a car park including the addition of a lawn in front of Beyer building. The glacial boulder was retained and York stone paths installed to the perimeter.



Figure 5.14: Remodelled Old Quad, May 2024.

6. Pre-application Work

6.1 A pre-application meeting was held with Jennifer Atkinson and Jack Naven to discuss the proposals to install CCTV and Wi-fi prior to the submission of the application. The Design Team presented the proposals to the Officers and explained the options which had been discounted. The Officers were supportive of the proposals requesting that colour finishes for APs and CCTV cameras within the Quad landscaping were colour matched to existing finishes to ensure they read as an integral part of the remodelling scheme.

6.2 The Officers recognised the benefits of the scheme and acknowledged the scheme had the potential to make the Old Quad safer and ensure users had wi-fi access from within a key open space within the City.

7. Design and Access Considerations

Design Considerations

7.1 The proposed scheme seeks to provide CCTV, Wi-fi and water for soft landscape irrigation in a manner which is sensitive to the history of the application site. Pre-application consultation has been undertaken with Manchester City Council Planning Officers and the proposals have been developed through a heritage-led approach with a clear understanding and appreciation of the significance and heritage of the subject site.

7.2 Within the Old Quad cabling and infrastructure is mainly below ground level. Within buildings wherever possible existing voids or containment will be used for new cabling and pipework. Camera and AP locations have been carefully selected to minimise the number of APs/CCTV cameras required (Section 4 of this report).

7.3 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

Access Considerations

7.4 No matters regarding access have been identified as a result of the works and none therefore need be discussed within this Statement.

8. Heritage Significance of the Old Quadrangle, John Owens Building and Whitworth Building

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- Historic interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

8.2 The Listed Building entry describes the building thus: *'University. West range begun 1870, east range 1883-7 and north range 1888, all by Alfred Waterhouse; with Whitworth Hall added to south end of east range c.1895-1902 by Paul Waterhouse. Sandstone ashlar, red tiled roofs with fishscalebands. Large and irregular plan round a courtyard which is open at the south-west corner. Gothic style. The WEST RANGE (Main Building), the first on the site, in domestic scale and style, of 2 storeys plus basements and attics, has a projected gabled wing in the*

centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light window at 1st floor and a tiled hipped roof, a clockface in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys. The EAST RANGE (the main facade to Oxford Street) is monumental in scale and style, asymmetrical, with a very large rectangular tower at the south end, a 2-storeyed entrance archway to the left of this and a tall 4-storey 7-bay range to the right. The entrance archway has a wide 2-centred moulded arch, and above this a stepped triple lancet in a gable flanked by pinnacles. The tower, with pilastered corners and an octagonal stair-turret at the north-east corner, has a very large 2-centred arched doorway with splayed reveal including foliated niches, 4 orders of moulding, and hoodmould with apex carried up to form a pedestal to a 1st-floor niche with a statue; arcaded windows on 6 stages (successively 5, 5, 3, 3, 5 and 5 lights), all different and those at the top stage with a colonnaded screen; and a steep saddle-back roof with banded cladding of lead and tiles. In the angle with the main range to the right is a tall 2-bay canted staircase which has buttresses, tall 2-light windows with geometrical tracery, and an arcaded parapet. The main range itself, 4 storeys diminishing in height and 7 bays with buttresses square at ground floor and chamfered above, terminating in pinnacles, has arcaded windows filling each bay, those at ground floor segmental-headed with transoms and arched lights, those at 1st and 2nd floors with shafts and 3 square-headed lights and those at 3rd floor with 4 arched lights; and a corbel table and blind arcaded parapet to each bay. WHITWORTH HALL (to the left of the entrance archway), of 2 unequal storeys and 8 bays plus a corner tower at the south end, has buttresses, coupled segmental-headed windows at ground floor, bands of blind arcading between floors, and tall 2-light transomed windows with cinquefoil lights at 1st floor; an elaborate 2-storey gabled porch to the 1st bay with pinnacles, blind-arcading in the gable and open arcading linking the gable to the pinnacles on either side, and a 2-centred doorway moulded in 3 orders; and a 3-stage corner tower with a tiered segmental oriel, corner pinnacles, octagonal belfry and short

spire, all in elaborate Gothic style. Various other portions in similar style. Interior not inspected'.

Archaeological interest

8.3 The Lancashire Series Ordnance Survey, Large Scale Town Plans of 1851 shows that prior to the erection of John Owens building in c.1870 the application site accommodated domestic villas. Figure 5.1 confirms that the application site was formerly occupied by large villas and garden plots known as Oxford Place. Many of the University buildings surrounding the Old Quadrangle occupy the land on which these villas stood and since the University buildings are basemented this will have removed earlier remains associated with the villa phase of development. No groundworks are proposed as part of this application and the site is considered to have very low potential for archaeological interest.

Architectural and artistic interest?

8.4 The buildings, perimeter walls and historic entrances surrounding the Old Quadrangle are considered to be of high architectural interest. The Old Quad has no manmade architecture or other fabric of architectural interest and is considered to be without architectural interest.

Historic Interest

8.5 The buildings enclosing the space are considered to be of high historical importance.

8.6 At surface level of the courtyard contains only one feature of historic interest and this is the glacial erratic boulder located aside the Beyer building. The boulder is reported to have been discovered in February 1888, buried eight or nine metres beneath Oxford Road, during the construction of new sewers. It was recognised at the time that due to the rock's volcanic composition it could not have originated from the geology of the local area, causing much initial speculation about how it came to be located underneath Oxford Road. The boulder was subsequently displayed inside the Old Quadrangle and has remained there insitu ever since.

8.7 A further historic interest lies in the being of the space itself which has been a focus of University life for many generations of students past and present. Uses have been many and varied over the years and have included a lawn, oval planting beds, car parking and more recently an oval lawn and landscaping. The Old Quadrangle space is regarded as having low historical interest, largely attributed to the boulder and the space itself.

8.8 Whilst the Old Quadrangle retains few historic features of merit and has evolved in an unplanned and ad hoc manner, resulting in an irregular plan form, it does provide an external area from which the adjacent range of grade II* listed buildings which surround the courtyard can be viewed and experienced by staff, student and visitors. The courtyard is judged to make a positive contribution to the setting of the adjacent grade II* listed buildings.

9. Heritage Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

9.3 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

9.4 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.

Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

9.5 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm is identified.

CCTV Proposals

9.6 Old Quad: The proposals involve mounting CCTV cameras to three existing contemporary lighting columns within the Old Quad. No surface mounted cabling is proposed with wiring to be contained within the lighting columns and within existing below ground ducting which was installed when the Old Quad was remodelled earlier in the year. New external cabling is returned back to the John Owens Building to a common existing service void. The new CCTV cameras are designed to be colour matched to the existing lighting columns and therefore are in keeping with the contemporary lighting fixtures already installed within the space. These works to the Old Quad are judged to be without impact upon the significance of the designated heritage asset and are considered to be NEUTRAL.

9.7 Whitworth Building: A small black finished dome camera is proposed to be installed to provide CCTV coverage of the entrance to Oxford Road. This is to be located under Queens Arch. New external wiring is proposed although externally this is predominantly concealed to the rear of an existing cornice and thereafter runs into a roof void, again the cabling being out of view. Internally the majority of the new cabling is contained within an existing vertical riser within a committee room and from there runs into an existing data cabinet within the roof space above the committee room. A small length of new trunking is proposed between the archway roof void and into the committee room riser although the wall on which this is proposed to be mounted includes existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration the works are judged to have LOW ADVERSE HARM.

9.8 John Owens Building: The combined CCTV cabling from the Old Quad is returned into the basement of the John Owens building into an existing plant room. From here it is linked to an existing data cabinet located in lobby '034' running via surface mounted ducting and wherever possible contained within false ceiling voids. Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted are basement corridor or plant room which carry existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration the works are judged to have LOW ADVERSE HARM.

Wi-fi Proposals

9.9 Old Quad: The proposals involve mounting CCTV cameras to four existing contemporary lighting columns within the Old Quad. No surface mounted cabling is proposed with wiring to be contained within the lighting columns and within existing below ground ducting which was installed when the Old Quad was remodelled earlier in the year. New external cabling is returned back to the John Owens Building to a common existing service void. The new APs are designed to be colour matched to the existing lighting columns and therefore are in keeping with the contemporary lighting fixtures already installed within the space. Two Wi-fi bollards are proposed aside the Beyer building avoiding the need to mount an AP on the external elevation of the Beyer. These will utilise existing below ground ducting which was installed when the Old Quad was remodelled. The bollards are to be colour matched and integrated within existing landscaping beds which will partially screen the APs as the landscaping matures. These works to the Old Quad are judged to be without impact upon the significance of the designated heritage asset and are considered to be NEUTRAL.

9.10 John Owens Building: The combined Wi-fi cabling from the Old Quad is returned into the basement of the John Owens building into existing basement storeroom LG029. From here it is linked to an existing data cabinet located in lobby 034 running via surface mounted ducting and wherever possible within false ceiling voids. Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted are basement corridor or storeroom ones which carry existing surface mounted services.

Provided metal containment is used for the new containment and painted to match the existing decoration the works are judged to have LOW ADVERSE HARM.

Water Supply Proposals

9.11 The proposed water supply route has been selected to minimise impact on the building with provision routed from an existing basement w/c existing into the Old Quad at below ground level. No pipework will be surface mounted. The new bib tap enclosure is to be colour matched to the existing lighting columns and low-level lighting bollards and will be in keeping with the contemporary lighting fixtures already installed within the space.

9.12 The lower part of a w/c sash window with obscure glazing is proposed to be removed and boarded in timber to accommodate a hole for the required pipework. The window forms part of a basement w/c and is not prominent being sited in a lightwell below a contemporary extraction fan. Cabling within a conduit is proposed from the basement storeroom at LG.029 running to the w/c room. Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted is basement corridor carrying existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration the works are judged to have LOW ADVERSE HARM.

Cumulative Impact

9.13 The changes for which approval is sought are necessary to secure the functionality of the heritage asset and are reversible should a future occupier wish to remove the installations. The assessment above has identified the impact of the proposed works on the significance of the listing. Works have been identified to have either a NEUTRAL impact or which are associated with LOW ADVERSE HARM. The proposal demonstrate the Design Team have understood the heritage fabric of the site and have designed a proposal which has least impact and can be regarded as sympathetic to the built form of the site.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

9.14 This Heritage Statement has confirmed that the installation proposed will generally be reversible and involve minimal disturbance to sensitive fabric. The works are regarded to have less than substantial harm to the described significance of the buildings and Old Quad. As such it is demonstrated that the proposal is consistent with paragraph 201 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.

9.15 Paragraph 207 of the NPPF states 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*'. The positive heritage benefit identified is that the installation of Wi-fi facilitates the continued use of the asset for a use which is sympathetic to the existing form and layout of the listed heritage asset. The installation of CCTV will protect the buildings and space from potential vandalism and will enhance the personal safety of users. Installation of irrigation will support the soft landscaping within the remodelled Quad thereby enhancing the setting of the designated asset. It is our considered view that these public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraphs 201 and 208 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

10.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a combined planning and listed building consent application for the installation of services at the Old Quadrangle and the adjacent John Owens building and Whitworth building including CCTV, Wi-fi and Water supply. The proposed service installations will serve the recently completed landscaping remodelling scheme undertaken by the University of Manchester to the Old Quadrangle. This Statement has been prepared to consider the impact of the works on the heritage significance of the application site.

10.2 The report has established that the proposed installation has been designed to be sensitive to the heritage significance of the site. Importantly the scheme allows the designated heritage asset to continue to meet the needs of today's students, staff and visitors whilst also keeping people and property safe thereby keeping an active use and helping to preserve the asset into the future.

10.3 The changes for which approval is sought are necessary to secure the functionality of the property and are predominantly reversible should removal be required in the future. The assessment above has identified the impact of the proposed works on the significance of the listing. Works have been identified to have either a NEUTRAL impact or are associated with LOW ADVERSE HARM.

10.4 This Heritage Statement has confirmed that the installation proposed will mainly be reversible and involve minimal disturbance to sensitive fabric. The works are regarded to have less than substantial harm to the described significance of the subject buildings and Old Quad. As such it is demonstrated that the proposal is consistent with paragraph 201 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.

10.5 Paragraph 207 of the NPPF states 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'. The positive heritage benefit identified is that the installation of Wi-fi facilitates the continued use of the asset for a use which is sympathetic to the existing use of the site. The installation of CCTV will protect the buildings and space from potential vandalism and will enhance the personal safety of users. Installation of irrigation will support the soft landscaping within the remodelled Quad thereby enhancing the setting of the designated asset. It is our considered view that these public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraphs 201 and 208 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.