Heritage Asset Statement for the Greenheys Adult Learning Centre

Introduction

In accordance with National Planning Policy Framework, this Heritage Asset Statement is submitted as a component of an LBC Planning Application. This application proposes the installation of Wi-Fi access points and the installation and replacement of the existing network infrastructure with Cat6a cabling within the Greenheys Adult Education Centre. The purpose of this statement is to provide a comprehensive overview of the heritage significance of the building and the proposed works, demonstrating a clear understanding of the relevant historical, technical, and architectural aspects.

Description of Significance

The Greenheys Centre, constructed at the behest of the Moss Side School Board in 1896, stands as a monument to the ambitions of late Victorian architects to improve the design and functionality of industrial school buildings. Constructed primarily of red brick, dressed in terracotta and exhibiting a slate hipped roof, the Greenheys Centre is illustrative of many Mancunian civic buildings of the period. The Greenheys Centre defines its context, epitomizing the architectural style of the surrounding late 19th century industrial suburb, reflecting the historic and existing importance of the building. The shallow U-shaped plan, with its central block flanked by receding wings, establishes a harmonious relationship with the surrounding buildings, enhancing the heritage value of the historic estate. Preserving and respecting this heritage significance is at the core of the proposed works, ensuring that the building continues to stand as a symbol of Manchester's architectural and cultural heritage.

Specification of Works

The proposed works include the installation of Cat6a cables from the ground floor comms cabinet (see appendix 1 & 2) to the reception office space and the ground floor hall, utilizing existing penetrations in the walls and the Halls false ceiling (see appendix 3 & 4). Three Wi-Fi access points will be installed on the ground floor, ensuring comprehensive coverage of the MCC used areas whilst minimizing visual impact.

A total of three access points are to be dispersed throughout the complex (see Appendix 9 & 10), the locations of which can be ascertained from the plan submitted alongside this document. Access points will be mounted using steel brackets. Steel brackets have been decided upon as the principal mounting method for access points due to their invisibility once an AP has been fixed, their longevity and the minimal damage caused by their installation. Each Steel Bracket will require the use of three screws with a length of 19mm and a diameter of 4mm (See Appendix 11). Plans detailing the exact locations of the access points and cable runs as well as their installation methods and statements regarding their heritage impact are provided in the accompanying documents with reference to the photographic method statement.

Secondly, Cat6a cables will be installed throughout the building. These will link the network switch in the ground floor comms cabinet to the access points and allow them to broadcast MCC networks. These cables utilize existing cable runs and wall penetrations meaning that the impact on the

buildings fabric is negligible. As for its character, the cables when at all visible, will be replacing existing Cat5a cabling like for like, negating any alterations to the buildings historic character. The LAN and Wi-Fi project will endeavour to practice a method of installation consistent with acceptable practice within listed buildings. The exact route of these cables can be discerned from the plans submitted alongside this document.

Lastly, the existing ground floor comms cabinet is to be removed and a cabinet of larger dimensions will be installed. This is both to allow for a new, larger network switch to be installed and to allow for the future growth of Greenheys' network infrastructure. As it will replace the existing comms cabinet like for like both in its position and function, the heritage impact of its replacement should be negligible.

Justification for Works

The proposed installation of Cat6a cables, SDA Wi-Fi access points and a larger comms cabinet within the Former Stables is essential for meeting the practical requirements of modern usage while respecting the architectural integrity of the building. The works aim to enhance the functionality of the space whilst minimizing any adverse impact on its historical character and appearance. The positioning of network infrastructure has been carefully considered in lieu of MCC's Heritage and Urban Design team to minimize impact upon the building's fabric, especially those areas which are in a good state of repair.

Assessment of Impact

The proposed works are carefully designed to integrate seamlessly with the existing fabric of the Greenheys Centre. By utilizing existing penetrations and discreetly locating Wi-Fi access points, the impact on the architectural and historical character of the building is expected to be minimal, preserving its significance for future generations.

Method Statement

The photographic method statement for the proposed works in the Greenheys Centre can be found as an accompanying document.

Demolition Clarification

No demolition of original fabric is proposed as part of the works. The installation of cables and Wi-Fi infrastructure will be carried out in a manner that respects and preserves the historic fabric of the Greenheys Centre.

Repair and Restoration Works

No major repair or restoration works are required as part of the proposed project. Any necessary remedial actions will be undertaken with sensitivity to the historic fabric and finishes of the building.

Treatment of Original Building Fabric

The original building fabric will be preserved, with all alterations and installations carried out in a reversible manner to ensure the long-term conservation of the Greenheys Centre.

Details of Finishes and Features

Careful consideration will be given to the treatment of wall finishes and architectural features to ensure compatibility with the historic fabric of the building. No interventions are planned which will significantly impact the original design and materials.

Remedial/Restoration Works

No remedial or restoration works are required as part of the proposed installation. The existing historic fabric and finishes remain intact, the focus is on minimal intervention to preserve the building's original character.

Photographic Documentation

Photographs of all areas of the building affected by the proposal are included in the submission. These images provide a visual record of the current state of the building and the specific locations where the works are to be undertaken.

Conclusion

This Heritage Asset Statement is presented with the aim of providing a transparent and informed basis for the proposed works in the Greenheys Centre. The carefully considered approach to the installation of Wi-Fi access points ensures that the historical, technical, and architectural significance of the building is respected and preserved, aligning with the principles outlined in Section 16 of the NPPF.