



Paul Butler Associates

Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

University of Manchester: Proposed installation of Wi-fi as part of the University of Manchester Network Transformation Project

Heritage, Design and Access Statement

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Contents

1. Introduction
2. Site Location
3. The Heritage Planning Policy Context
4. The Proposed Scheme
5. Design and Access Matters
6. Pre-application Site Visits
7. Listed Description of the Manchester University
8. Heritage Significance
9. Heritage Impact Assessment
10. Conclusion

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 listed building consent application for the University of Manchester (Whitworth Hall) Oxford Road, Manchester, M13 9PL. The application proposal is for listed building consent for the installation of Wi-fi to Whitworth Hall as part of the University of Manchester Network Transformation Project.
- 1.2 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.
- 1.3 This Heritage Statement has been prepared to accompany the listed building consent application for the proposal. The statement assesses the heritage significance of Whitworth Hall and the potential impact of the proposed Wi-fi installation upon the building. The ceremonial Whitworth Hall was built between 1898 and 1902 to commemorate the Manchester engineer Joseph Whitworth (1803–1887). It was funded by Richard Copley Christie, his lawyer and legatee. The proposed works have been designed with a clear understanding of the heritage significance of the building and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.4 The proposals will allow the staff, students and visitors internet access ensuring the building continues to meet with user expectations and thereby helps secure the long-term future of the listed building.
- 1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of 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;
- Consideration of design and access matters;
- A summary of pre-application work;
- A description and an assessment of the heritage significance of the building; and,
- An assessment of the impact of the proposed works upon the significance of the building.

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 building to which this application relates forms part of the Old Quadrangle which located to the west side of Oxford Road, lying between Coupland Street to the north and Burlington Street to the south. The building which is the subject of this application is Whitworth Hall. A separate application has been submitted for works to the John Owens Building, Beyer Building and Christie Building. The postal address of the application site is University of Manchester, Oxford Road, Manchester, M13 9PL. Whitworth Hall is Grade II* listed under Listed Entry Number 1271428. The building does not lie within a Conservation Area.



Figure 2.1 Whitworth Hall, Source Google Earth.

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 the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and the Guide to Development in Manchester SPD (April 2007). 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 building is Grade II* listed. A description of the subject building is provided at Section 7 below.
- 3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The application building does not lie within a Conservation Area.

- 3.5 In determining this listed building consent application it is necessary to consider the impact of the proposal on the significance of Whitworth Hall. This includes direct physical change on its built fabric. As the works are internal, no indirect impacts on the setting of the building have been noted. Section 9 of this report provides an assessment of these anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.6 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 September 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.7 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposal will provide economic benefits through investment and job creation and deliver economic/social and cultural benefits through the provision of comprehensive high quality Wi-fi coverage that will provide staff, students and visitors with full internet access thereby helping to ensure the building continues to meet with user expectations. This approach will help secure the continued educational use of the listed building and thereby ensure its long-term future as part of the University.
- 3.8 In relation to determining applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.9 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 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.

- 3.10 Paragraph 194 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'.*
- 3.11 Paragraph 195 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.'*
- 3.12 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*
- 3.13 Paragraph 197 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'.*
- 3.14 Paragraph 199 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’.

3.15 Paragraph 200 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’.*

3.16 Paragraph 201 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.*

3.17 Paragraph 202 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’.

- 3.18 Paragraph 205 states *‘Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.*
- 3.19 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’.*
- 3.20 ‘Setting of a heritage asset’ is defined within Annex 2 as *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.*

National Planning Practice Guidance (NPPG)

- 3.21 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.
- 3.22 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)

Historic England Guidance

- 3.23 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

- 3.24 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 3.25 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 3.26 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

3.27 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 'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

3.28 Saved heritage policies of the UDP of relevance to the proposed scheme include:

- 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. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

3.29 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

4. The Proposed Scheme

- 4.1 The University of Manchester Network Transformation Project is an initiative which seeks to install a contemporary wireless local area network (WLAN) across the entire University of Manchester estate including all buildings and rooms thereby ensuring complete wireless connectivity for staff, students, visitors and technical plant. At the application building the installation will upgrade limited existing provision whilst also filling major gaps in the existing WLAN coverage.
- 4.2 The proposed installation will comprise the installation of a series of access points (APs) which combine to provide a comprehensive WLAN for the building. The proposed APs are a small wall or ceiling mounted device that creates a WLAN once connected via an ethernet cable to a wired switch or communications hub. Each AP will project a Wi-Fi signal to a given area with each AP location being carefully selected by the technical network designer to provide a seamless WLAN throughout the subject building.
- 4.3 The Wi-fi installation works for which listed building consent is sought relate to that part of the University of Manchester known as 'Whitworth Hall' which is used to host many important University meetings and events including graduation ceremonies. The proposals will allow staff, students and visitors full internet access thereby ensuring the accommodation continues to meet with user expectations and thereby helps secure the long-term future of the listed building.
- 4.4 The scheme has been developed by a Team with substantial knowledge and experience of Wi-fi installation and is led by RECOM on behalf of the applicant. Other team members include TB&A Consultants, ROC Technologies and Paul Butler Associates.

5. Design and Access Matters

Design Considerations

- 5.1 The proposed scheme seeks to provide Wi-fi in a manner which is sensitive to the history of the building. Pre-application consultation has been undertaken with Manchester City Council Planning and Conservation 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 building.
- 5.2 The changes proposed are entirely internal to the subject building. Where possible existing cable voids or trays will be used. Where new cabling is unavoidable the designer has routed trunking to follow existing provision within a room or otherwise follow the least visually intrusive route. AP locations have been carefully selected to minimise the number of APs required and where possible to locate APs in the least sensitive parts of the building whilst still providing full Wi-fi coverage.
- 5.3 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

Access Considerations

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

6. Pre-application Site Visits

- 6.1 A site meeting with the Conservation Officer Paula Burbicka (Heritage & Urban Design Officer, MCC) was not possible prior to the submission of this application. Other buildings within the same listing including John Owens building, Beyer building and Christie Library were visited. Comments made during these three site visits have been extended to the approach taken to the subject building where relevant.
- 6.2 Wi-fi is proposed to be installed to each floor of the building. Please refer to the photographs included within the ROC installer reports submitted in support of the application.

7. Listed Description of University of Manchester

- 7.1 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 fishscale bands. 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.'

8. Heritage Significance

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 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.

Whitworth Hall

8.2 The building was constructed c. 1895–1902, in the style of the Gothic Revival, and was designed by Alfred Waterhouse who also designed Manchester Town Hall and the Natural History Museum in London. Building started in 1898 and was completed in 1902 under Paul Waterhouse, Alfred's son. The Whitworth Building is named after local industrialist, Joseph Whitworth, who bequeathed much of his fortune to fund public developments in

Manchester. The legatees of Whitworth included Richard Copley Christie, who funded the construction of the building and the adjoining Christie Library.

Archaeological interest

- 8.3 The building retains a high proportion of original fabric. It is likely to contain fabric of archaeological interest associated with the construction and use of the building as a purpose-built University events hall and there is potential evidential interest within its physical construction. The building is considered to have **medium archaeological significance**.

Architectural and artistic interest

- 8.4 The building is constructed of sandstone under red tiled roofs in fish scale bands, and is connected to the Manchester Museum to the north via a 2-storey entrance archway designed to allow access for carriages. The building has two unequal storeys, consisting of eight bays separated by buttresses. It has a large perpendicular style stained glass window facing south. Two 3-stage corner towers flank the window, with octagonal belfries and short spires. The height and rhythm of the hall echo the similar gothic style of the adjoining Museum building also included within the Grade II* listed. Whitworth Hall has a high-pitched open timber roof. The main hall was designed to be 121 ft. long by 50 ft. wide, measuring 56 ft. in height from the floor to the inside of the apex of the roof. Architectural features of note include the towers and the large perpendicular-style window at the south end, the full scale organ, and hammer-beam timber roof. The great window includes coats of arms of the 'textile towns'. Panels inside the hall commemorate the people who have supported the University from its origins. The composition is constructed in elaborate gothic style and the building is of **high architectural and artistic interest**.

Historic interest

- 8.5 The ceremonial Whitworth Hall was built between 1898 and 1902 to commemorate the Manchester engineer Joseph Whitworth (1803–1887). It was funded by Richard Copley Christie, his lawyer and legatee. The building was purpose designed as new building for

what at the time was 'Owen's College' to provide a hall suitable for large gatherings, for concerts, public meetings, for examinations, banquets, etc. The Hall was designed to be connected with the existing buildings fronting Oxford Road and provided further enclosure to the then semi open quadrangle. The ground floor was designed to provide small rooms to be utilised for various purposes two being intended to serve as retiring rooms, when the large hall was used for assemblies, whilst others were intended for university offices and for use in examinations etc. The seating capacity was designed to be close to 1,000, including orchestra. The official opening ceremony took place on 12 March 1902, when the Prince and Princess of Wales (later King George V and Queen Mary) were present.

- 8.6 The building has group value with the adjacent Christie library. The library was the gift of Richard Copley Christie, who was a historian, bibliophile, lawyer, and executor of Joseph Whitworth. Christie was the son of a factory owner from Manchester and aged 23, he became a professor of ancient and modern history at the New Owens College in Central Manchester. After Whitworth's death in 1887, Christie presided over Whitworth's business for a decade, before it merged with Armstrong in Newcastle. Christie was one of three trustees to whom Whitworth left his estate. Christie paid for Whitworth Hall, and with his own resources he funded the construction of the Christie Library. As a result of its historical associations with Waterhouse, Whitworth, Christie and the growth of the University of Manchester Whitworth Hall is regarded **to have high historic interest**.



Figure 8.1 Whitworth Hall, 1944, Source University of Manchester

Overall Significance

- 8.7 The building was constructed as a purpose-built hall being funded by the legacy of a wealthy local industrialist. The building is of high architectural and historical significance. It constitutes a valuable heritage asset, reflected in the Grade II* listing. Overall the building has **high architectural, high artistic interest and high historic interest**.

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 When assessing potential heritage impacts associated with the proposed scheme the only impact to consider is the direct impact of the proposed Wi-fi works on the physical fabric of the building:

Direct impacts

- 9.3 The impact of the proposed works assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the ROC Installer Report and TB&A cabling/conduit drawings.

Whitworth Hall (Install pack 3)

		Impact on significance	Mitigation required to be undertaken
1.	Basement Floor AP Install type: -101-L-O(N) -102-L-C(N)	AP -101-L-O(N) is proposed to be wall mounted aside existing containments. The wall is painted. AP -102-L-C(N) is proposed to be mounted on existing contemporary cable trays.	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	
2.	Ground Floor AP Install type: 001-L-C(N) 002-L-C(N) 005-L-O(N) 008-L-C(N)	AP 001-L-C(N) is to be ceiling mounted and installed alongside modern strip lighting installations and near to existing services including a fire/smoke sensor. AP 002-L-C(N) is proposed to be ceiling mounted close to contemporary ladies w/cs. AP 005-L-O(N) is to be wall mounted and will be viewed alongside various other modern installations. AP 008-L-C(N) was initially proposed to be wall mounted, however, in response to feedback received from the Conservation Officer on other projects the unit has subsequently been relocated to a modern ceiling position. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	
3.	Ground Floor Mezzanine AP Install type: 0501-L-O(N)	AP 0501-L-O(N) will be located in the Keepers room, either wall mounted or on the ceiling near to an existing LAN port and services. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
4.	First Floor AP Install type: 101-L-C(N) 102-H-O(N) 103-L-C(N) 109-H-C(N)	AP 101-L-C(N) was initially proposed to be wall mounted, however, in response to feedback received from the Conservation Officer on other projects, the unit has subsequently been relocated to a ceiling mount on the underside of a walkway. AP 102-H-O(N) is wall mounted, avoiding installation on the timbering below. The location is selected to minimise impact and lies adjacent to existing contemporary sensors.	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		AP 103-L-C(N) is proposed to be ceiling mounted on a modern suspended ceiling. AP 109-H-C(N) in response to feedback received from the Conservation Officer on other projects this unit has been relocated from a wall mounted position to a modern inserted ceiling position. AP 110-H-C(N) in response to feedback received from the Conservation Officer on other projects this unit has been relocated from a wall mounted position to a modern inserted ceiling position. AP 111-H-O(N) and AP 112-H-O(N) are located below air vents. The locations are not optimum but an alternative which provides for technical coverage has not been identified. The above works involve minimal disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to be necessary to allow for the effective operation of the building.	

		Impact on significance	Mitigation required to be undertaken
5.	Second Floor AP Install type: 202-L-O(N) 203-L-O(N) 204-L-O(N) 205-L-O(N) 206-L-O(N)	202-L-O(N) and 206-L-O(N). Photographs of these areas were not available at the time of submission and the University of Manchester will aim to provide access to the Botany store prior to determination. 203-L-O(N) is proposed to be wall mounted in an inconspicuous position. 204-L-O(N) and 205-L-O(N) are proposed to be wall mounted in an inconspicuous position near to existing services. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.

Cumulative Impact

- 9.4 The table above has identified the impact of the proposed works on the significance of the subject building. The works are reversible and involve minimal disturbance to sensitive fabric. They are regarded to have minimal impact on the described significance of the building. The changes for which approval is sought are necessary to secure the functionality of the building and are reversible should a future occupier wish to remove the installations.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.5 This Heritage Statement has confirmed that the Wi-fi installation will be reversible and involve minimal disturbance to sensitive fabric. The works are regarded to have little or no impact on the described significance of the subject building. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.6 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would have less than substantial harm to the significance of the building.
- 9.7 Paragraph 202 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 facilitates the continued use of the building for a use which is sympathetic to the existing form and layout of the building. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraphs 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

- 10.1 This Heritage, Design and Access Statement has been prepared to consider the impact of a development proposal on the heritage significance of the University of Manchester Whitworth Hall.
- 10.2 The report has established that the proposed Wi-Fi installation has been designed to be sensitive to the heritage significance of the building. Importantly the scheme allows the application building to continue to meet the needs of today's students, staff and visitors keeping the building in use and helping to preserve it into the future. 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.