Paul Butler Associates
Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

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

Heritage, Design and Access Statement

July 2026

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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 listed building consent application for Grove House, 316 Oxford Road, Manchester, M13 9WJ. The application proposal is for listed building consent for the installation of Wi-fi to Grove House as part of the University of Manchester Network Transformation Project.

1.2 The application building comprises of a pair of early nineteenth century former town houses which were combined into a single building which operated for some years as a Student Health Centre. The building is still occupied by the University of Manchester and is presently used as offices to support a nearby student accommodation complex, known as Whitworth Park Halls of Residence. The building was listed Grade II* on 18th December 1963. The statutory listing address is given as: '*Student Health Centre, University of Manchester, 316-324 Oxford Road*'. The site's geographic coordinates are 53°27'44"N 2°13'49"W, corresponding to the National Grid Reference SJ 848 196.

1.3 This Heritage Statement has been prepared to accompany a listed building consent application for the proposal. The statement assesses the heritage significance of the listing and the potential impact of the proposed Wi-fi installation upon the building. 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 if considered to be required.

1.4 The proposals will allow staff, students and visitors comprehensive internet access ensuring the building continues to meet with user expectations and thereby helps secure the educational use of the premises and the long-term future of the building.

1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a site visit (undertaken May 2026), 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 building visits;
- 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 Grove House, the building to which this application relates, is located to the west side of Oxford Road, lying between Dilworth Street and Thorncliffe House. The building which is the subject of this application originated as a pair of former residential dwellings. The postal address of the application site is Grove House, 316 Oxford Road, Manchester, M13 9WJ. The site which is included within this application is Grade II* listed (LEN 1246450). The building does not lie within a Conservation Area.



Figure 2.1 Grove House, 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 Places for Everyone Joint Development Plan (2024), the Manchester Core Strategy (2012); the 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, where relevant, 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 development 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 Grove House. 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 update published on 7 February 2025. 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. The NPPF of 7 February 2025 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 objectives: economic, social and environmental. Having regard to these objectives, 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 estate.

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 202 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 207 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 208 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 209 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 210 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 212 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 213 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 214 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 215 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 Annex 2: Glossary of the NPPF provides a glossary of key terms. '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)

3.19 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.

3.20 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

3.21 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'

3.22 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

3.23 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

3.24 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

Places for Everyone (2024)

3.25 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place….This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance

and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Manchester Core Strategy Development Plan Document (July 2012)

3.26 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 is Policy EN3 'Heritage' which 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)

3.27 A saved heritage policy of relevance 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. 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.

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

3.28 The guidance identifies the City's heritage as an asset. Paragraph 12.7 advises that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place and recognises the need for historic buildings to have an active economic use.

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 existing provision whilst also filling major gaps in the existing WLAN coverage which prevent the efficient use of the building.

4.2 The proposed installation will comprise a series of access points (APs) which combine to provide a comprehensive WLAN for the building. The proposed APs are a small wall/ceiling mounted devices that create 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 Grove House.

4.3 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. The other team members include Tetra Tech Consulting and Paul Butler Associates.

5. Design and Access Matters

Design Considerations

5.1 The changes proposed are entirely internal to the subject building. The proposed scheme seeks to provide Wi-fi in a manner which is sensitive to the history of the building. Where possible existing cable trays and data cable voids are proposed to be used. Where new cabling is unavoidable the designer has sought to locate provision where existing plant is already present in order to reduce impact to a minimum. AP locations have also been carefully selected to minimise the number of APs required and wherever possible locate APs in the least sensitive parts of the building whilst still providing full Wi-fi coverage. Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

Access Considerations

5.2 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 Visit

6.1 A pre-application visit has been undertaken by Paul Butler Associates and Recom which has refined the scheme initially proposed. 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. and we have made a proportionate assessment of the heritage significance of the building (Section 8). Wi-fi is proposed to be installed to provide coverage to the entire building. Please refer to the photographs within the Tetra Tech Wi-Fi installation report and accompanying plans.

7. Grove House: Historical Development

7.1 Manchester's industrial boom facilitated rapid suburban expansion southward from the city centre as textile manufacturing and trade generated substantial wealth for wealthy industrialists to invest in new houses. Chorlton-on-Medlock was incorporated into the borough of Manchester in 1838 and transitioned from a rural area to an affluent suburb. In the years after 1838 landowners granted building leases to facilitate housing growth. Grove House had been developed by 1845 and appears on the OS map surveyed in that year and published in 1848 (Figure 7.1). The 1848 plan shows Grove house comprising of two separate residences with a further two ancillary buildings to the rear, potentially stables. Grove House continues to appear as two dwellings on the Manchester and Salford Sheet 44 published in 1851 (Figure 7.2) and would operate as residential accommodation throughout most of the nineteenth century.

7.2 By the time of the OS Lancashire CIV.15.6 Plan published in 1891 the application land is shown to be more intensively developed with wings added to the side of each dwelling (Figure 7.3). The map shows the northern dwelling accommodating a particularly large extension wing, perhaps even a separate dwelling (this wing now reduced in size). The two ancillary buildings to the rear had been demolished and replaced by a new street of terraced dwellings (now demolished). By the OS Map of 1922 the footprint of the building is shown to be broadly similar to that of the application property although the building appears to be shown as a detached property at this time (Figure 7.4).

7.3 The University of Manchester subsequently acquired Grove House integrating the building into its Oxford Road campus amid post-war expansions driven by rising student numbers and the need for additional facilities (Pullan and Abendstern, 2004). This period marked significant growth for the University, with full-time student enrolment expanding from approximately 2,700 in the 1930s to over 10,000 by the 1970s, necessitating the acquisition and repurposing of historic buildings in and around the campus area. Grove House was one such building. The OS plan of 1961 shows a similar footprint to the application property although two properties are numbered, No. 316 and No. 324 (Figure 7.5). It is likely the domestic interiors had been

repurposed as University accommodation by this time. At the time of its listing in 1963, Grove House was in use as a Student Health Centre. The Listed Building entry describes the building as '*Early C19, altered. Scored stucco on brick, hipped slate roof. Square plan plus side wings to rear. Two storeys, 5 windows, symmetrical; with plinth, 1st-floor sill-band, projected eaves. Very wide round-headed central doorway with keystone, set-in tripartite doorcase with panelled divided doors, side lights, cornice and fanlight with very slender radiating tracery; four 12-pane sashed windows to each floor and a blind window above the doorway, all with plain reveals. Four-window side walls in similar style, but with slightly simpler doorways to the 2nd bay and 4-pane sashed windows. Interior not inspected.*'

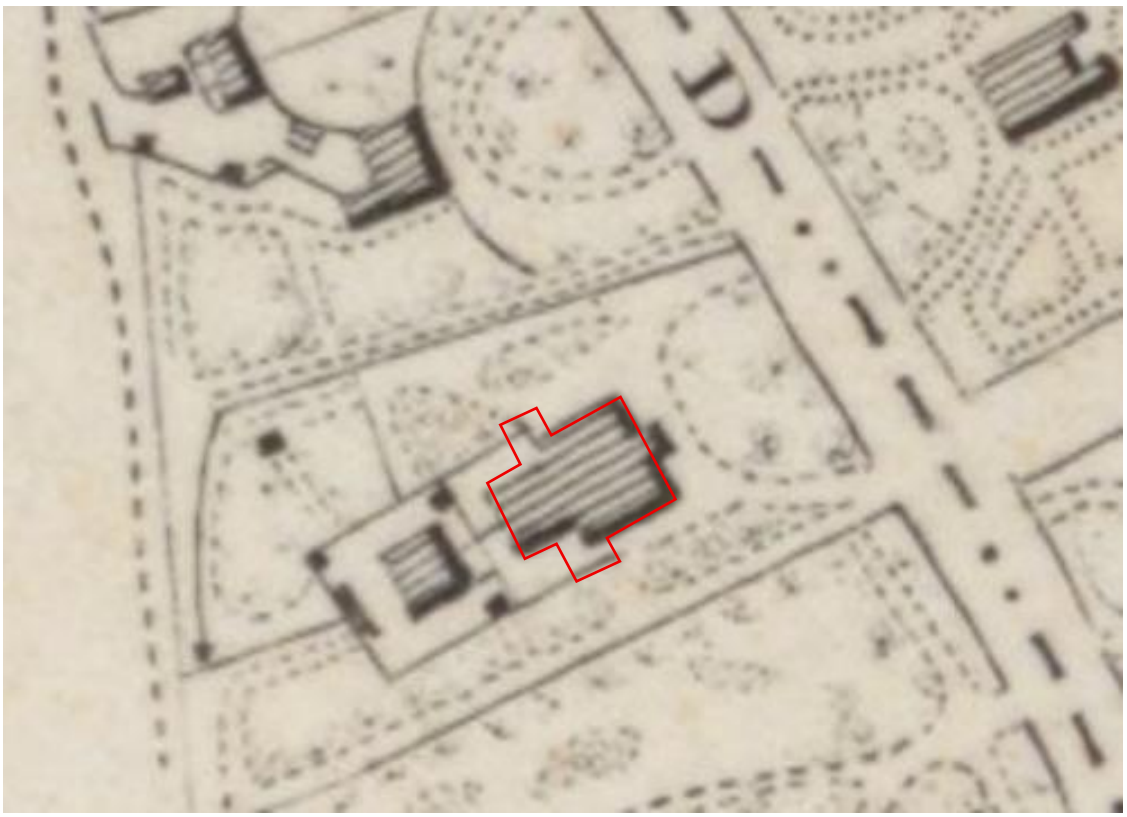


Figure 7.1: OS Plan Lancashire Sheet 104, Surveyed: 1845, Published: 1848

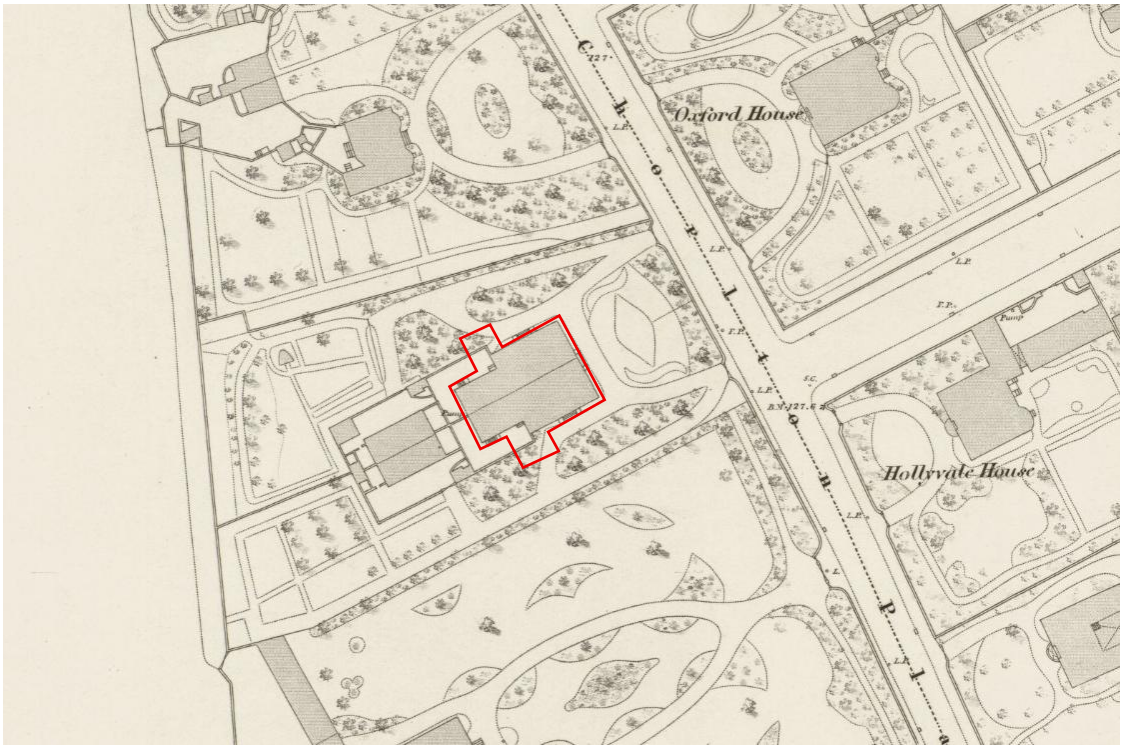


Figure 7.2: OS Plan, Manchester and Salford Sheet 44, Surveyed: 1850, Published: 1851.

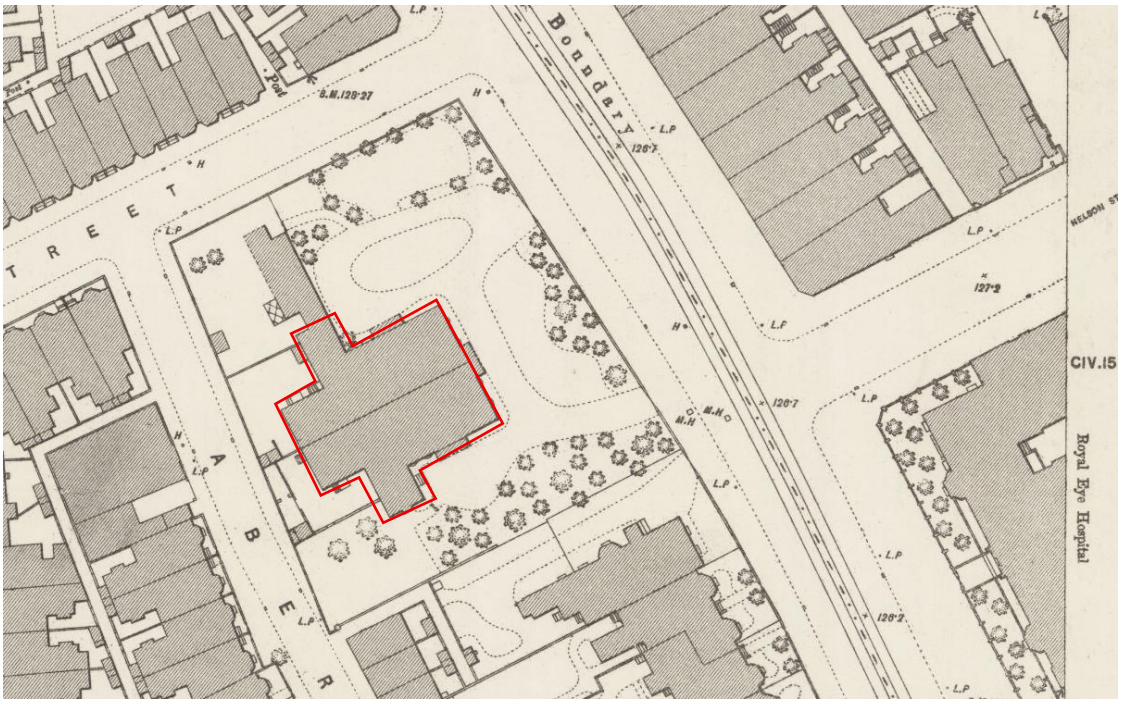


Figure 7.3: OS Plan, Manchester - Lancashire CIV.15.6 Surveyed: 1889, Published: 1891.

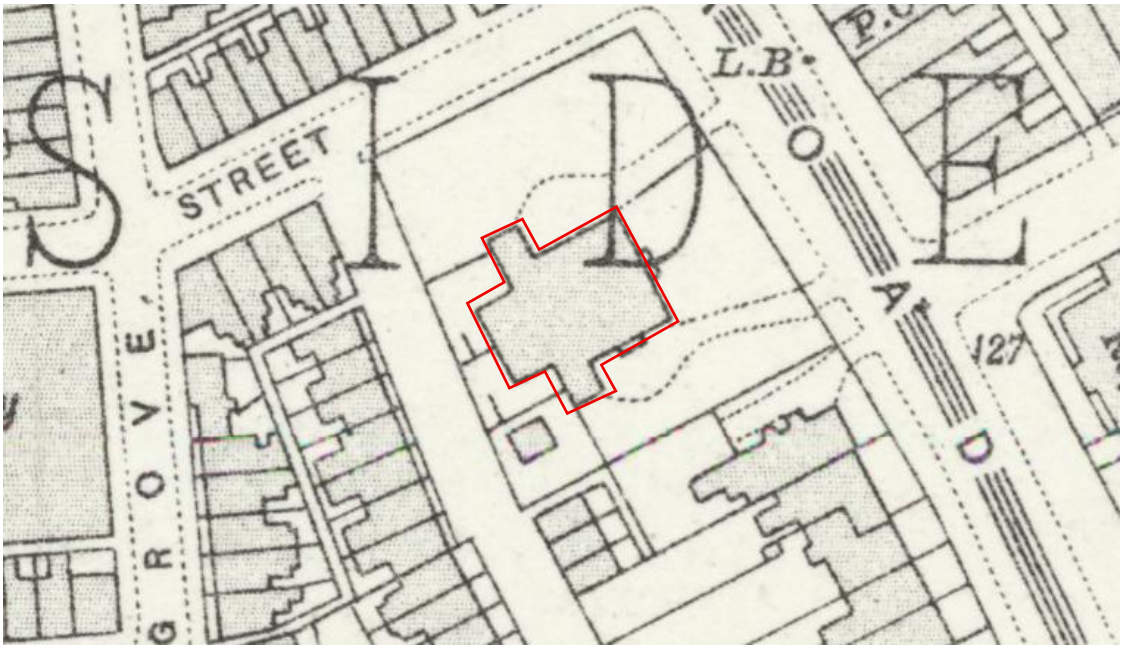


Figure 7.4: OS Plan, Lancashire CIV.15 Revised: 1915 to 1916, Published: 1922

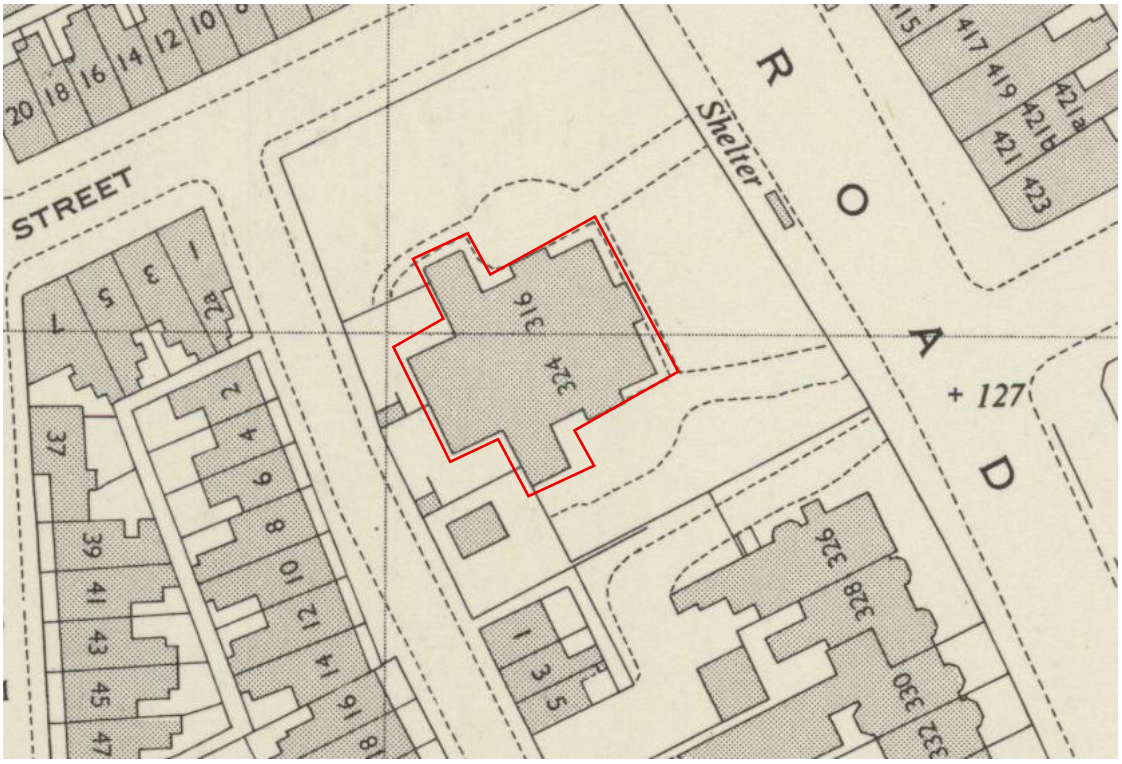


Figure 7.5: OS Plan, SJ8496SE B – Revised 1960, Published: 1961

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.

Archaeological interest

8.2 The building retains a fairly high proportion of original fabric externally, particularly to the front and sides but less so internally having been subject to alteration from likely a pair of residential villas to a University Medical Centre in the 1960s before being listed in 1963. In recent times the building has operated as office accommodation associated with the Whitworth Hall complex. The grouping is considered likely to contain fabric of evidential interest associated with the construction and use of the building as a pair of early Victorian

town houses with potential interest lying within their physical construction. Despite the age of the building many similar dwellings of this type/date survive elsewhere within the city and have been noted and recorded. The building is considered to have **low-medium archaeological interest.**

Architectural and artistic interest

8.3 The constituent former townhouses which makeup Grove House were designed as a pair in the early 1840s within a garden setting. They were originally built to be symmetrical although by 1891 had been extended asymmetrically. The symmetry characteristic of early Victorian domestic had however been reinstated by 1922 with the remodelling of the earlier wings to be symmetrical. The building has the appearance of a pair of early Victorian domestic buildings constructed during the mid-nineteenth century. The building has a stucco render exterior likely replaced previously. Classical architectural features include Victorian proportions, a central round-headed central doorway with keystone, with below a delicate fanlight radiating tracery and grand main doorcase with pilasters. The 12-pane sash windows are a feature. The architectural interest is considered to be **medium – high interest**, with the building having external features of merit within the elevations and fenestration, none of which is impacted by the subject application. The former domestic interiors have been altered to accommodate use as University accommodation and have undergone various phases of refurbishment and are of lesser interest.

Historic Interest

8.4 The **historic interest is high** as the building was constructed as a pair of townhouses in the early 19th century and the appearance follows a design which reflects the fashion of the time. Their substantial scale evidence an era of commercial prosperity in Manchester for high status residents with spacious accommodation suited to affluent living for large families likely supported by live in servants. The properties were later converted for use as educational support facilities by the University of Manchester.

Overall Level of Significance

8.5 Grove House can be regarded to have high historic and architectural value. It was erected in the first half of the 19th century as a purpose-built pair of townhouses and retains external features and internally parts of its original plan form, although the conversion to educational/office use and some modernisation has altered the interiors significantly with these regarded to have lesser interest. The lower quality interiors are generally quite disappointing and not in keeping with the grade II* listing which is likely due to conversion to educational use having predated the listing of the building. Additionally, the interior of the building was not inspected at the time of being listed.

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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 elements of the historic interior fabric of the building:

Direct impacts

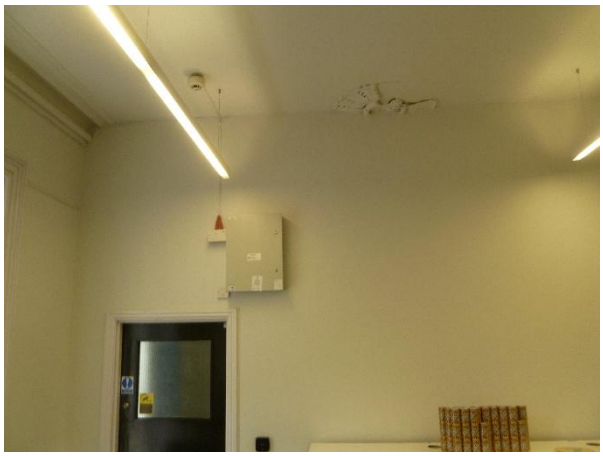
9.3 The impact of the proposed works assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the Tetra Tec report and plans.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
1.	**Basement Room LG007** Existing cable tray shown to be replaced in the same location with new, wider cable tray to accommodate 24No new data cables.	The works proposed involve the removal and replacement of contemporary fabric. No significant impacts are identified on the historic fabric of the building.	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
2.	**Basement Room LG.035** Replace existing cable basket to accommodate 24No new data cables. Existing cable basket is 75mm wide; the new cable basket will be 100mm wide. Existing penetrations in wall will be reused and the existing fire-stopping to be renewed after the new installation.	The works proposed involve the removal and replacement of contemporary fabric. No significant impacts are identified on the historic fabric of the building.	No mitigation is required.
3.	**Basement Room LG.035** The existing cable basket will be replaced with new to accommodate 24No new data cables. Existing penetration through the ground floor slab will be reused and fire stopping renewed to suit.	The works proposed involve the removal and replacement of contemporary fabric. No significant impacts are identified on the historic fabric of the building.	No mitigation is required.
4.	**Ground Floor Storeroom under stairs (store off corridor UG.024)** Existing cable basket to be replaced with new larger basket to accommodate 24No new additional data cables. New/replaced cable basket to rise from slab level in the same location as existing, to high level.	The works proposed involve the removal and replacement of contemporary fabric. No significant impacts are identified on the historic fabric of the building.	No mitigation is required.
5.	**Ground Floor Storeroom under stairs (store off corridor UG.024)** 8No new data cables to exit the storeroom into 2No replaced white plastic PVC conduits for AP points located on the ground floor.	The works proposed involve the removal and replacement of contemporary fabric. No significant impacts	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
	8No new data cables in new white PVC conduit to exit the store at high level into the corridor UG.024 8No new data cables to rise above to first floor (into existing riser boxing)	are identified on the historic fabric of the building.	
6.	**Ground Floor** 2No existing white plastic PVC conduit wall mounted to be replaced. 1No to contain an extra 6No new data cables to supply new AP points located in UG.015, UG.021 & UG.005. 1No to contain 2No new data cables to serve a new AP point located in UG.023 1No new white PVC containment to contain 8No new data cables supplying the first and second floor.	The installations are proposed on walls which accommodate a variety of existing installations. The opportunity is taken to remove and replace existing provision thereby minimising the impact of the new cable runs. The appearance of this area will remain largely as at present. No significant impact is identified on the historic fabric of the building.	No mitigation is required.
7.	**Ground Floor** This existing white PVC conduit currently containing 2No existing data cables to be replaced to contain 4No data cables for a new AP point in UG.023.	The installations are proposed on walls which accommodate existing provision. The	No mitigation is required.

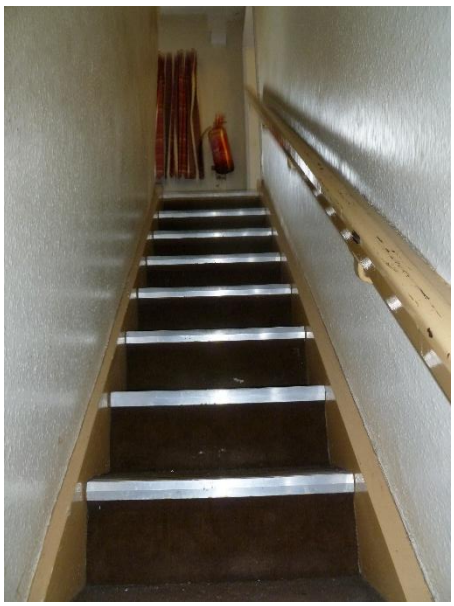
	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
		opportunity is taken to remove and replace the existing minimising the impact. No significant impact is identified on the historic fabric of the building.	
8.	**Ground Floor** New white PVC conduit to supply 2No new data cables to a new AP point within UG.015. 	New conduit is proposed at high level in Room UG.015. This room has no plaster decoration (eg cornices) and the routing is discreetely located between wall and ceiling similarly to other installations within the room. No significant impact is identified on the historic fabric of the building.	No mitigation is required.
9.	**Ground Floor** New Conduit to serve new AP point in UG.023, passing through wall from UG.010. UG.023 does not have a ceiling void – conduit to be surface-mounted on ceiling	UG.023 and UG.010 were once a single room which has been subdivided in the past. This is evidenced by the remanats of a	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
	UG.010 has a suspended ceiling; conduit to be concealed within the ceiling void. 	ceiling rose within the inserted wall. The installation of surface mounting for the cabling will have little impact.	
10.	**Ground Floor room UG.005**  Conduit to serve new AP point in UG.005, passing through wall from UG.001 to be concealed within the ceiling void.	The cabling is incorporated within the suspended ceiling of room UG.005. No significant impact is identified on the historic fabric of the building.	No mitigation is required.
11.	**First Floor, room 1.028** Existing riser to contain an extra 16No new data cables to supply. AP points located on the first and second floor.	The installations are propsed to follow the route of an existing riser and are	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
		concealled within. No significant impact is identified on the historic fabric of the building.	
12.	**First Floor, room 1.028** New PVC White conduit at high level on wall mounted to supply 2No data cables to serve new AP point within 1st floor corridor.	Surface mounted cabling is proposed to the corridor to supply a new AP. Location within the corridor allows coverage without installing AP provision in Room 1.006. The routing follows the line of the wall/ceiling. The installation of the surface mounting will have little impact.	No mitigation is required.
13.	**First Floor, room 1.031** Existing PVC White conduit to be modified to extend to 2nd floor	Modification of the existin cabling to extend to the second floor repurposes the existing instaaltion. The routing follows the line of the wall/ceiling. The installation of the surface mounting will have little impact.	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
14.	**First Floor, room 1.008** New surface mounted PVC White conduit to be installed to serve new AP in room 1.008	New cabling is proposed to serve a new AP in room 1.008. This siting removes the need for installation in Rooms 1.009 and 1.010. The cabling is routed at high level and neatly follows the line of existing cornice. The installation of the surface mounting will have little impact.	No mitigation is required.
15.	**First Floor Room 1.013** New PVC White conduit wall mounted to supply 2No data cables to serve new AP point within 1.013.	New cabling is proposed to serve a new AP in room 1.013. Siting in this room removes the need for provision in Room 1.012. The cabling is routed at high level and follows the line of an existing cornice. The installation of the surface mounting will have little impact.	No mitigation is required.
16.	**First Floor, Room 1.030**	These works are proposed to the extended part of the	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
	New PVC White conduit wall mounted to supply 2No data cables to serve new AP point within 1.015. New PVC White conduit to follow same route as the existing and to break off to serve the new AP point in Room 1.013.	building which dates to the more recent 1922 phase of development. The installations are sited to follow the existing provision. The installation of the surface mounting will have little impact.	
17.	**First Floor room 1.036** New PVC White conduit wall mounted to supply 4No data cables to serve new AP points within 1.001 & 1.003.	New conduit is proposed at high level through the stairwell. The routing follows the line of the cornice. The installation of the surface mounting will have little impact.	No mitigation is required.
18.	**First Floor, 1004, 1.027** 	Conduit in 1.026 follows the ceiling and within room 1004, the cabling incorporated within the suspended ceiling. No significant impact is identified on the historic fabric of the building.	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
	New PVC White conduit wall mounted to supply 2No data cables to serve new AP point within 1.004.		
19.	**Second Floor, Room 1.010 / 2.007** New PVC White conduit wall mounted up the stairwell to supply 4No data cables to serve new AP point within 2.001 & 2.002.  Modernised stairwell	New conduit is proposed at high level through the stairwell 2.007 and into room 2.002. The stairwell routing follows the line of the tops of the doorcases. The cabling is routed at high level in room 2.001 and follows the line of the ceiling and wall, being routed around a low lying beam. There are no plasterwork features in either room. The installation of the surface mounting will have little impact.	No mitigation is required.
20.	**Second Floor, Room 2.002** New PVC White conduit wall mounted to supply 2No data cables to serve new AP point within 2.002. Given the condition of this room the location for this AP may be reconsidered.	This installation proposed will have little impact on the storeroom which is laid out as a loft space. No significant	No mitigation is required.

	Proposals as shown by Tetra Tec Report and plans	Impact on significance	Mitigation required to be undertaken
		impact is identified on the historic fabric of the building.	
21.	**Second Floor Room 2.005** New PVC White conduit wall mounted up the stairwell to supply 2No data cables to serve new AP point within 2.005.	New conduit is proposed at high level through the stairwell. The stairwell routing follows the line of the tops of the doorcases. The cabling is routed at high level in room 2.005. There are no plasterwork features in either room. The installation of the surface mounting will have little impact.	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 little or no 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 208 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 215 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 WIFI 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 208 and 215 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 Grove House.

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, Places for Everyone, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

References and Plans

A history of the University of Manchester 1973–90, Brian Pullan with Michele Abendstern, 2004

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