METHOD OF WORKS STATEMENT

Proposed Vodafone Ethernet Fibre Service Modification

Denison House, 71 Denison Road, Manchester, M14 5RX

Listed Building Consent Application

Applicant: Vodafone Ltd

End User: The Consulate General of the People's Republic of China

Site Address: Denison House, 71 Denison Road, Manchester, M14 5RX

Listed Building Status: Grade II Listed Building

Proposal: Relocation of Existing Vodafone Ethernet Fibre Service from First Floor Communications Room to Basement Communications Room

Document Type: Method of Works Statement

Prepared in Support of: Listed Building Consent Application

Date: September 2026

1.0 Executive Summary

This Method of Works Statement has been prepared in support of a Listed Building Consent application for telecommunications works at Denison House, Manchester.

The proposed development comprises the relocation of an existing Vodafone Ethernet fibre service currently terminating within a first-floor communications room to a newly designated communications room located within the basement.

The works have been specifically designed using established conservation principles to minimise intervention within the historic fabric of the Grade II listed building. The proposal makes extensive use of existing telecommunications infrastructure, established cable routes and an existing basement entry point. The only new external intervention comprises a single small cable penetration through a window frame adjacent to the existing service entry location.

The works are minor, reversible and will preserve the special architectural and historic interest of the listed building.

2.0 Site Description

Denison House is a Grade II listed building located at 71 Denison Road, Manchester, M14 5RX and occupied by The Consulate General of the People's Republic of China.

The building currently benefits from an operational Vodafone Ethernet fibre circuit which enters the building at first-floor level and terminates within an existing communications room.

The proposal relates solely to the reconfiguration of this existing telecommunications service and does not constitute the provision of a new telecommunications connection.

3.0 Scope of Proposed Works

The proposed works comprise:

- Installation of approximately 20 metres of external black Customer Optical Fibre (COF) cable from the existing Multi-Circuit Box (MCB) identified as YYHOF/1A.
- Formation of a single new cable entry point through an existing first-floor window frame adjacent to the existing cable entry.
- External routing of fibre cable alongside existing power cabling, telecommunications infrastructure and service pipework.
- Re-use of an existing basement service entry point.
- Installation of a new Dual Circuit Box (DCB) adjacent to the basement entry location.
- Installation of approximately 10 metres of internal white Customer Optical Fibre cable between the DCB and the designated basement communications cabinet.
- Fibre splicing, testing and termination of the service.
- Commissioning of the relocated service.
- Removal and decommissioning of the existing first-floor termination arrangement where appropriate.

No excavation, demolition, structural alteration or removal of historic fabric is proposed.

4.0 Methodology

4.1 Preliminary Survey and Site Preparation

Prior to commencement of installation works, telecommunications engineers will undertake a detailed site survey to confirm:

- Existing telecommunications infrastructure.
- Existing cable routes.
- Position of MCB YYHOF/1A.
- Existing first-floor service entry point.
- Existing basement cable entry point.
- Proposed DCB location.
- Proposed communications cabinet termination point.

The survey will also identify any historic features within the vicinity of the proposed works to ensure these remain protected throughout the installation.

All work areas will be inspected and prepared prior to commencement.

4.2 Installation of External Fibre Cable

A new black Customer Optical Fibre cable will be installed from the existing Multi-Circuit Box (MCB) YYHOF/1A.

The cable route has been selected to follow established service routes and existing telecommunications infrastructure wherever possible.

The cable shall be:

- Routed adjacent to existing cables and services.
- Installed alongside existing external power cabling serving the external light fitting.
- Fixed in close alignment with existing service infrastructure.

- Secured using appropriate telecommunications fixings.

Fixings will be limited to the minimum number necessary to provide a safe and secure installation.

No architectural detailing or decorative features will be altered or obscured.

4.3 Formation of New Entry Point

A single new cable entry point will be formed through an existing first-floor window frame immediately adjacent to the current telecommunications entry point.

The cable entry shall be formed by:

- Carefully drilling a small-diameter hole of sufficient size only to accommodate the fibre cable.
- Avoiding any penetration through historic masonry, brickwork or stonework.
- Installing protective sleeving where required.
- Sealing the opening internally and externally with an appropriate removable weatherproof sealant.

The intervention has been deliberately located within the window frame to minimise impact on historic fabric and ensure reversibility.

4.4 External Cable Routing

Following installation through the new entry point, the cable shall be routed externally down the building elevation.

The cable route has been selected to utilise existing service infrastructure and shall:

- Follow existing external power cables.
- Follow established pipework routes.
- Follow existing telecommunications infrastructure.
- Remain within areas already characterised by modern services.

This approach minimises visual impact and avoids the introduction of visually intrusive new cable routes.

4.5 Existing Basement Entry Point

The proposed installation shall utilise an existing basement service entry point currently present within the building.

No enlargement or alteration of this opening is required.

The re-use of an existing penetration avoids unnecessary intervention in the historic fabric and significantly reduces the overall impact of the proposal.

4.6 Installation of Dual Circuit Box

A new Dual Circuit Box (DCB) will be installed adjacent to the basement entry point.

The DCB shall:

- Be mounted within an existing service area.
- Utilise minimal fixings.
- Accommodate fibre splicing and termination equipment.

- Remain accessible for future maintenance.

The proposed location is within an area already associated with telecommunications infrastructure and building services.

4.7 Internal Fibre Installation

Approximately 10 metres of internal white Customer Optical Fibre cable will be installed between the DCB and the designated communications cabinet within the basement communications room.

The internal route shall:

- Follow existing service routes where available.
- Utilise existing containment where practicable.
- Be surface mounted.
- Avoid decorative finishes and architectural detailing.
- Be routed wholly within service and communications areas.

No chasing of walls, lifting of floors, removal of skirting boards, removal of joinery or structural alterations are proposed.

4.8 Testing and Commissioning

Upon completion of cable installation:

- Fibre splicing will be undertaken within the DCB.
- The service will be connected to the basement communications cabinet.
- Optical performance testing will be completed.
- The existing first-floor service termination equipment will be disconnected and decommissioned.
- The relocated fibre circuit will be commissioned and brought into service.

Following completion all work areas will be cleaned and installation debris removed from site.

5.0 Assessment of Impact on Historic Fabric

5.1 External Historic Fabric

The proposed works have been specifically designed to minimise intervention within the external fabric of the listed building.

The heritage benefits of the proposal include:

- Utilisation of existing telecommunications routes.
- Re-use of existing service infrastructure.
- Re-use of an existing basement entry point.
- Avoidance of penetrations through historic masonry.
- Location of the new cable entry within a window frame rather than original wall fabric.

The external fibre cable will be installed within areas already characterised by modern service infrastructure and will therefore have a negligible visual impact.

The resulting intervention is considered minor, discreet and fully reversible.

5.2 Internal Historic Fabric

Internal works are restricted entirely to communications and service environments within the building.

The works will not require:

- Removal of historic plaster finishes.
- Alteration of decorative wall finishes.
- Disturbance of historic joinery.
- Removal of panelling.
- Alteration of cornices, mouldings or ceiling features.
- Removal of original floors.
- Structural intervention.
- Chasing or recessing of walls.

The proposed basement communications room already functions as a service area and represents the most appropriate location for telecommunications equipment.

The fibre cable is lightweight, approximately 5mm in diameter, and requires only limited surface-mounted fixings.

The impact on internal historic fabric is therefore considered negligible.

6.0 Heritage Protection Measures

The following protection measures shall be implemented throughout the works:

- Existing routes and infrastructure shall be utilised wherever practicable.
- All fixings shall be restricted to the minimum necessary.
- Historic masonry shall not be penetrated unless otherwise agreed.
- Installation works shall be undertaken by suitably qualified telecommunications engineers.
- Any accidental damage shall be immediately reported and appropriately repaired.
- Work areas shall be kept clean and orderly throughout the works.
- Materials shall be stored responsibly to avoid accidental damage to historic fabric.
- All works shall remain reversible wherever practicable.

7.0 Ecological Protection Measures

The works are confined to an existing developed site and existing building fabric.

The proposal does not require:

- Vegetation clearance.
- Tree removal.
- Roof access affecting potential roosting locations.
- Ground excavation.

- Disturbance of habitat features.

As a precautionary measure, should evidence of bats, nesting birds or any protected species be identified during the works, activities will cease immediately and appropriate ecological advice will be obtained before recommencement.

8.0 Reversibility and Reinstatement

The proposed installation has been designed in accordance with accepted conservation principles and is fully reversible.

Should the telecommunications service be removed in the future:

- Fibre cabling can be removed without loss of significant historic fabric.
- Surface-mounted fixings can be removed and made good.
- The DCB can be removed.
- The cable entry through the window frame can be repaired using matching materials and finishes.

The proposal therefore preserves the long-term significance of the listed building.

9.0 Conclusion

The proposed Vodafone Ethernet fibre modification works at Denison House have been carefully designed to preserve the significance of the Grade II listed building whilst enabling the continued operational requirements of The Consulate General of the People's Republic of China.

The methodology maximises the use of existing telecommunications infrastructure, established service routes and existing entry points. Intervention into the historic fabric is limited to a single minor penetration through a window frame, with all other works following existing service routes and utilising an existing basement entry point.

The works are minor in scale, fully reversible, and will result in negligible impact on the building's external appearance, historic fabric and heritage significance.

It is therefore concluded that the proposed works preserve the special architectural and historic interest of Denison House and are appropriate for the granting of Listed Building Consent.