

**Environmental Statement Volume 2a:
Main Text Figures
Proposed Residential-Led Development
Land to the West of Deansgate, Manchester**

October 2021

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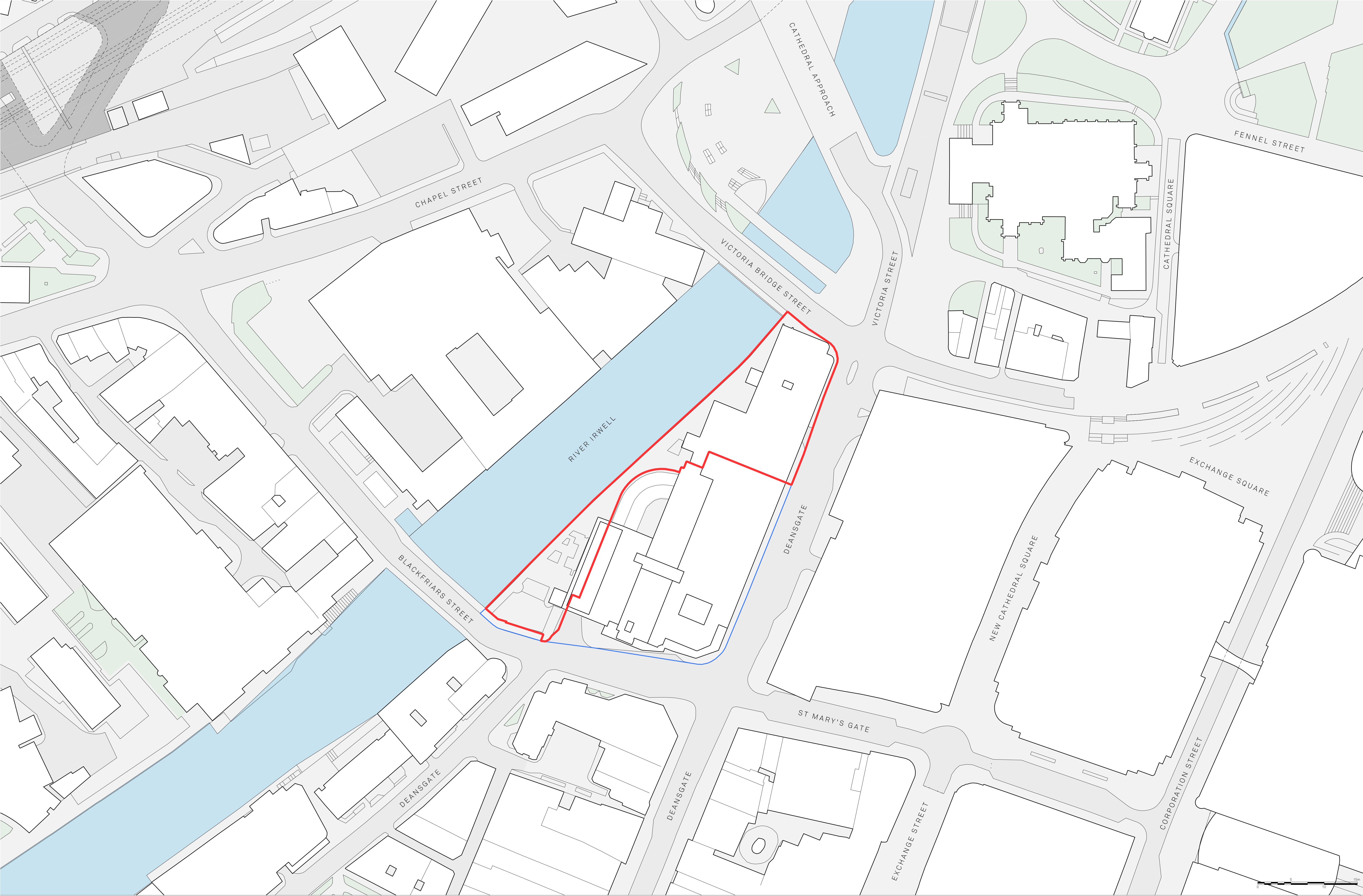
probabilistic projections (50th percentile)

Figure 11.6 - Seasonal average precipitation rate anomaly (%) for 2021-2100 compared to the 1981-2000 baseline for the RCP 6.0 scenario using probabilistic projections (50th percentile). Comparison against UK average under the same circumstances

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Figure 12.2 - Townscape and Visual Scoped in Cumulative Developments



Site Application Boundary
Site Ownership Boundary

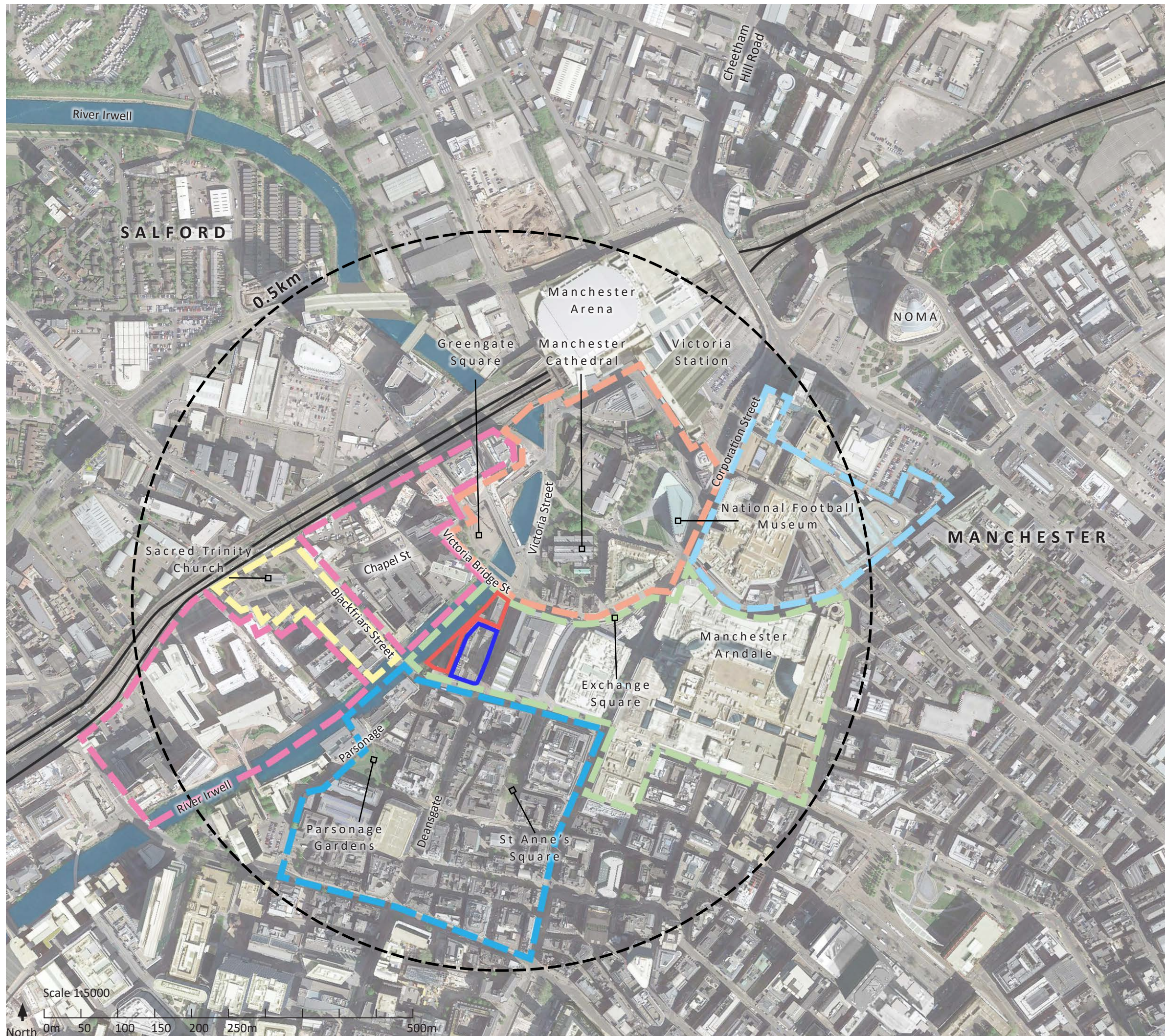


Project Name: Renaissance		Title: Residential - Block 2 Existing Site Location Plan		Scale: 1:1250@ A3	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B2_00_1000	Rev: -
Details: - 22/10/21		Issued for Planning			

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

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Key:

- Site boundary
- Adjacent land ownership
- 0.5km offset from the centre of the site
- City Centre Retail Townscape Character Area
- Cathedral and Cathedral Gardens Townscape Character Area
- Shudehill Townscape Character Area
- Parsonage Gardens and St Anne's Square Townscape Character Area
- Mixed-use Townscape Character Area
- Trinity Church Townscape Character Area

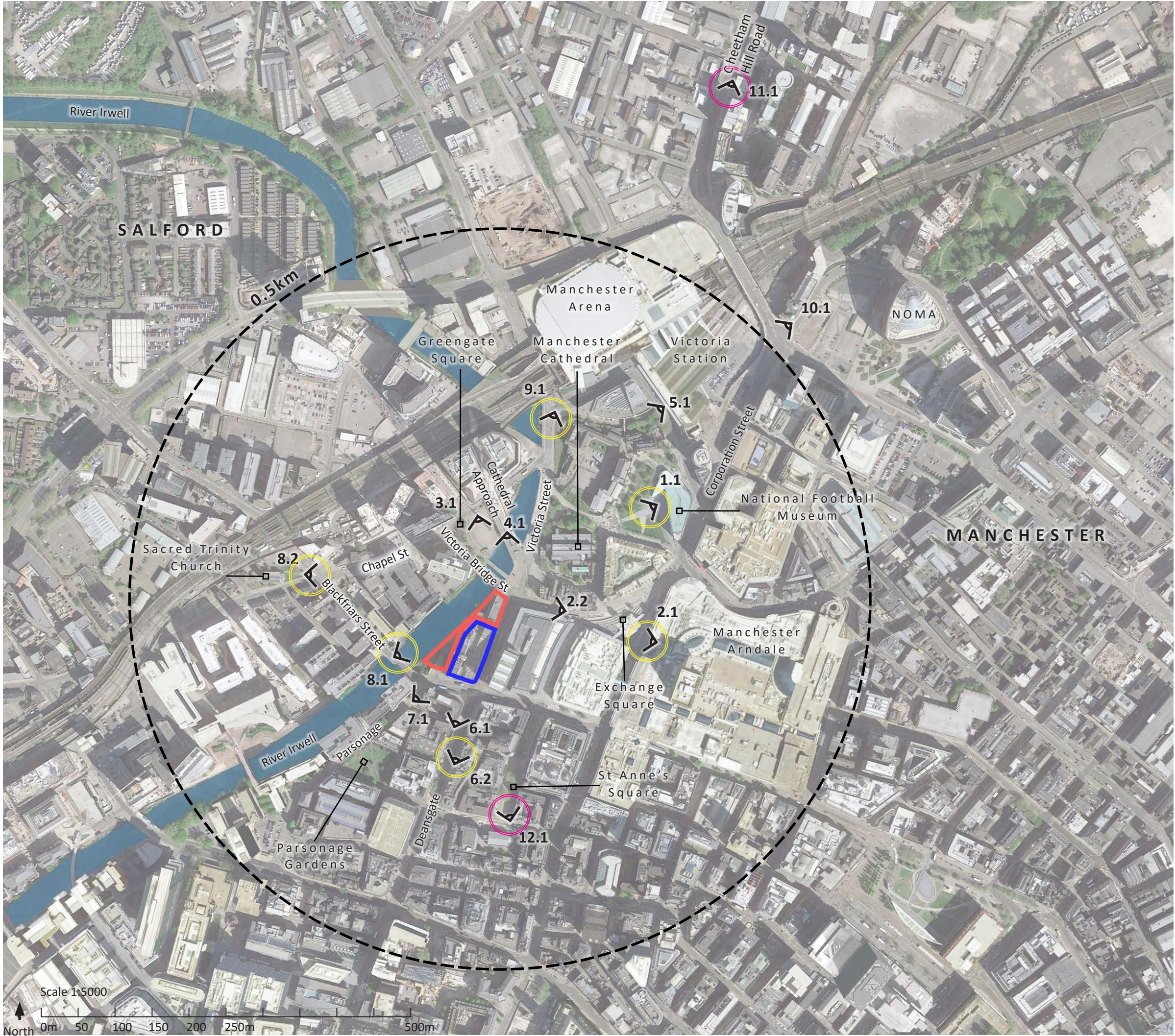


Renaissance Hotel, Manchester

Figure 6.1
Townscape Receptors

Drwg No: 876A-10A
Drawn by: CAW
Rev by:
QM Status: Checked
Scale: 1: 5,000 @ A3

Date: 29.04.21
Checker: CAW
Rev checker:
Product Status:
Confidential Review



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**

Beehive Lofts, Beehive Mill, Jersey Street, Manchester M4 6JG
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

Key:

Site boundary

Adjacent land ownership

0.5km offset from the centre of the site

Viewpoint photograph location

Potential verified photomontage location (fully rendered)

Potential verified photomontage location (wireframe)

Key views and visual receptors

1.1	Cathedral Gardens
2.1 - 2.2	Exchange Square
3.1	Greengate Square
4.1	Cathedral Approach
5.1	Victoria Station Arrival
6.1 - 6.2	Deansgate/ A56 (north bound)
7.1	Parsonage
8.1 - 8.2	Blackfriars Street
9.1	Victoria Road/ A56 (south bound)
10.1	Corporation Street
11.1	Cheetham Hill Road
12.1	St Anne's Square

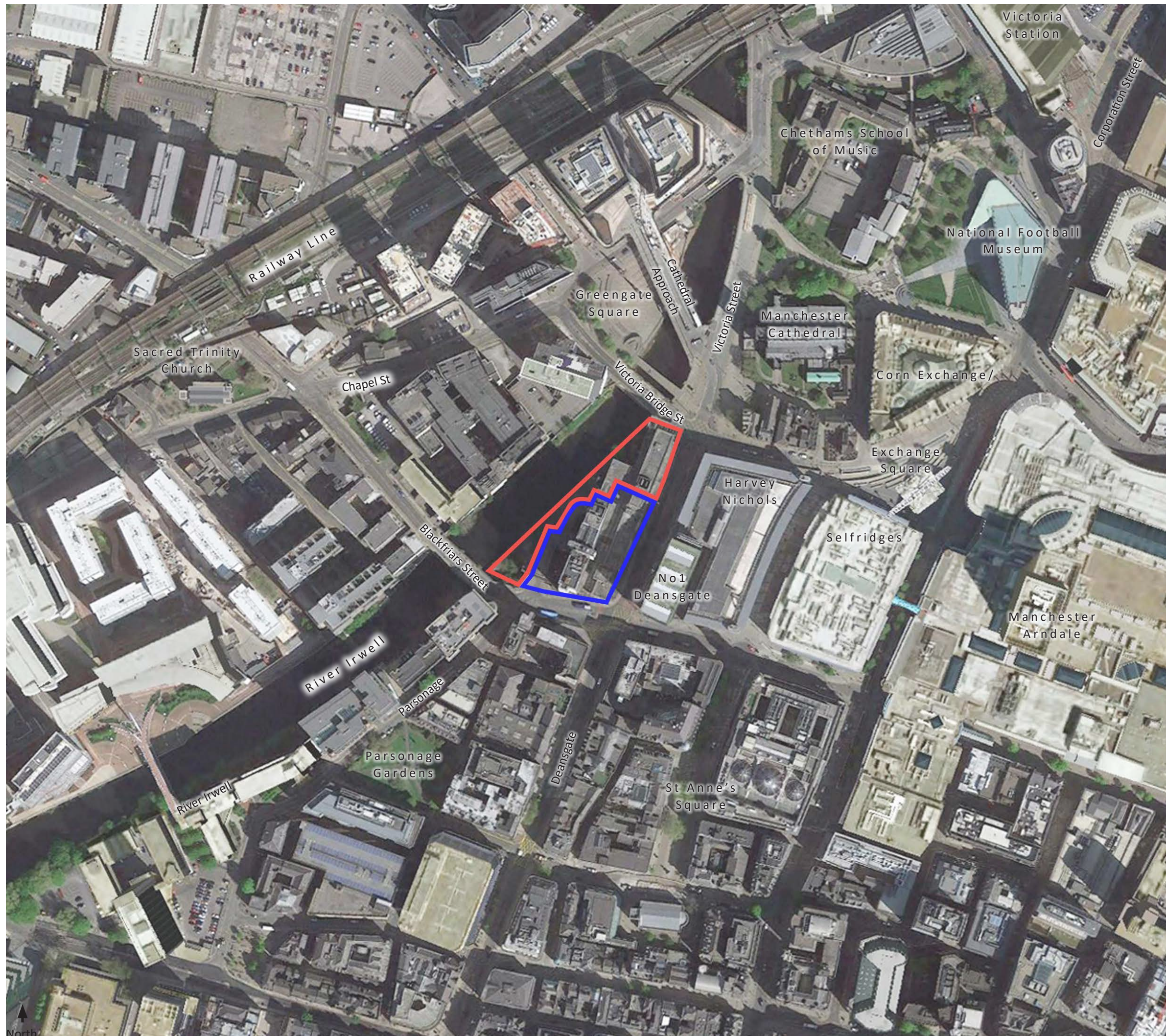

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Renaissance Hotel, Manchester

Figure 6.2
Visual Receptors - Key views

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Key:

- Site boundary
- Adjacent land ownership
- 0.5km offset from the centre of the site

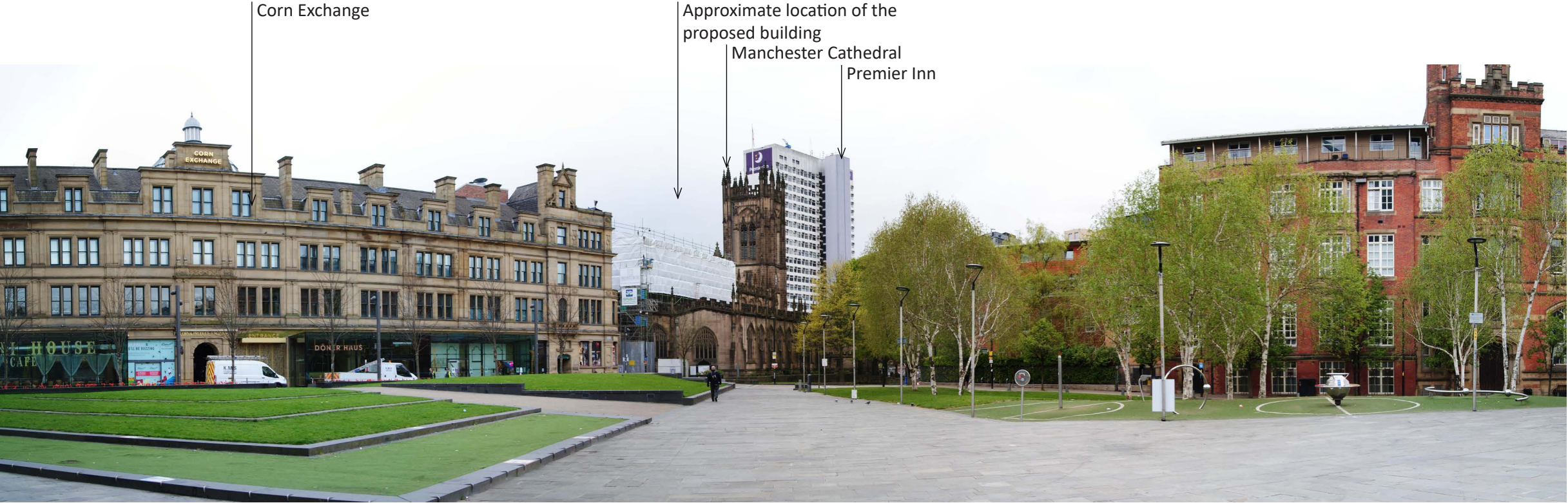


Renaissance Hotel, Manchester

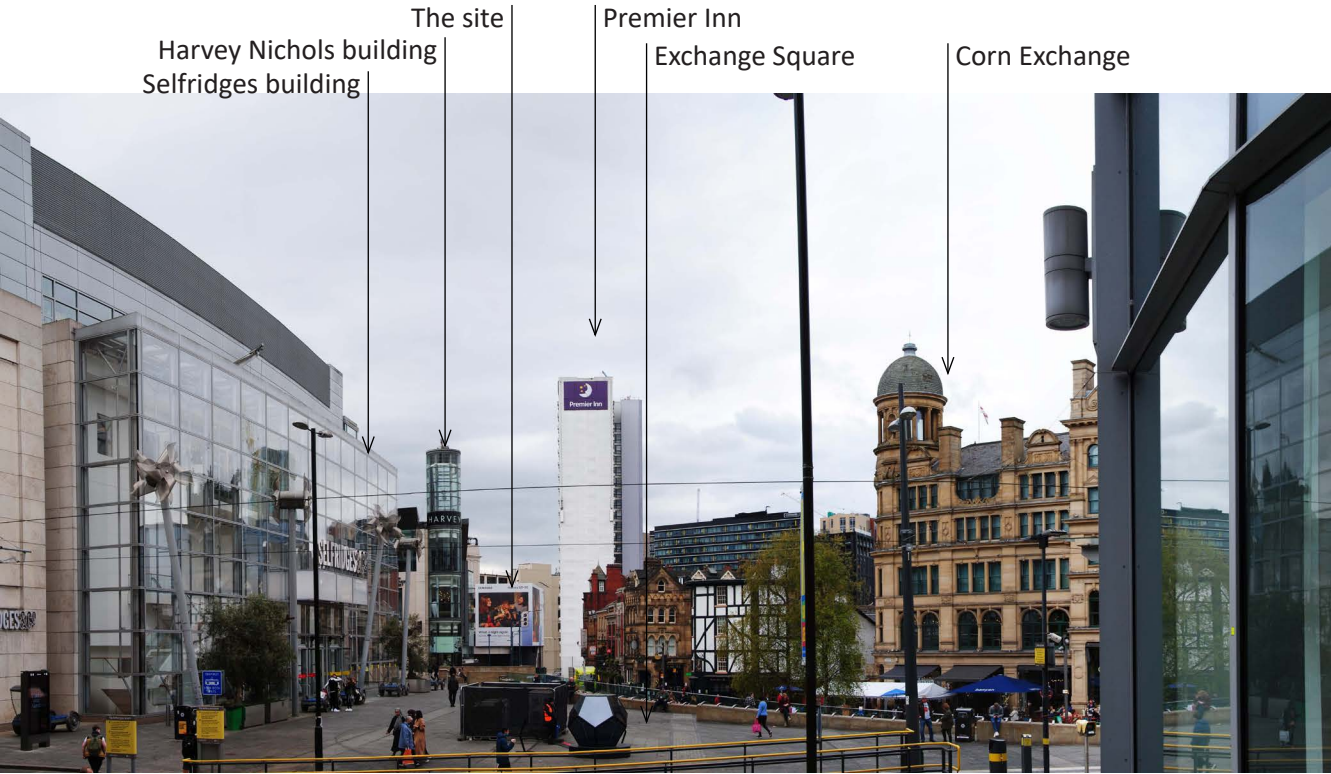
Figure 6.3
Site and its immediate context

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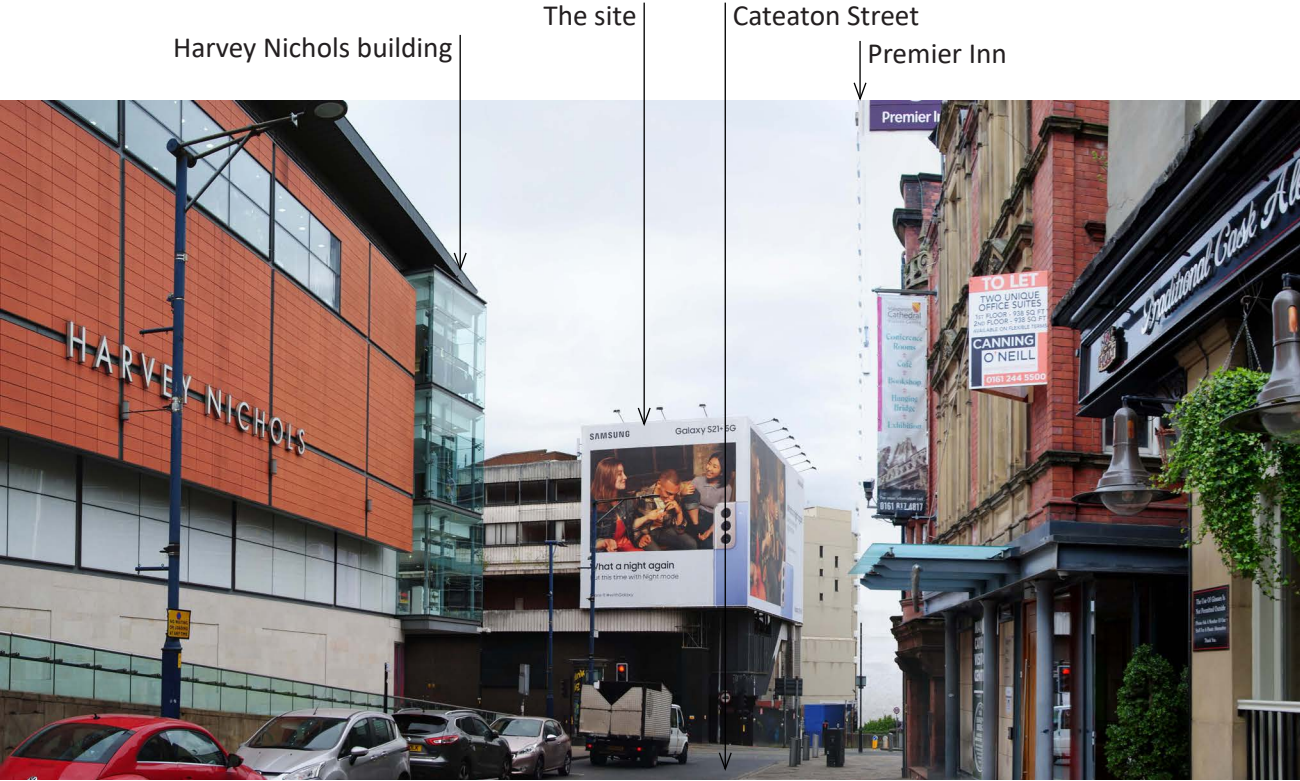
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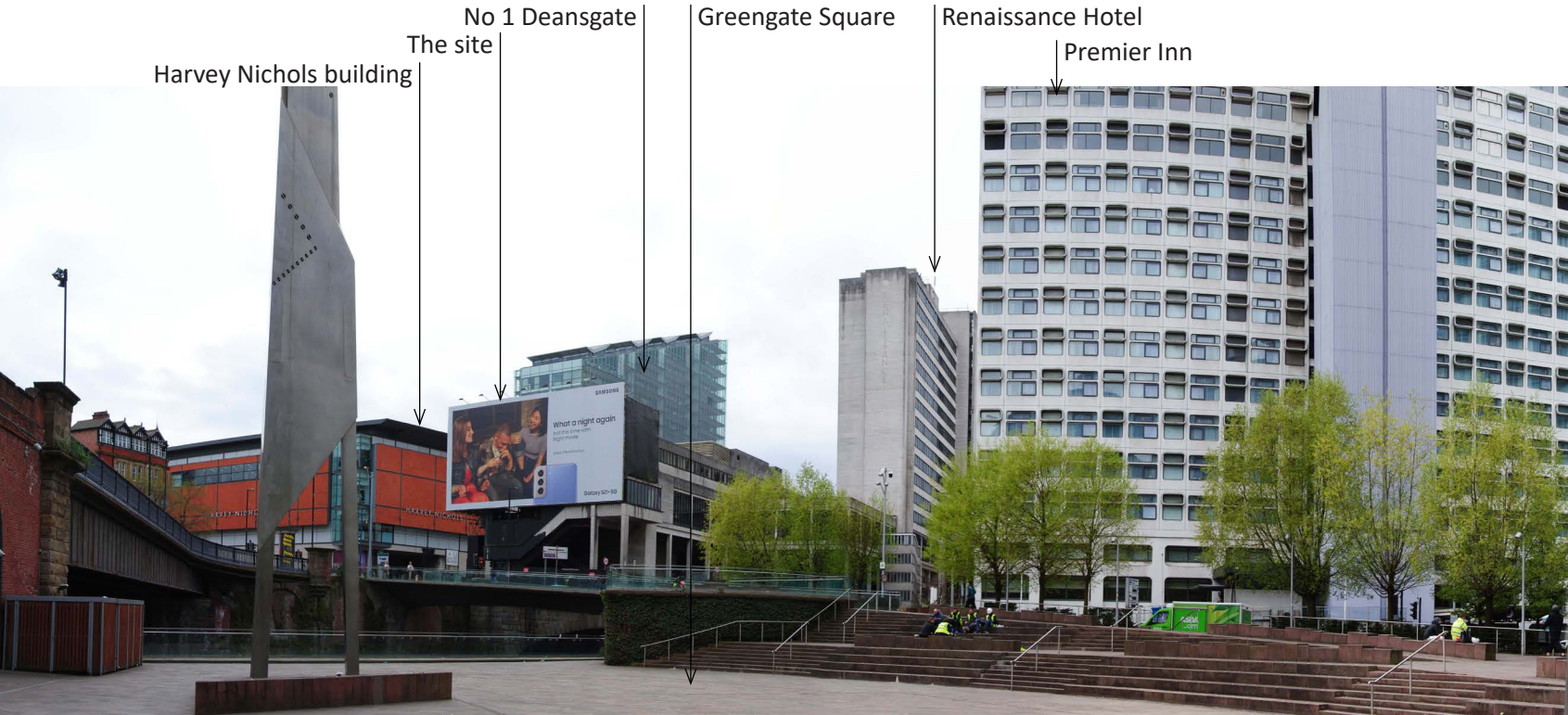
Photograph 1.1 - View from Cathedral Gardens outside the National Football Museum, looking south west towards the site



Photograph 2.1 - View from Exchange Square outside the entrance to the Arndale, looking west towards the site



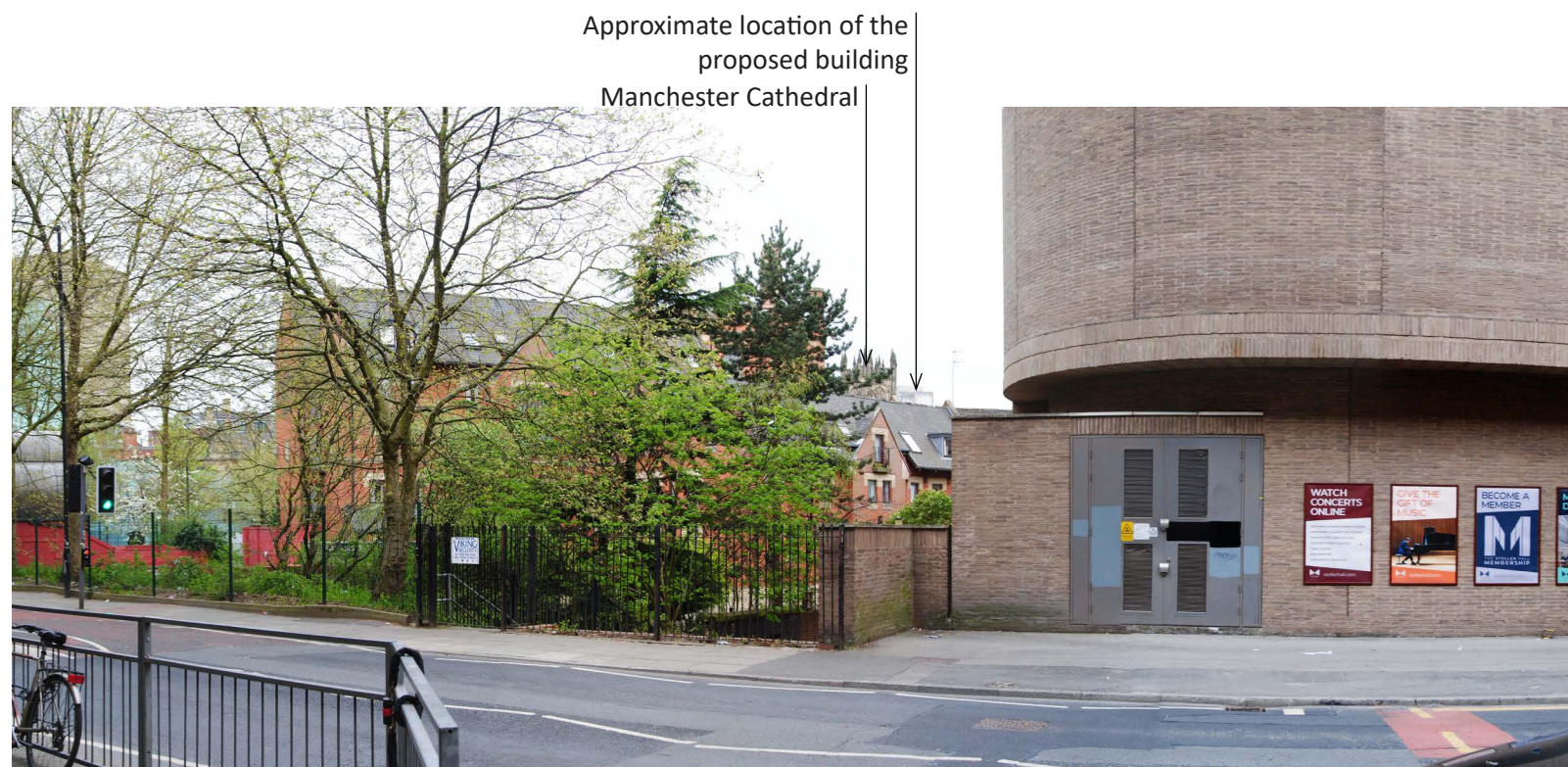
Photograph 2.2 - View from Exchange Square at Cateaton Street, looking west towards the site



Photograph 3.1 - View from Greengate Square, looking south towards the site



Photograph 4.1 - View from the Cathedral Approach, looking south towards the site



Photograph 5.1 - View from the Victoria Station arrival, looking south west towards the site

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Beehive Lofts, Beehive Mill, Jersey Street,
Manchester M4 6JG
0161 228 7721 mail@randallthorp.co.uk
www.randallthorp.co.uk

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Checker: CAW
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Rev checker:
QM Status: Checked
Product Status:
Confidential Review

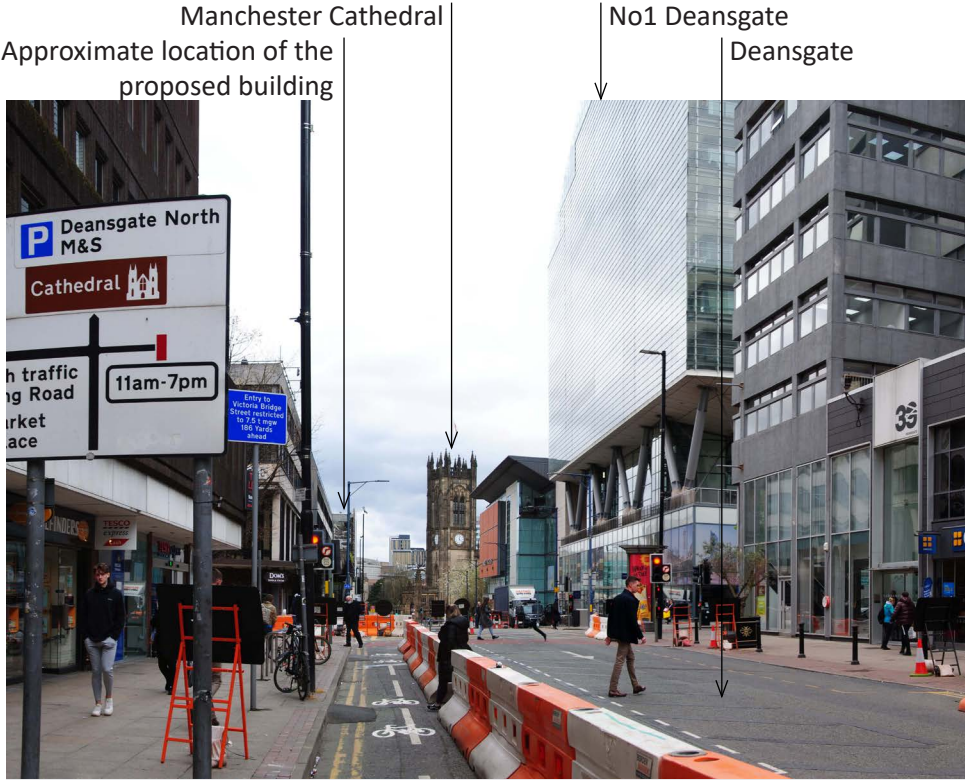

ALLIANCE

Renaissance Hotel, Manchester

Figure 6.6
Viewpoint Locations 4.1 - 5.1

Drwg No: 876-15

Scale: NTS@ A3



Photograph 6.1 - View from Deansgate, looking north towards the site



Photograph 6.2 - View from Deansgate, looking north towards the site



Photograph 7.1 - View from the Parsonage, looking north towards the site

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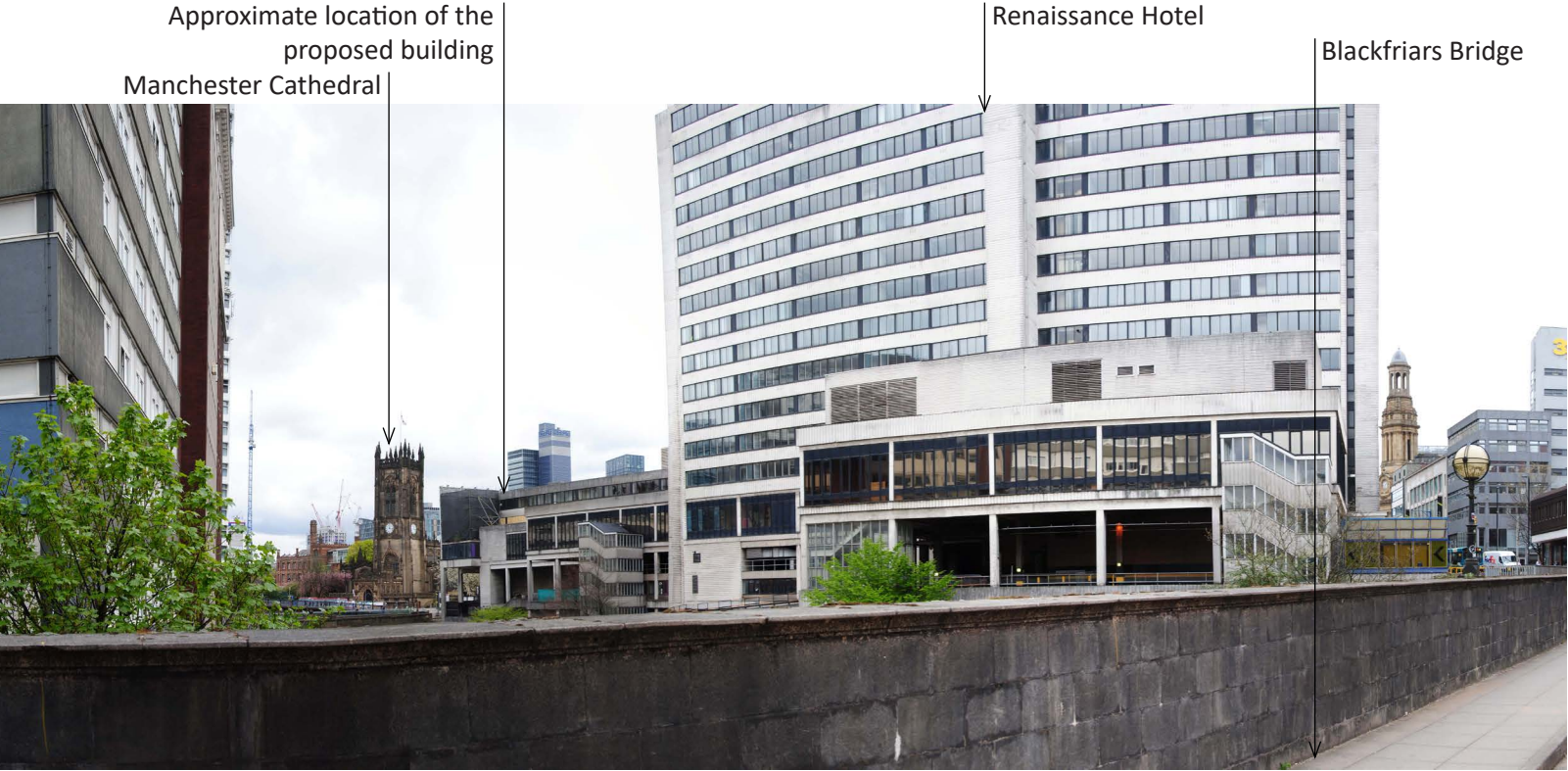
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Manchester M4 6JG
0161 228 7721 mail@randallthorp.co.uk
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Date: 04.05.21
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QM Status: Checked
Product Status:
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Renaissance Hotel, Manchester
Figure 6.7
Viewpoint Locations 6.1 - 7.1

Drwg No: 876-16 Scale: NTS@ A3



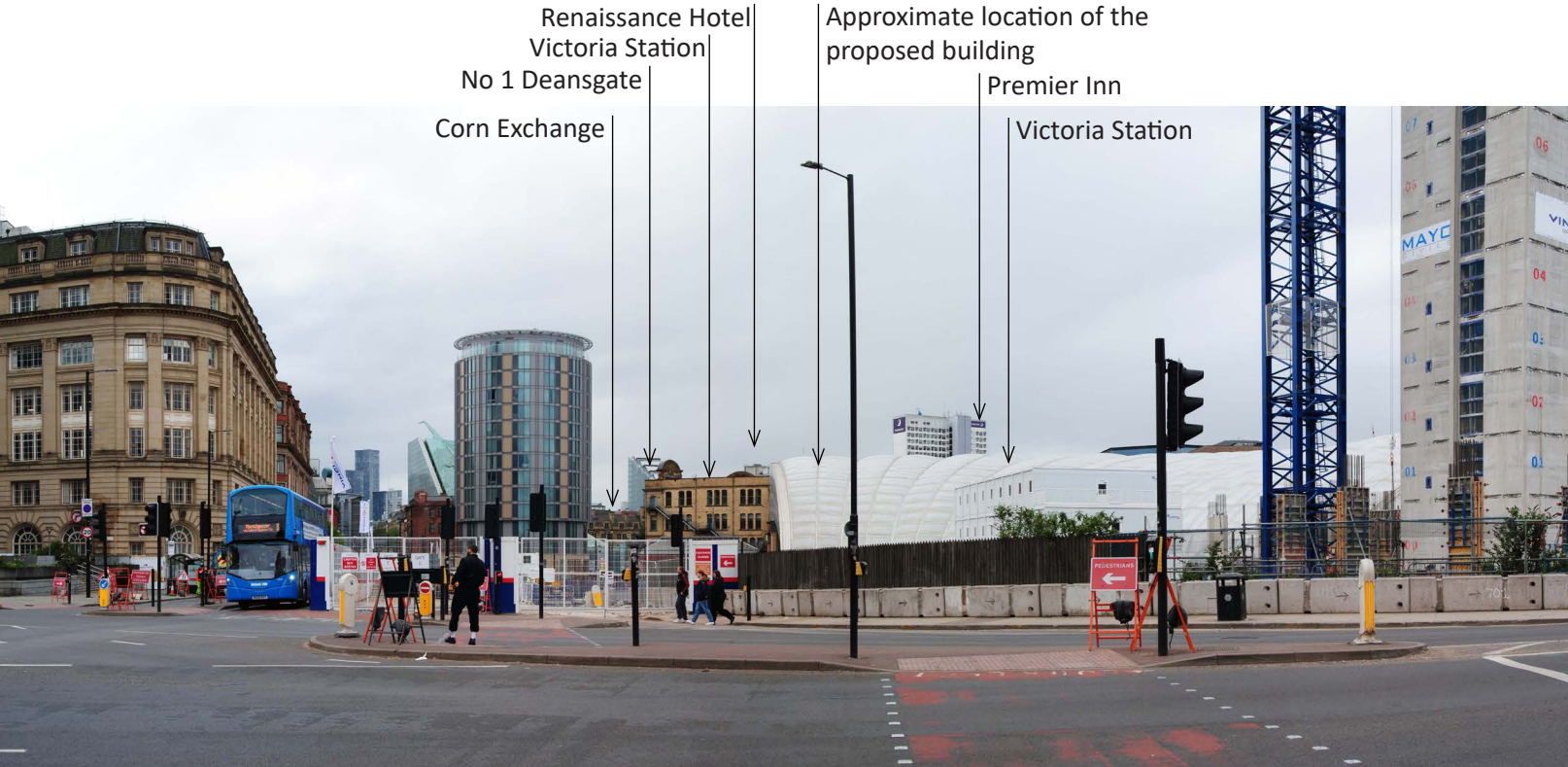
Photograph 8.1 - View from the Blackfriars Bridge, looking north east towards the site



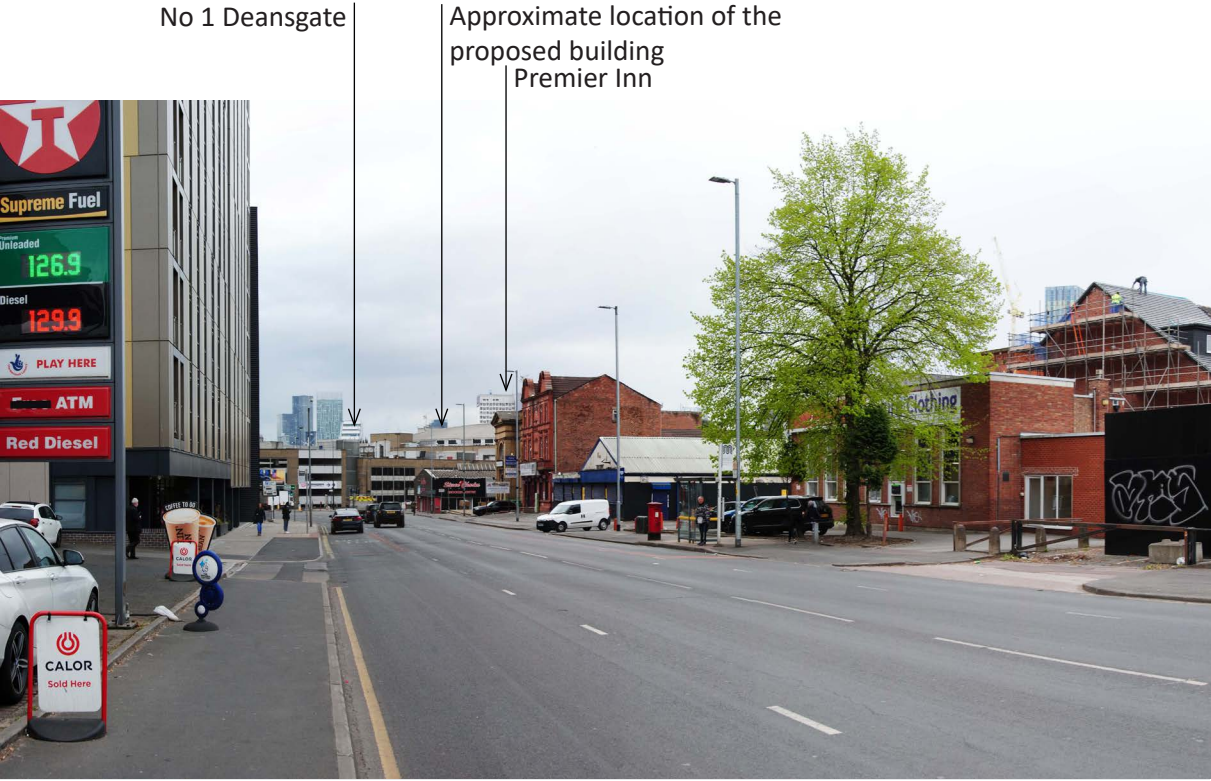
Photograph 8.2 - View from Backfriars Bridge and Chapel St, looking east towards the site



Photograph 9.1 - View from Victoria Road, looking south towards the site



Photograph 10.1 - View from Corporation Street, looking south west towards the site



Photograph 11.1 - View from Cheetham Hill Road, looking south towards the site



Photograph 12.1 - View from St Annes Square, looking north towards the site



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- Application Site**
- Application Site
 - 500m Study Area
 - Scheduled Monument
 - Conservation Area
- Listed Buildings**
- I
 - II*
 - II
- Historic Environment Record (HER)**
- HER



CLIENT:
Deansgate SOF Alliance LeaseCo Limited

PROJECT:
Renaissance, Deansgate, Manchester

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
PROH3016

DRAWING NUMBER:
GIS_10

CHECKED BY:
CE

REVISION:
1.4

STATUS:
Draft

DATE:
September 2021

SCALE:
1:4,500 @ A3

Conservation Areas
Flat Iron Conservation Area
Cathedral Conservation Area
Shudehill Conservation Area
Smithfield Conservation Area
Parsonage Gardens Conservation Area
St Ann's Square Conservation Area
Upper King Street Conservation Area
Deansgate/Peter Street Conservation Area
Albert Square Conservation Area

Ref	Listed Building	Grade
1	Cooperative Wholesale Society	II
2	Cooperative Wholesale Society Building To North Of Junction With Hanover Street	II
3	Number 54 And Chop House Public House thomas's Chop House	II
4	Anglia House	II
5	Mynshulls House	II
6	Mitre Hotel	II
7	Masonic Temple	II
8	Chancery Chambers	II
9	Albert Memorial	I
10	Brights Statue	II
11	Frasers Statue	II
12	Gladstones Statue	II
13	Heywoods Statue	II
14	Roman Catholic Church Of St Mary (the Hidden Gem)	II*
15	Lloyds House	II
16	Detached Block Of Schoolroom Approximately 20 Metres South Of Chethams Hospital	II
17	South East Wing To Chethams Hospital (former Manchester Grammar School)	II
18	Vine Inn	II
19	19, King Street	II
20	Old Exchange	II
21	Warehouse Shop	II
22	No. 48, King Street	II
23	No. 74, King Street	II
24	84 And 86 King Street And 27 And 29 Pall Mall	II
25	Atlas Chambers	II
26	Jubilee Fountain, Albert Square, Manchester	II
27	10, Kennedy Street	II
28	Royal Exchange	II
29	Estate Exchange	II*
30	Cooperative Society Building	II
31	Bartons Building Including Barton Arcade	II*
32	Nos. 98-116, Deansgate	II
33	Elliot House	II
34	Town Hall	I
35	Massey Chambers	II
36	Former Manchester And Salford Trustee Savings Bank	II
37	Lombard Chambers	II
38	Alliance House	II
39	Eagle House	II
40	Victoria Buildings	II

Ref	Listed Building	Grade
41	4-14, King Street (see Details For Further Address Information)	II
42	Haywards Building	II
43	105-113, Deansgate (see Details For Further Address Information)	II
44	184 And 186, Deansgate	II
45	John Rylands Library And Attached Railings, Gates And Lamp Standards`	I
46	Cathedral Church Of St Mary	I
47	Manchester Law Library	II*
48	62, King Street	II
49	Prudential Assurance Office	II
50	Ship Canal House	II
51	Former Midland Bank	II*
52	Fragment Of Hydes Cross Approximately 20 Metres South Of Chethams Hospital	II
53	Rylands Building (debenhams)	II
54	Barclays	II
55	Arkwright House	II
56	Pall Mall Court, Including Raised Piazza And Podium To The West Side	II
57	Nos. 1-7 Princess Street, Nos. 59 And 61, Cross Street	II
58	31, Princess Street	II
59	Cooperative Society Building	II
60	National House	II
61	Church Of St Ann	I
62	Boardman Monument South Of Apse At East End Of Church Of St Ann	II
63	Nos. 18 And 20, St Anns Square	II
64	No. 22, St Ann's Square	II
65	Deacon Monument North Of Apse At East End Of Church Of St Ann	II
66	Mansfield Chambers	II
67	War Memorial (boer War)	II
68	National Buildings	II
69	29, Shude Hill	II
70	43 And 45, Spring Gardens	II
71	Sinclairs Oyster Bar	II
72	47, Spring Gardens	II
73	12, Tib Lane	II
74	10, Tib Lane	II
75	Victoria Bridge	II
76	Former Hydraulic Power Station In Grounds Of City College	II
77	Victoria Station Including Concourse To Rear With Restaurant And Booking Hall	II
78	Former National Westminster Bank On Corner At Junction With Spring Gardens	II*
	New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza	
79	Co-operative Insurance Society (cis) Building	II
81	10-20, Thomas Street	II
82	60 And 62, Spring Gardens (see Details For Further Address Information)	II
83	41, South King Street	II
84	41, Spring Gardens	II
85	The Old Wellington Inn	II
86	49, Spring Gardens	II
87	Codbens Statue	II

Ref	Listed Building	Grade
88	25, St Ann Street	II*
89	Winters Buildings	II
90	Allen Monument South Of Apse At East End Of Church Of St Ann	II
91	No. 16, St Ann's Square	II
92	Northern Assurance Building	II
93	Northern Stock Exchange	II
94	Blackfriars Bridge	II
95	66 And 68, Fountain Street	II
96	Former Corn And Produce Exchange	II
97	Sawyers Arms Public House	II
98	Vine Inn	II
99	15 And 17 King Street	II
100	28, King Street	II
101	35 And 37 King Street And Attached Railings	II
102	56, King Street	II
103	Former Reform Club manchester Club	II*
104	31 And 33, King Street West	II
105	Chethams Hospital And Attached Wall	I
106	No. 1, Albert Square	II
107	St Marys Parsonage	II
108	Princes Chambers	II
109	1, Booth Street (see Details For Further Address Information)	II
110	Bank Of England trustee Savings Bank	I
111	33, King Street	II
112	Former Lloyds Bank	II
113	Holyoake House	II
114	Albert Bridge	II
115	Abraham Lincoln Statue	II
116	City Buildings	II
117	Former Manchester Swimming Baths	II
118	Manchester Tennis And Racquet Club	II*
119	Black Friar Public House	II
120	10 And 12, Blackfriars Street	II
121	14 And 16, Blackfriars Street	II
122	The Crown Tavern	II
123	Number 6 And Salford House	II
124	62, Chapel Street	II
125	No. 81 Chapel Street And No. 4 Booth Street	II
126	Chapel Street And Hope United Reformed Church	II
127	Railway Viaduct And Retaining Walls At Junction With Greengate	II
128	Former Public Baths	II*
129	Chesters Salford Brewery	II
130	Central Railway Viaduct	II
131	Northern Railway Viaduct	II
132	Southern Railway Viaduct And Colonnade	II*
133	Church Of The Sacred Trinity	II*
134	Manchester Parcel Post Office	II
135	Middle Bridge	II
136	Stephenson Bridge	II
137	Eagle Inn And Attached Dwelling	II
138	North Bridge	II
139	Sacred Trinity, Salford War Memorial	II
140	Electricity Junction Box	II
141	Presbytery Of The Roman Catholic Church Of St Mary (the Hidden Gem)	II

Ref	Scheduled Monument
142	The Hanging Bridge immediately south of Manchester Cathedral

Ref	Historic Environment Record	HER Ref/No.
143	87-89 Chapel Street	6658.1.0
144	83-85 Chapel Street	6660.1.0
145	75-79 Chapel Street	6661.1.0
146	Black Lion Hotel	6662.1.0
147	Warehouse, on Booth Street	6666.1.0
148	73 Chapel Street (Direct Discounts)	6669.1.0
149	George Ellis Furniture Store	6692.1.0
150	Hunt and Co. (former Commercial Hotel or Royal Commercial public house)	6693.1.0
151	Princes Chambers (now Trinity Court)	8431.1.0
152	36 Kennedy Street (retained facade of)	8433.1.0
153	39-43 King Street	8445.1.0
154	Cross Street Chapel	9878.1.0
155	Lewis's (formerly Lewis's department store; now Primark)	9893.1.0
156	Chetham's School, east boundary wall (Area of Medieval Manchester)	2020.2.3
157	Chetham's School, west boundary wall (Area of Medieval Manchester)	2020.2.4
158	Chetham's College, Gatehouse (Area of Medieval Manchester)	2020.2.5
159	Printworks	11281.1.0
160	Mark Addy landing stage and public house	16252.1.0
161	29 Blackfriars Road (former Sacred Trinity Parish Schools)	16255.1.0
162	Guardian Underground Telephone Exchange. Air intake/emergency exit building	16596.1.2
163	Dial House	16598.1.0

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CLIENT:

Deansgate SOF Alliance LeaseCo Limited

PROJECT:

Renaissance, Deansgate, Manchester

DRAWING:

Heritage Assets Schedule

PROJECT NUMBER:

PROH3016

DRAWING NUMBER:

GIS_11

CHECKED BY:

CE

REVISION:

1.3

STATUS:

Draft

DATE:

May 2021

SCALE:

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Figure Error! No text of specified style in document..1 Seasonal Wind Roses for Manchester International Airport (1990-2020)

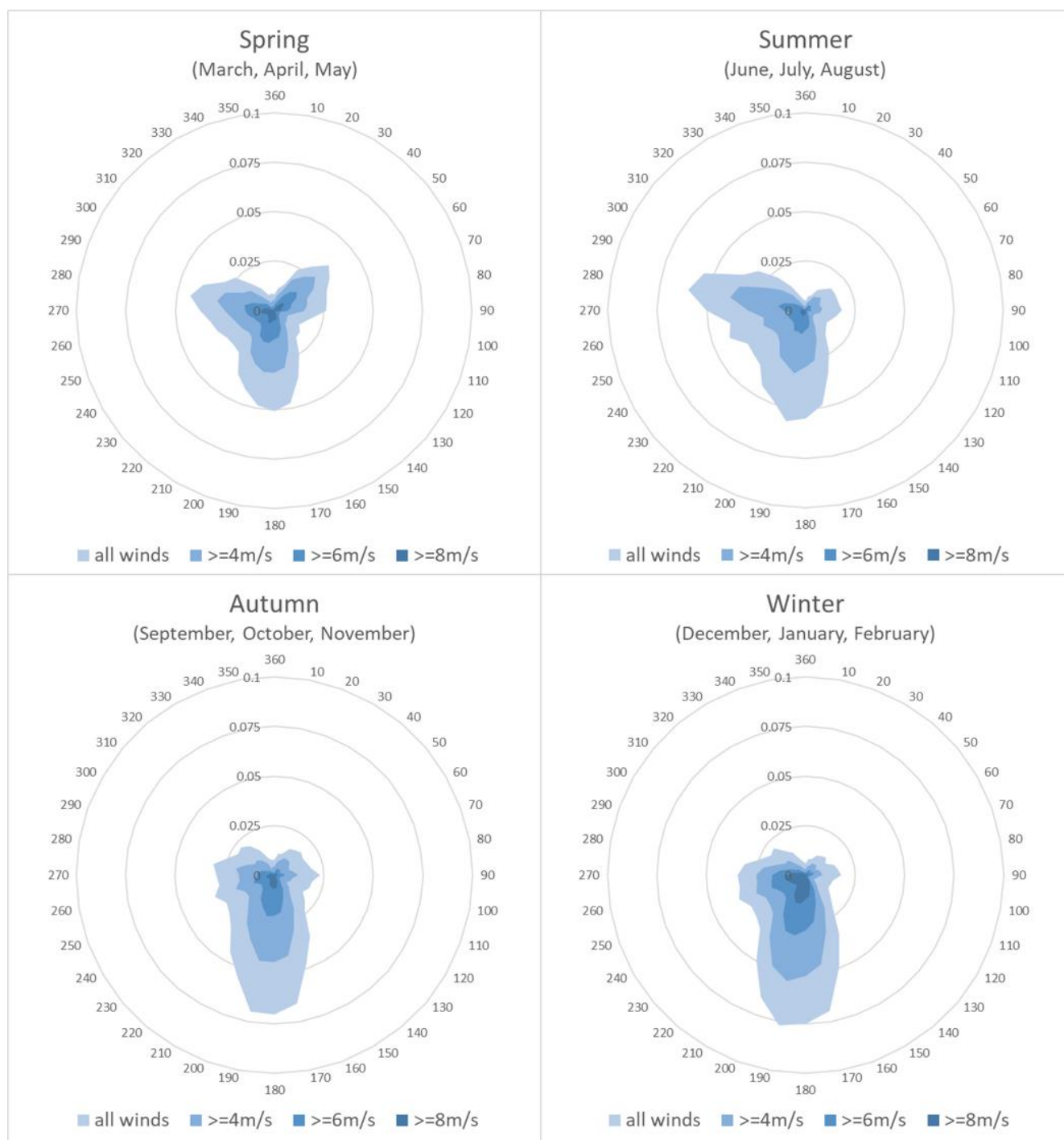


Figure Error! No text of specified style in document..2 Winter Comfort for Existing Site with Existing Surrounds

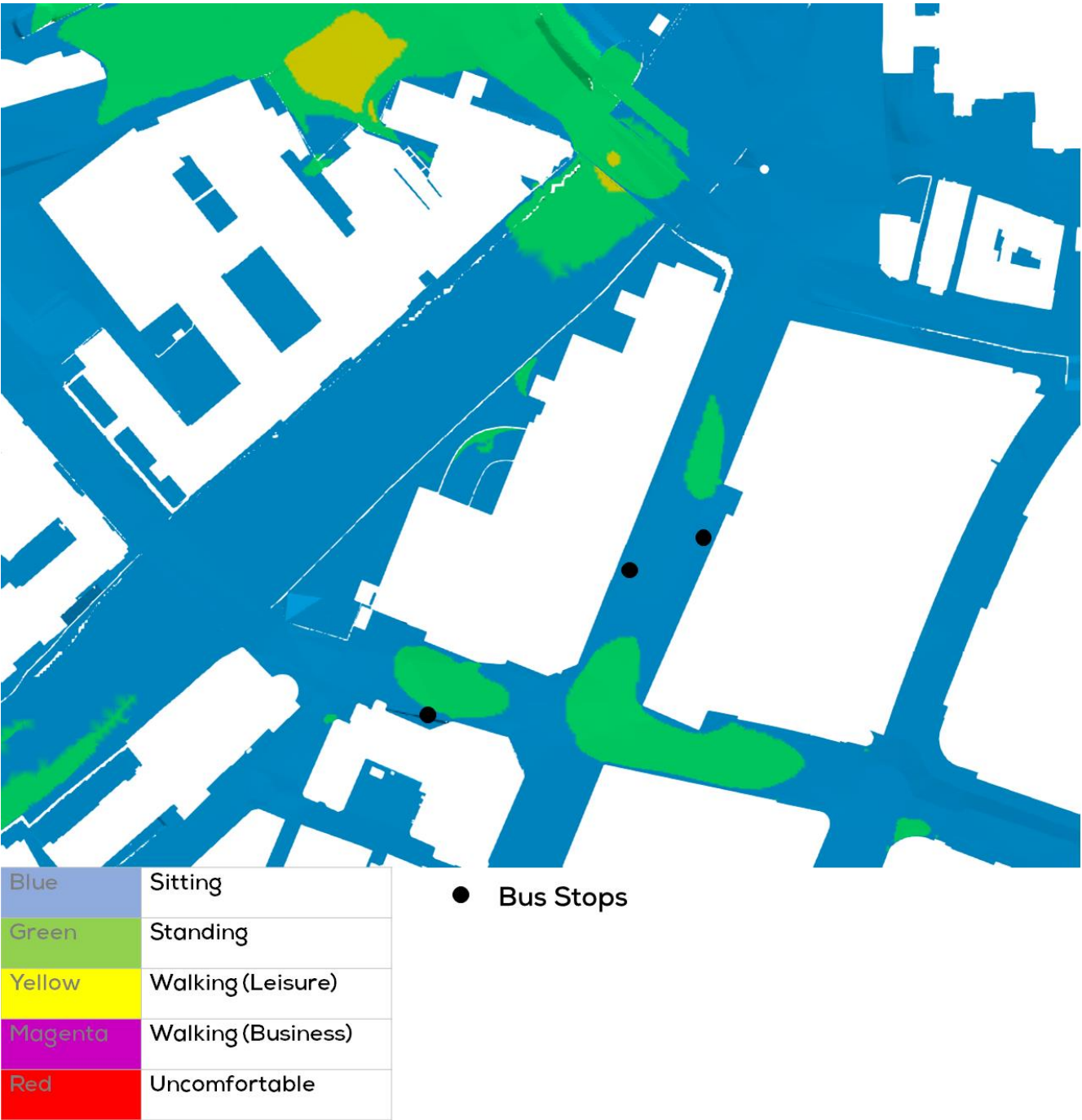


Figure Error! No text of specified style in document..3 Summer Comfort for Existing Site with Existing Surrounds

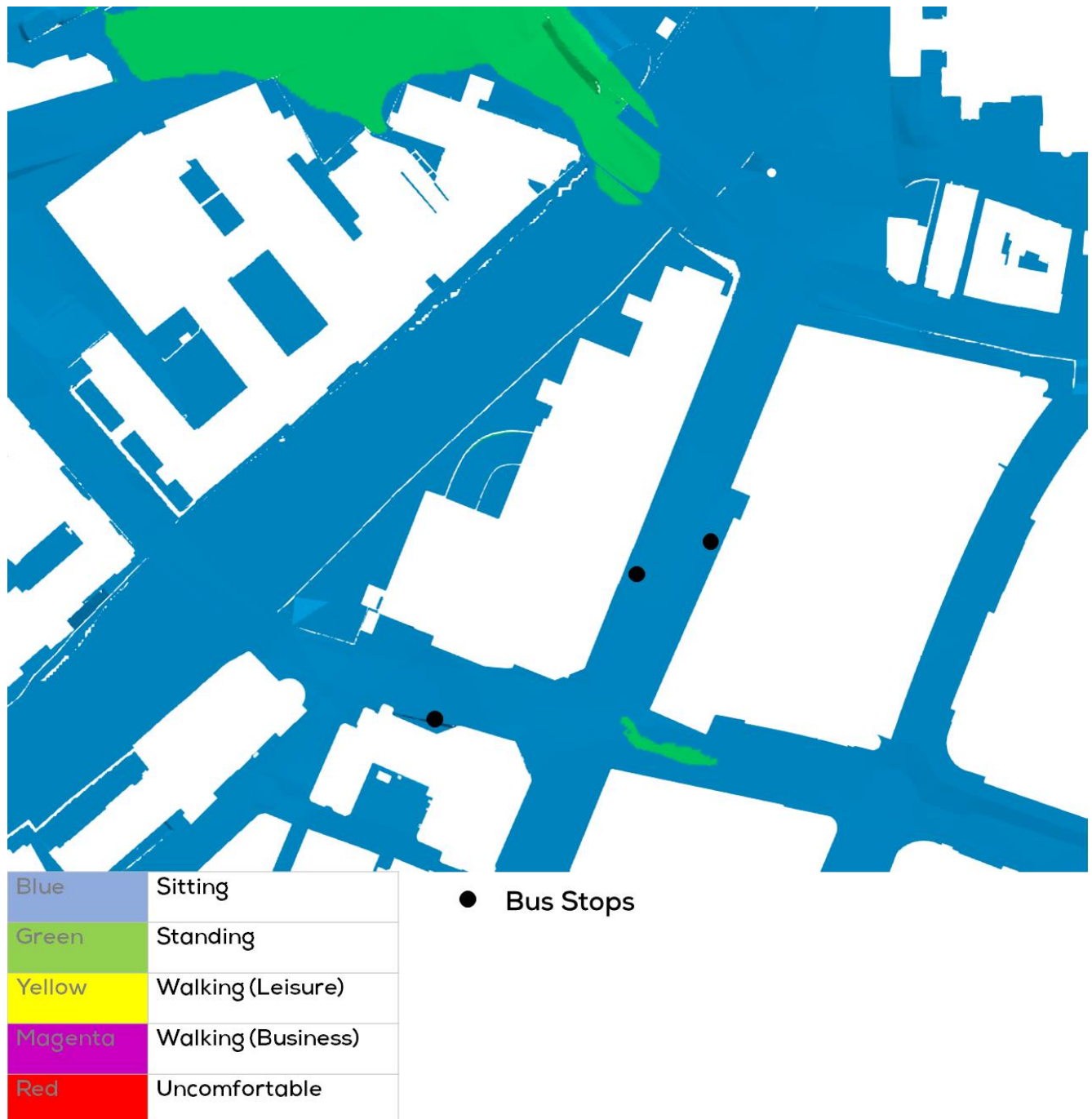


Figure Error! No text of specified style in document..4 Strong Winds for Existing Site with Existing Surrounds



Figure Error! No text of specified style in document..5 Winter Comfort for Proposed Development with Existing Surrounds

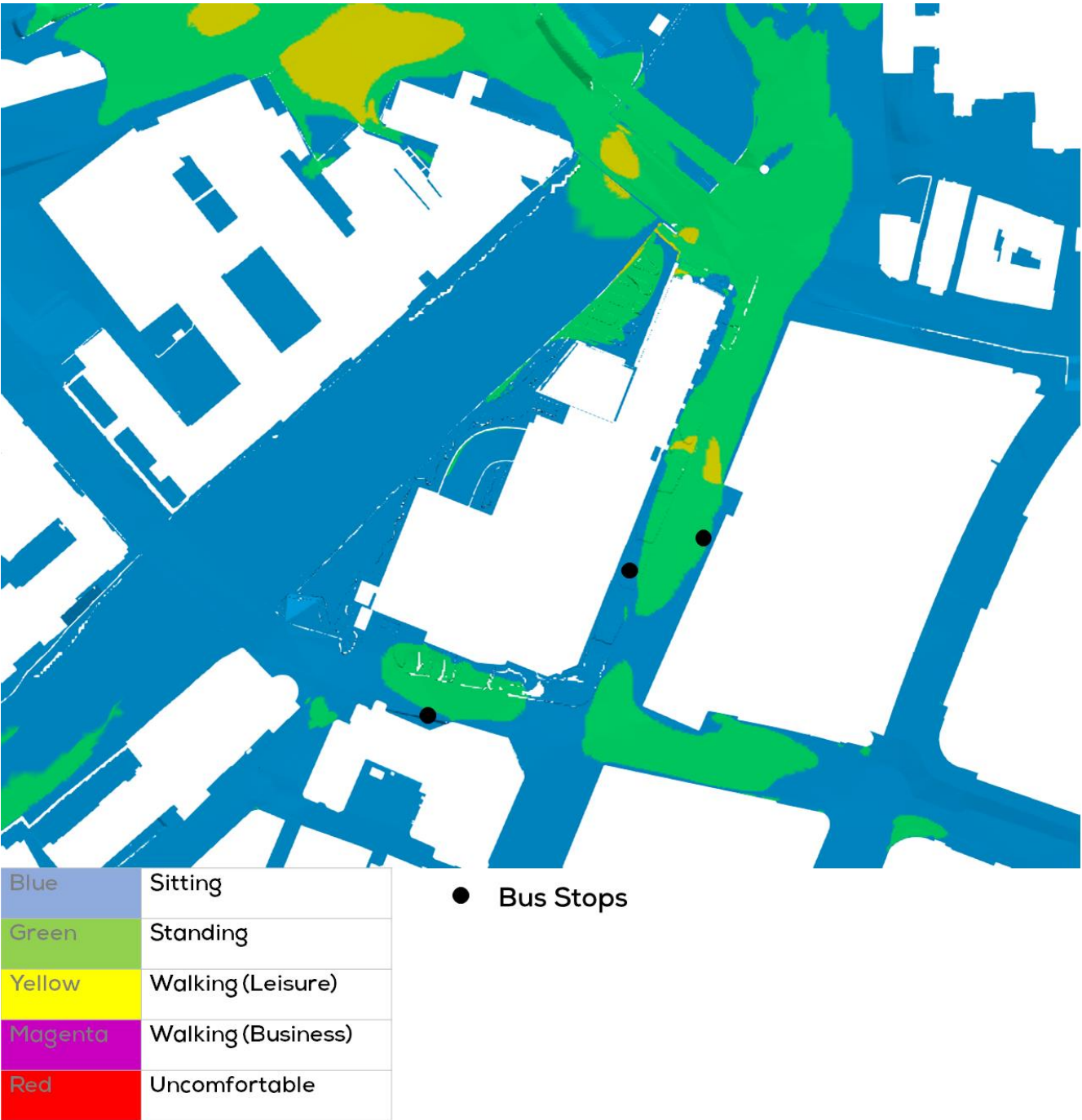


Figure Error! No text of specified style in document..6 Summer Comfort for Proposed Development with Existing Surrounds

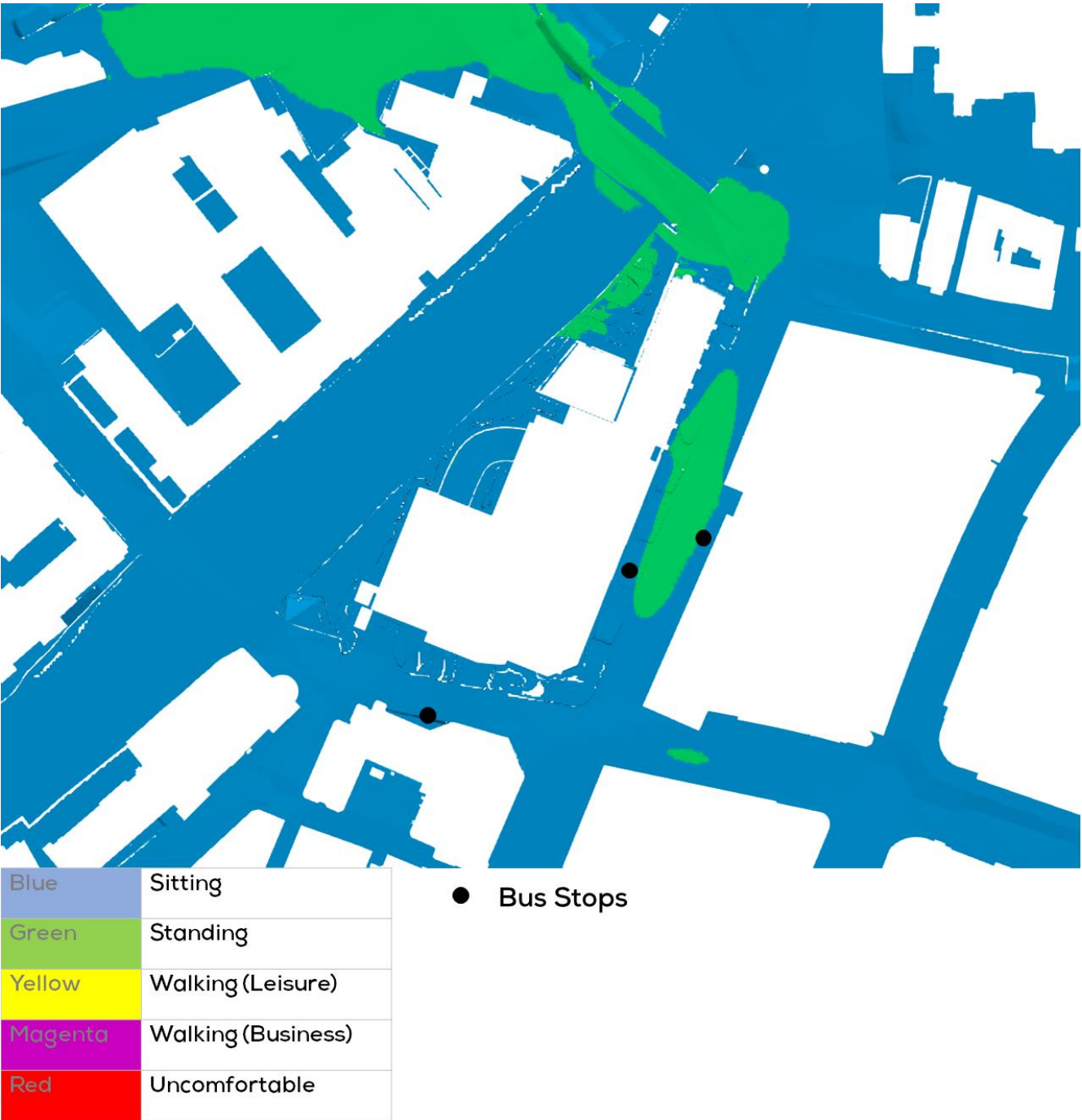
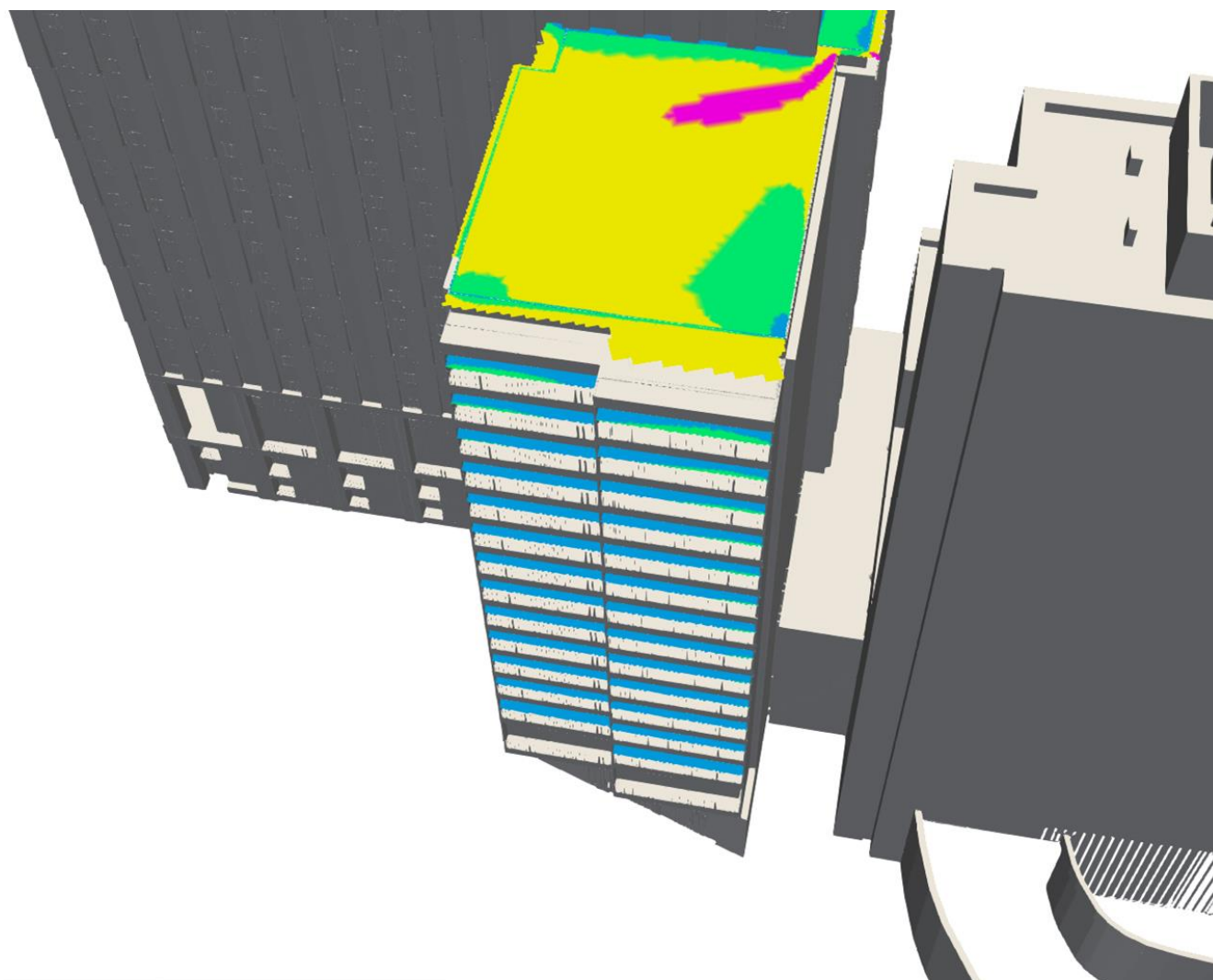


Figure Error! No text of specified style in document..7 Strong Winds for Proposed Development with Existing Surrounds

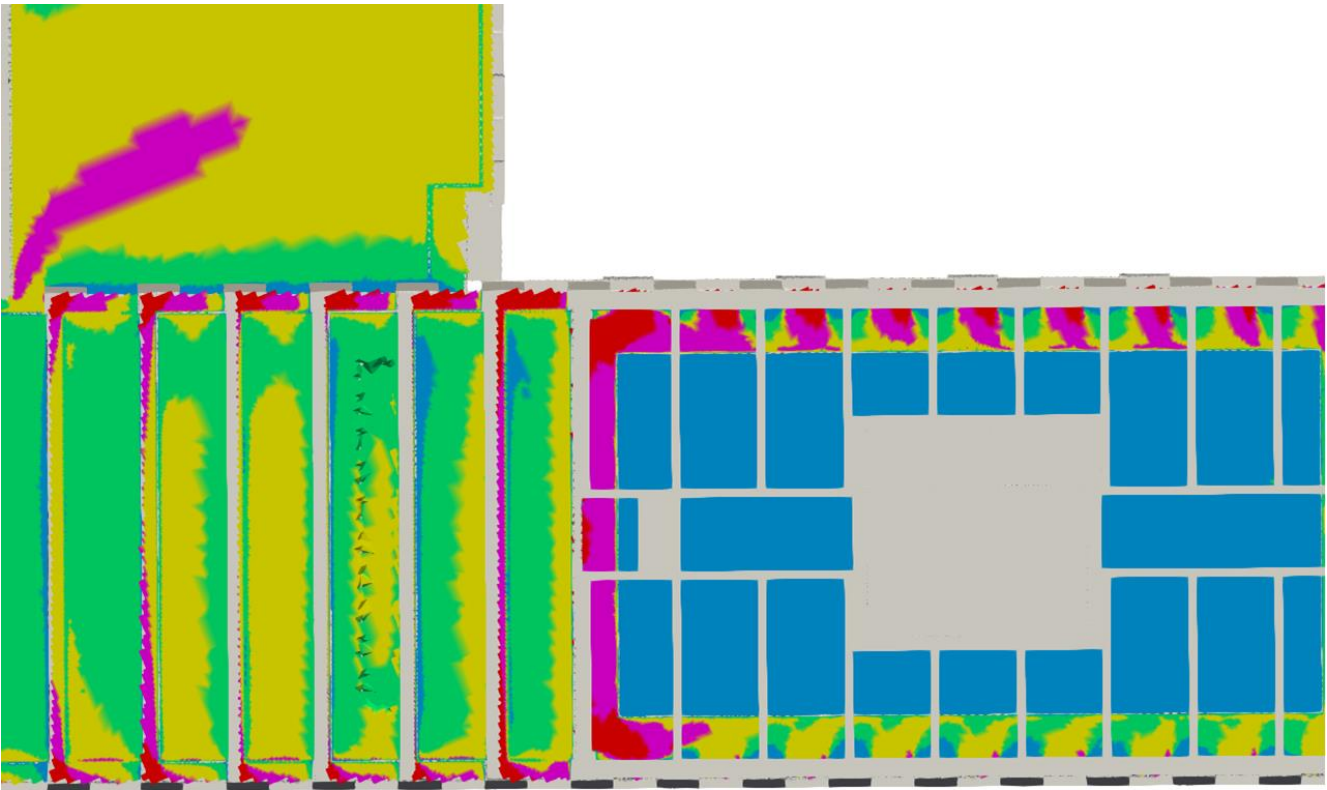


Figure Error! No text of specified style in document..8 Winter Comfort at L13 Terrace and Western Balconies for Proposed Development with Existing Surrounds



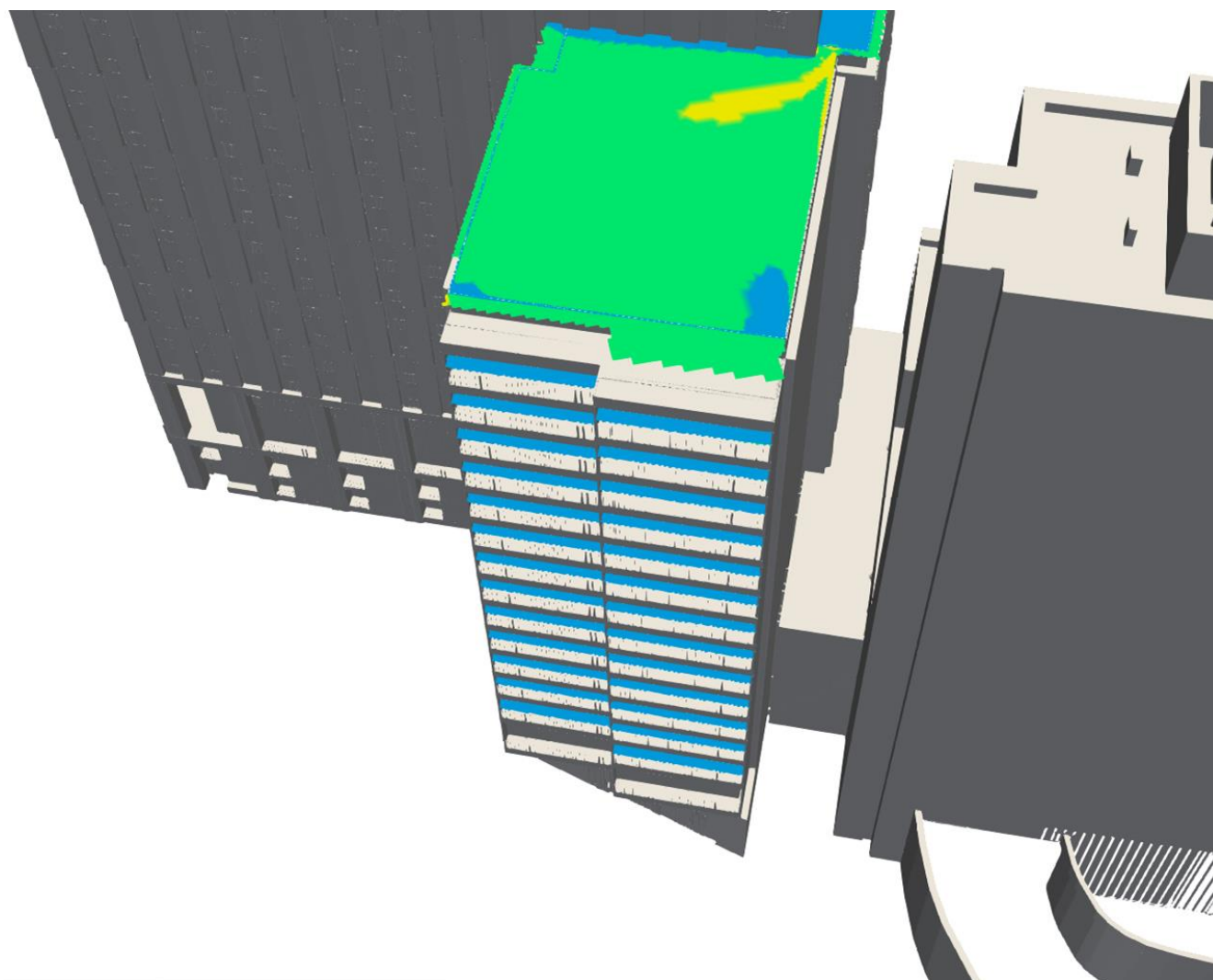
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..9 Winter Comfort at L26 Terrace and Southern Balconies for Proposed Development with Existing Surrounds



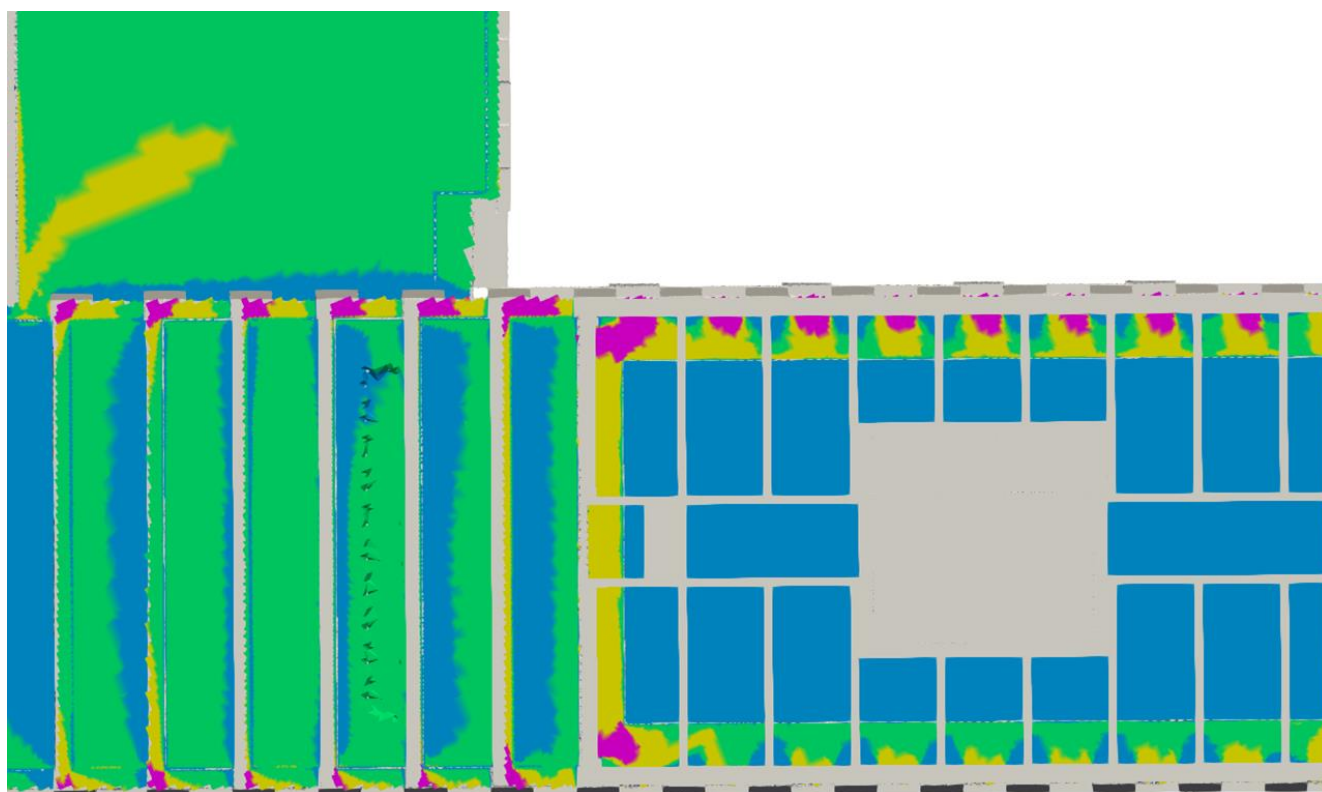
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..10 Summer Comfort at L13 Terrace and Western Balconies for Proposed Development with Existing Surrounds



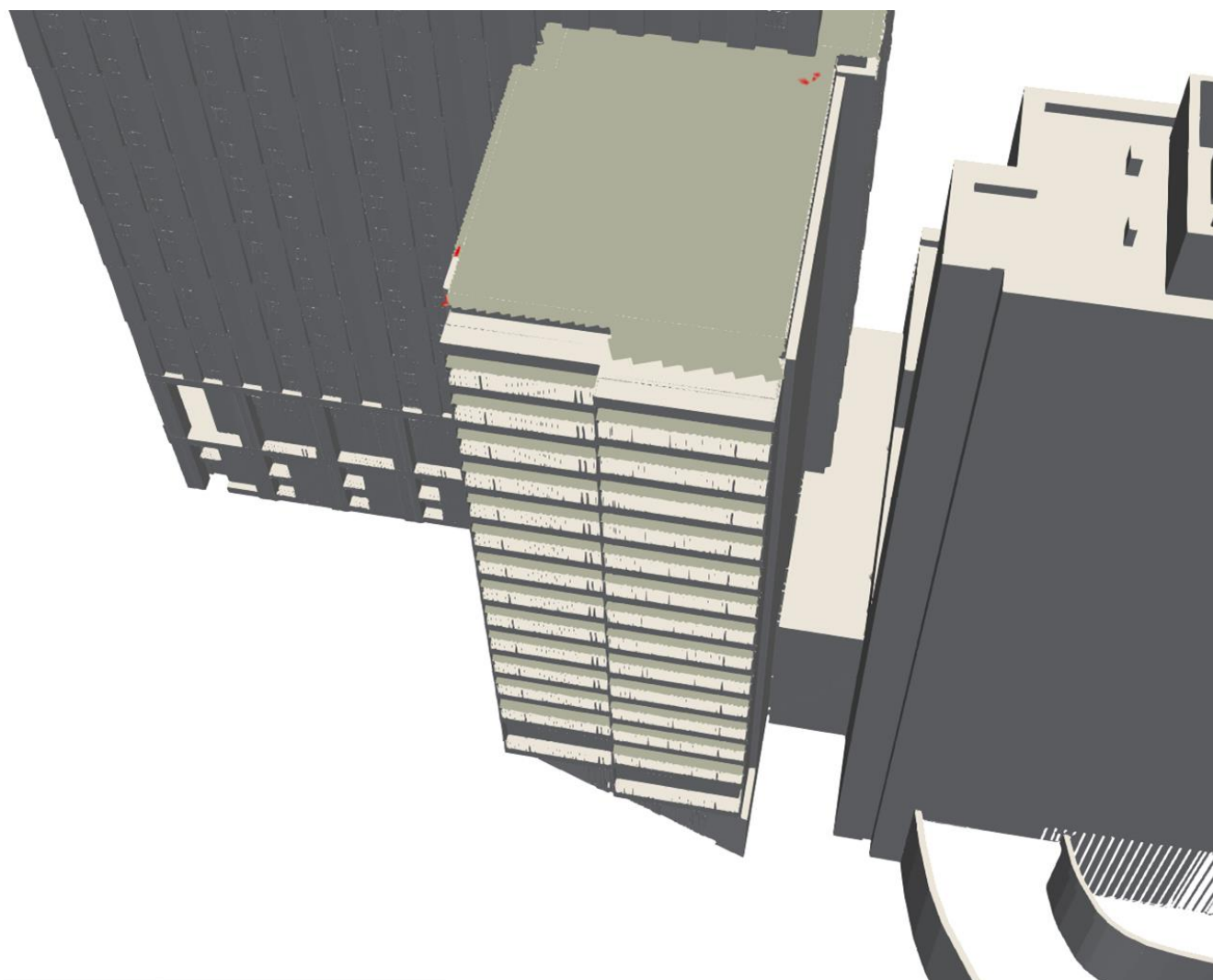
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..11 Summer Comfort at L26 Terrace and Southern Balconies for Proposed Development with Existing Surrounds



Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..12 Strong Winds at L13 Terrace and Western Balconies for Proposed Development with Existing Surrounds



Grey	No Exceedance
Red	S15 (distress)
Black	S20 (safety)

Figure Error! No text of specified style in document..13 Strong Winds at L26 Terrace and Southern Balconies for Proposed Development with Existing Surrounds



Grey	No Exceedance
Red	S15 (distress)
Black	S20 (safety)

Figure Error! No text of specified style in document..14 **Winter Comfort for Proposed Development with Cumulative Surrounds**

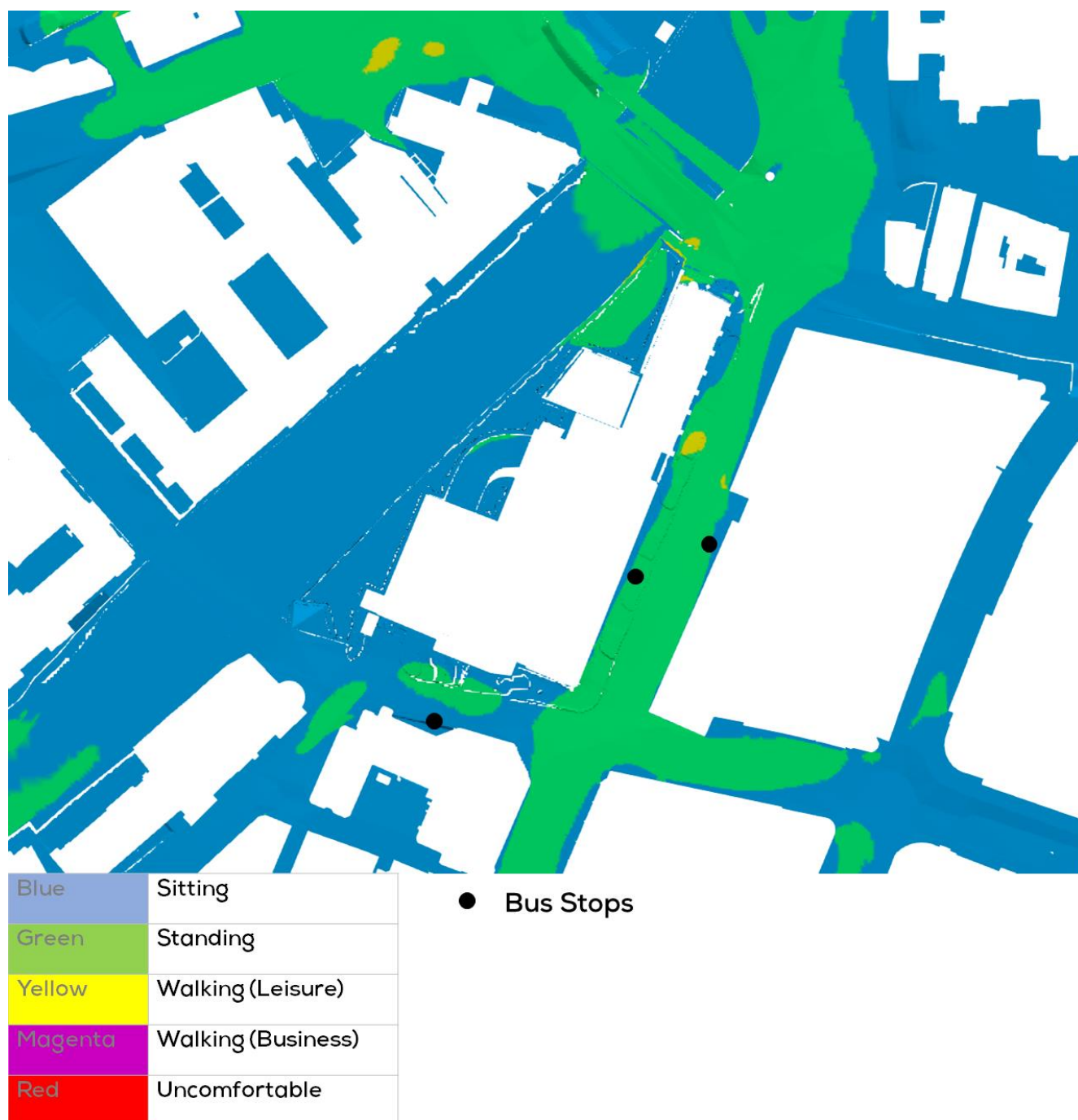


Figure Error! No text of specified style in document..15 **Summer Comfort for Proposed Development with Cumulative Surrounds**

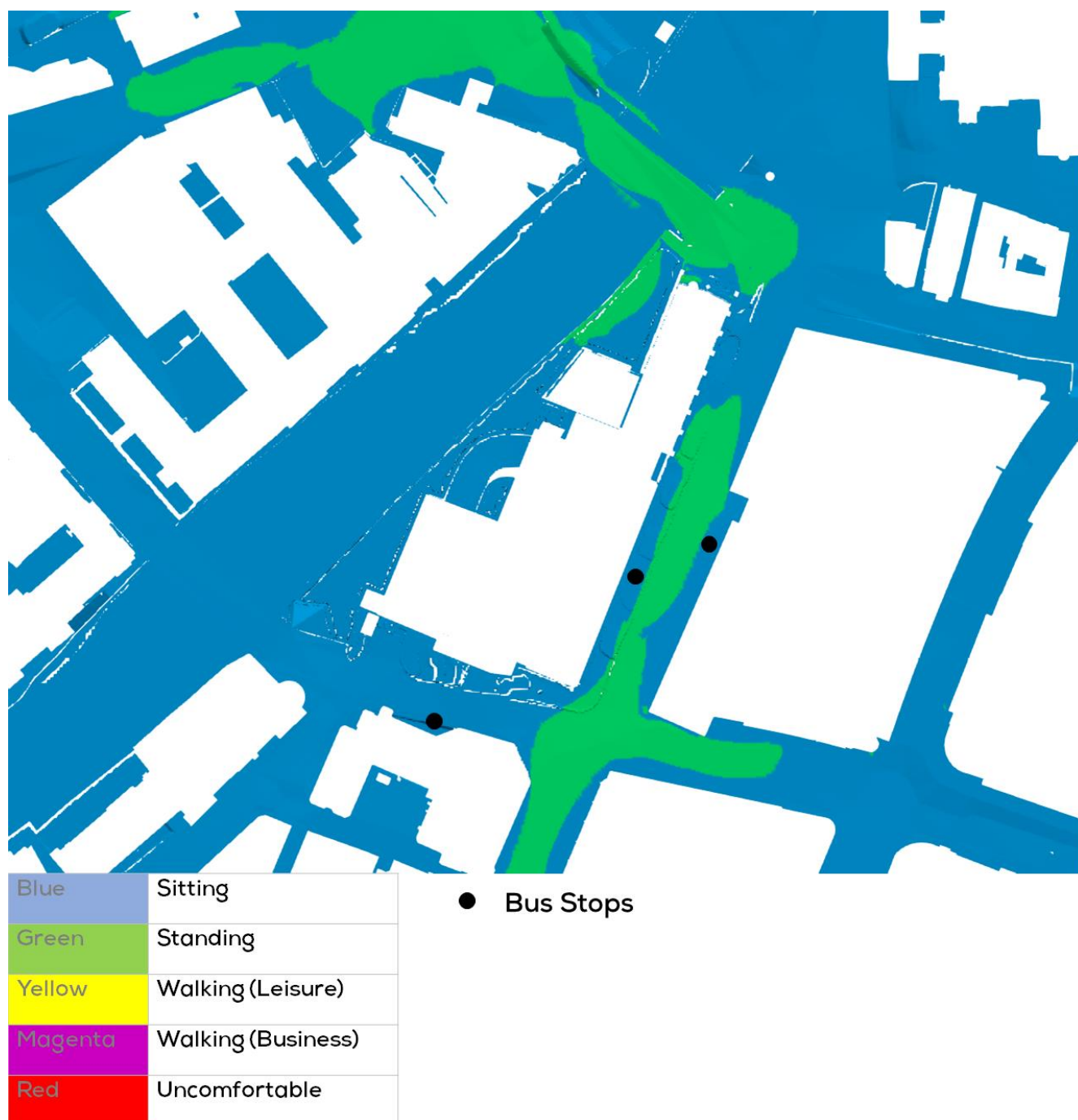
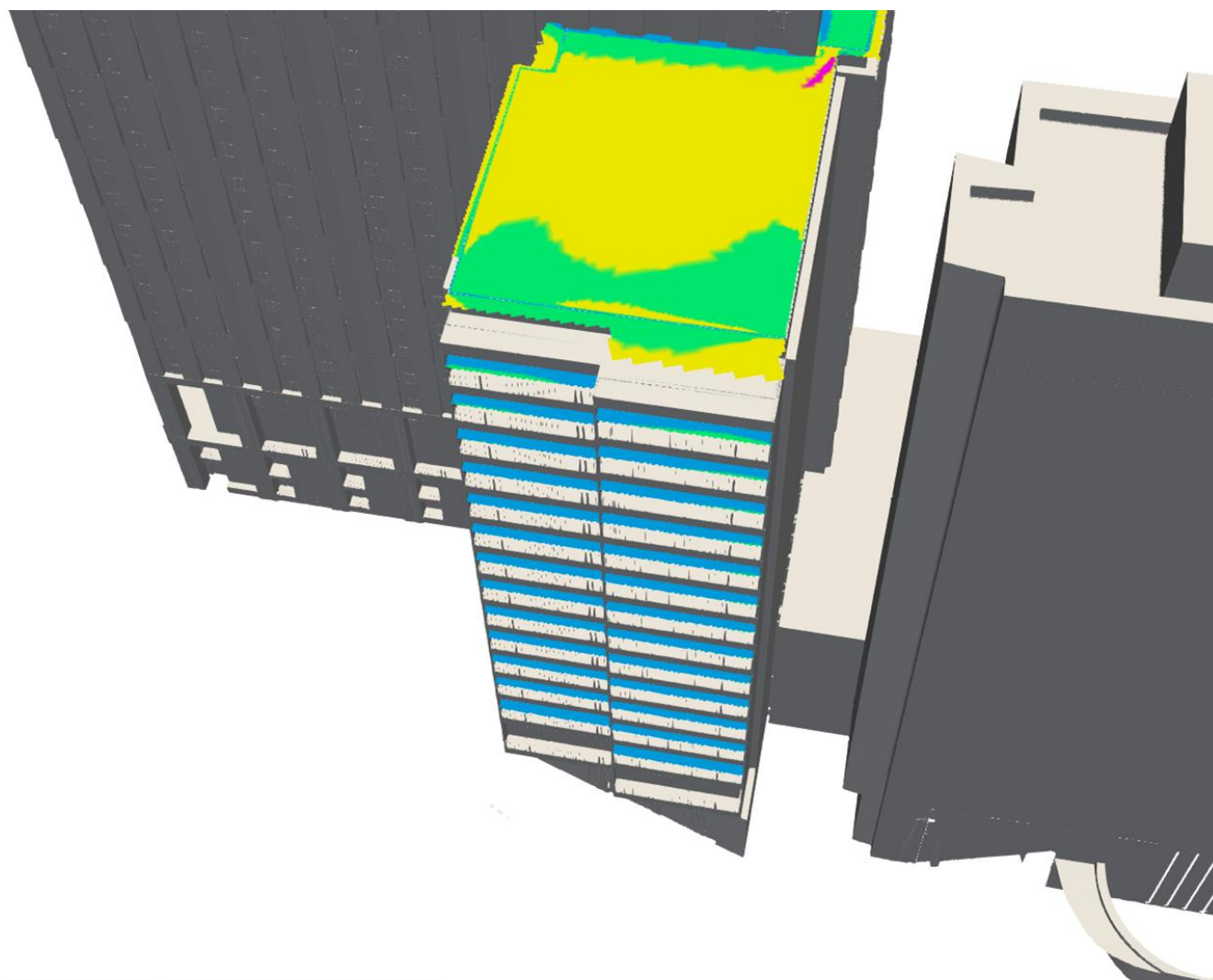


Figure Error! No text of specified style in document..**16 Strong Winds for Proposed Development with Cumulative Surrounds**

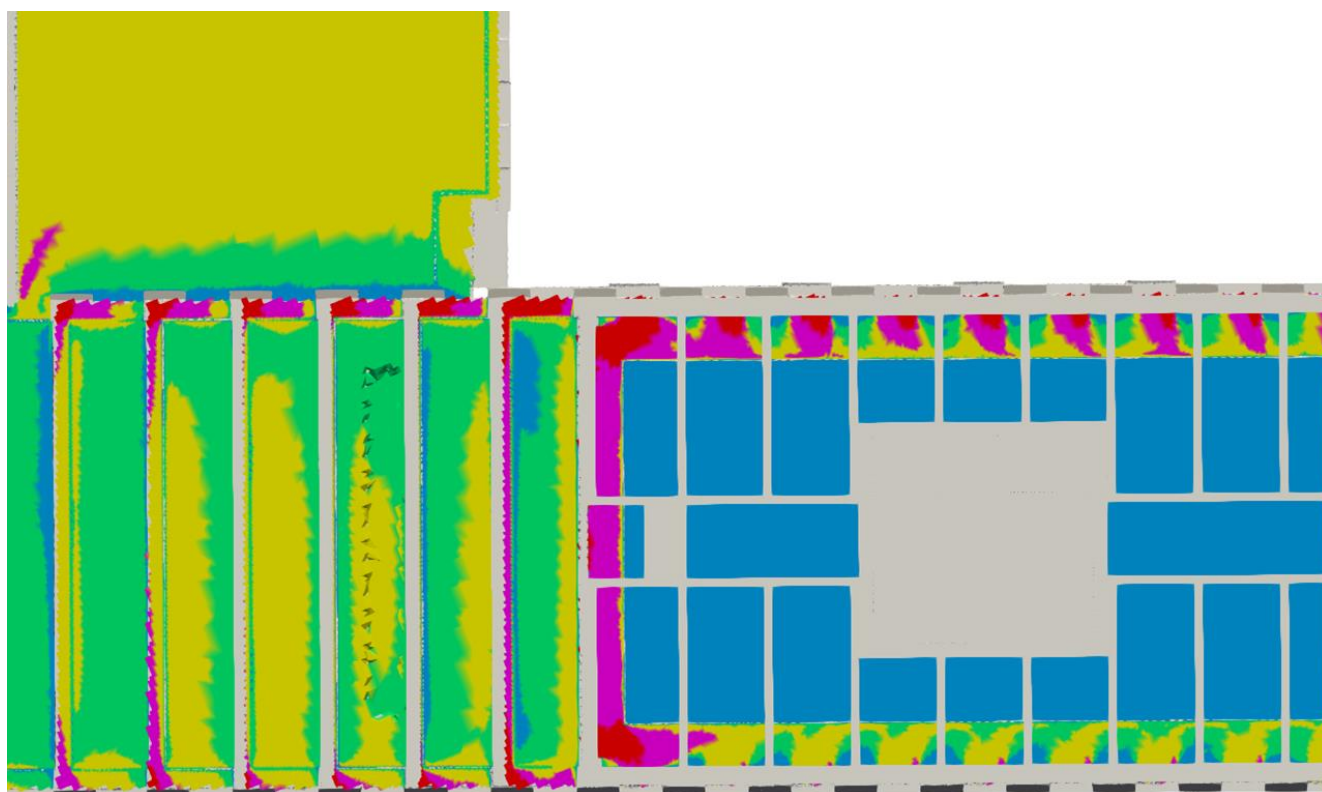


Figure Error! No text of specified style in document..17 Winter Comfort at L13 Terrace and Western Balconies for Proposed Development with Cumulative Surrounds



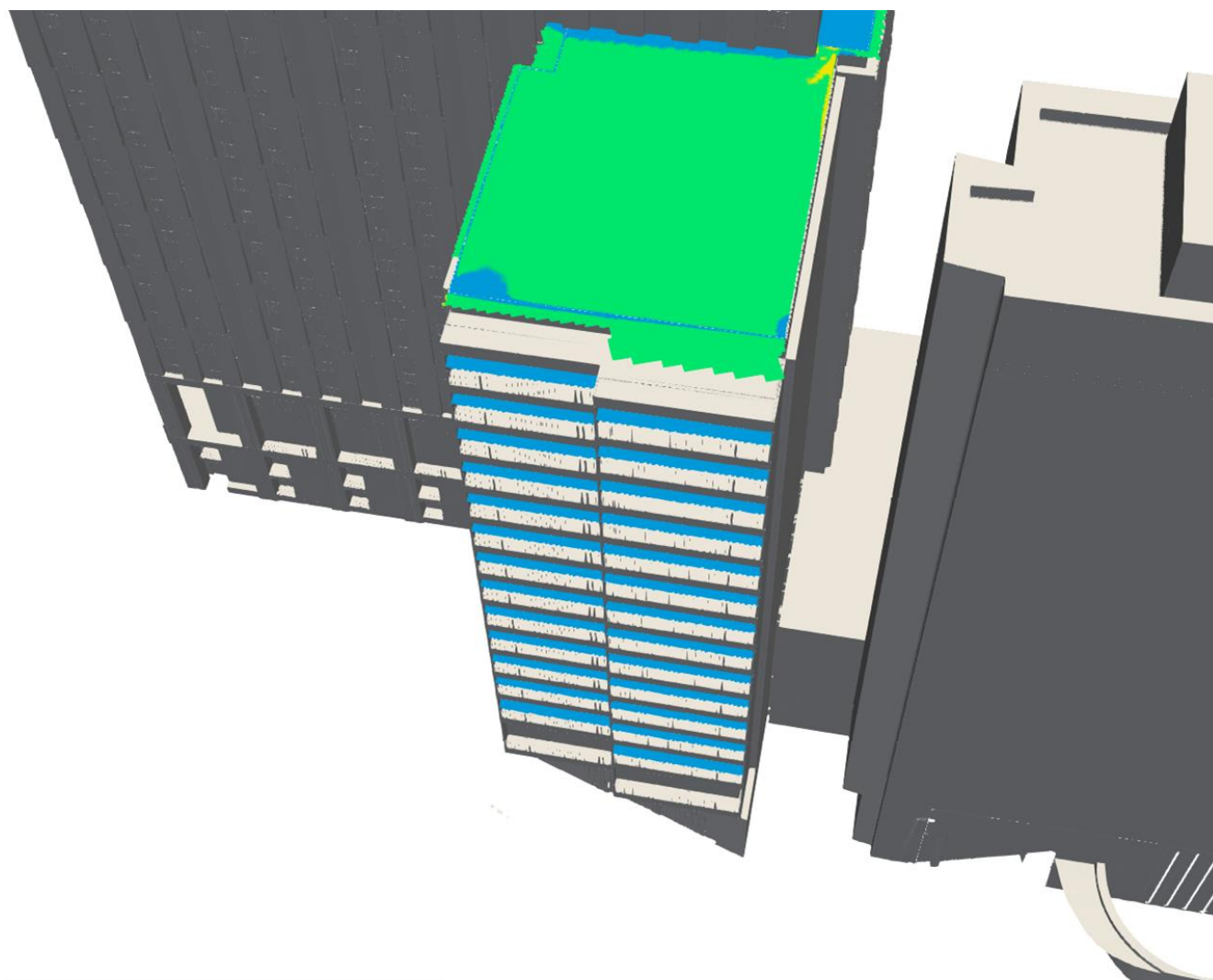
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..18 Winter Comfort at L26 Terrace and Southern Balconies for Proposed Development with Cumulative Surrounds



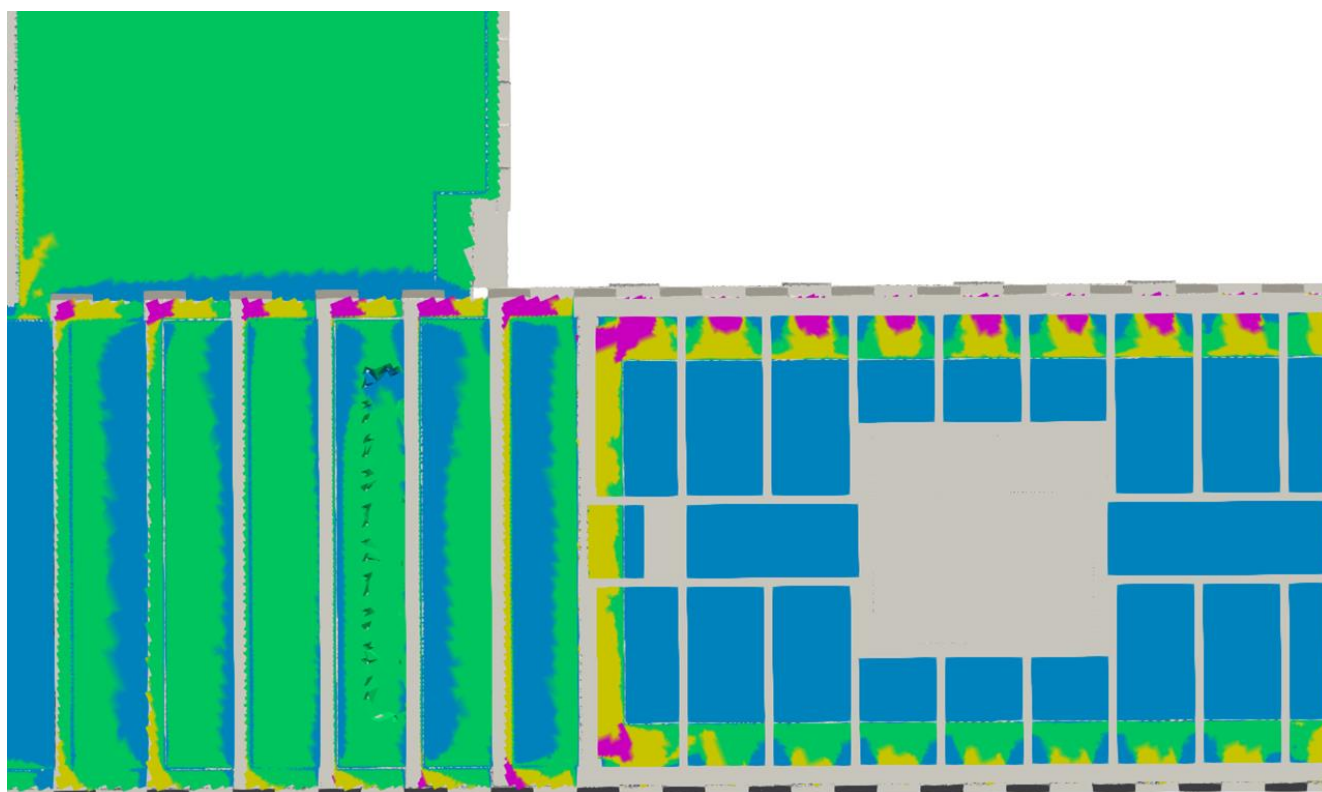
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..19 Summer Comfort at L13 Terrace and Western Balconies for Proposed Development with Cumulative Surrounds



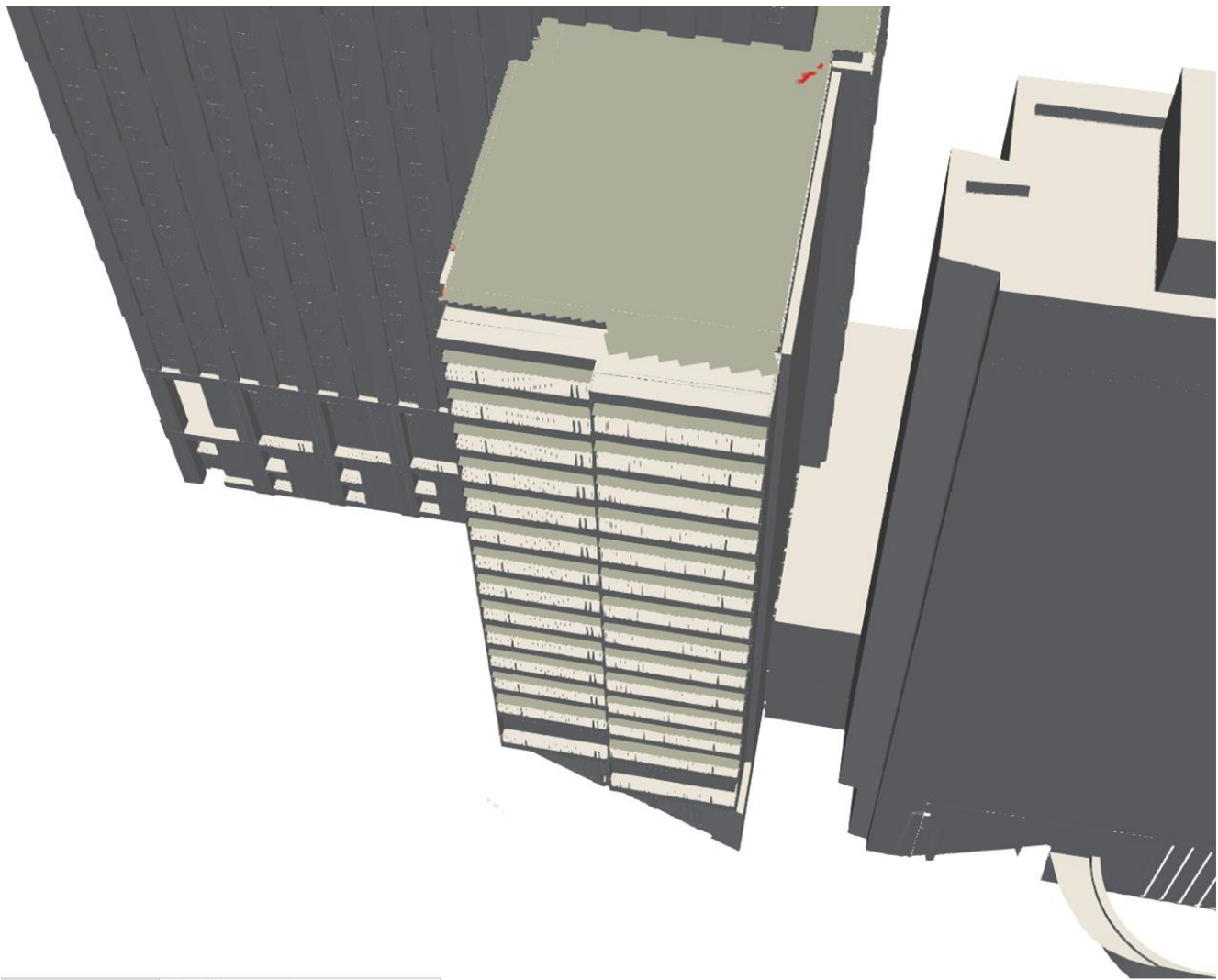
Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..20 Summer Comfort at L26 Terrace and Southern Balconies for Proposed Development with Cumulative Surrounds



Blue	Sitting
Green	Standing
Yellow	Walking (Leisure)
Magenta	Walking (Business)
Red	Uncomfortable

Figure Error! No text of specified style in document..21 Strong Winds at L13 Terrace and Western Balconies for Proposed Development with Cumulative Surrounds

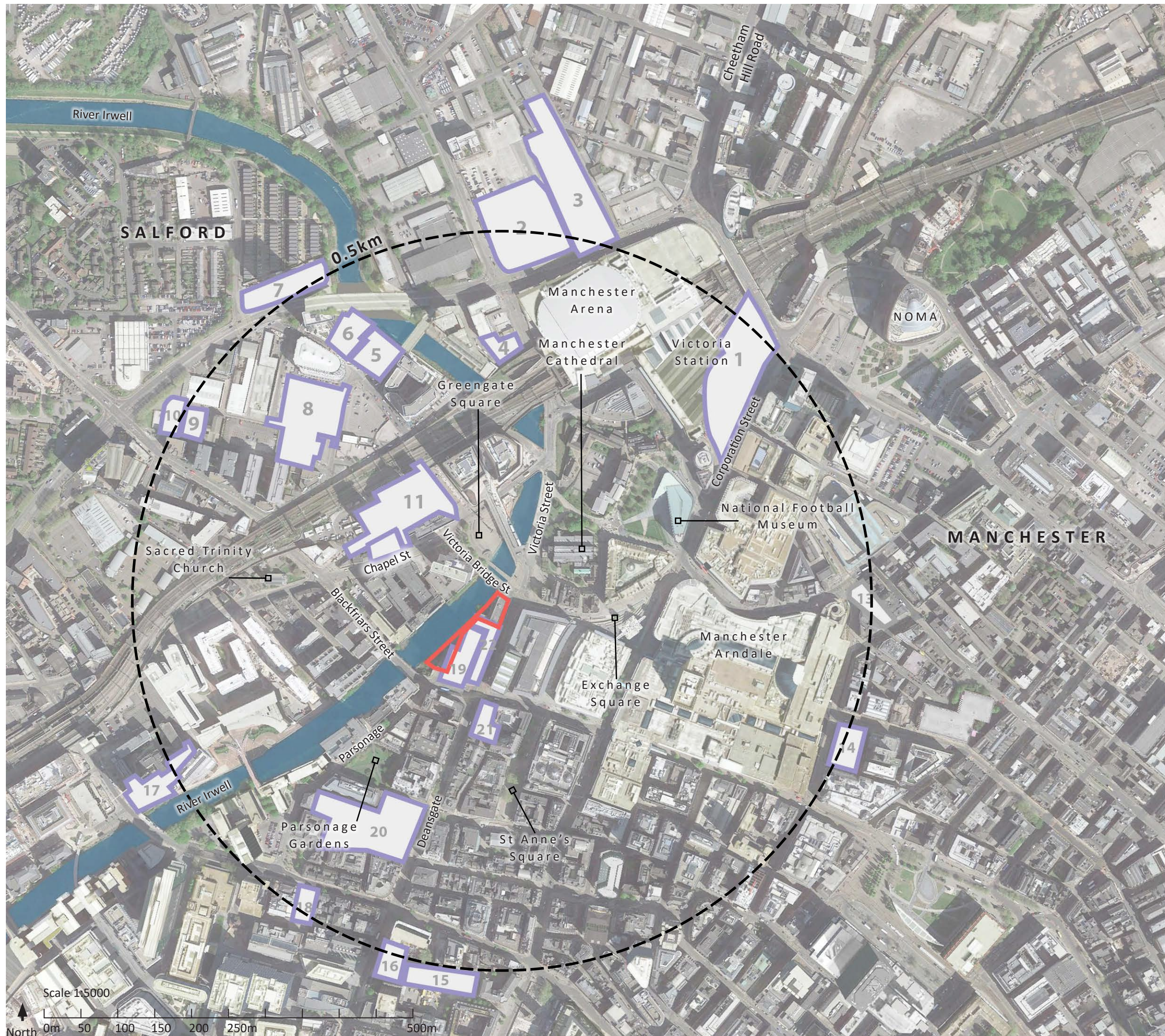


Grey	No Exceedance
Red	S15 (distress)
Black	S20 (safety)

Figure Error! No text of specified style in document..22 Strong Winds at L26 Terrace and Southern Balconies for Proposed Development with Cumulative Surrounds



Grey	No Exceedance
Red	S15 (distress)
Black	S20 (safety)



Key:

- Site boundary
- 0.5km offset from the centre of the site
- Cumulative Site

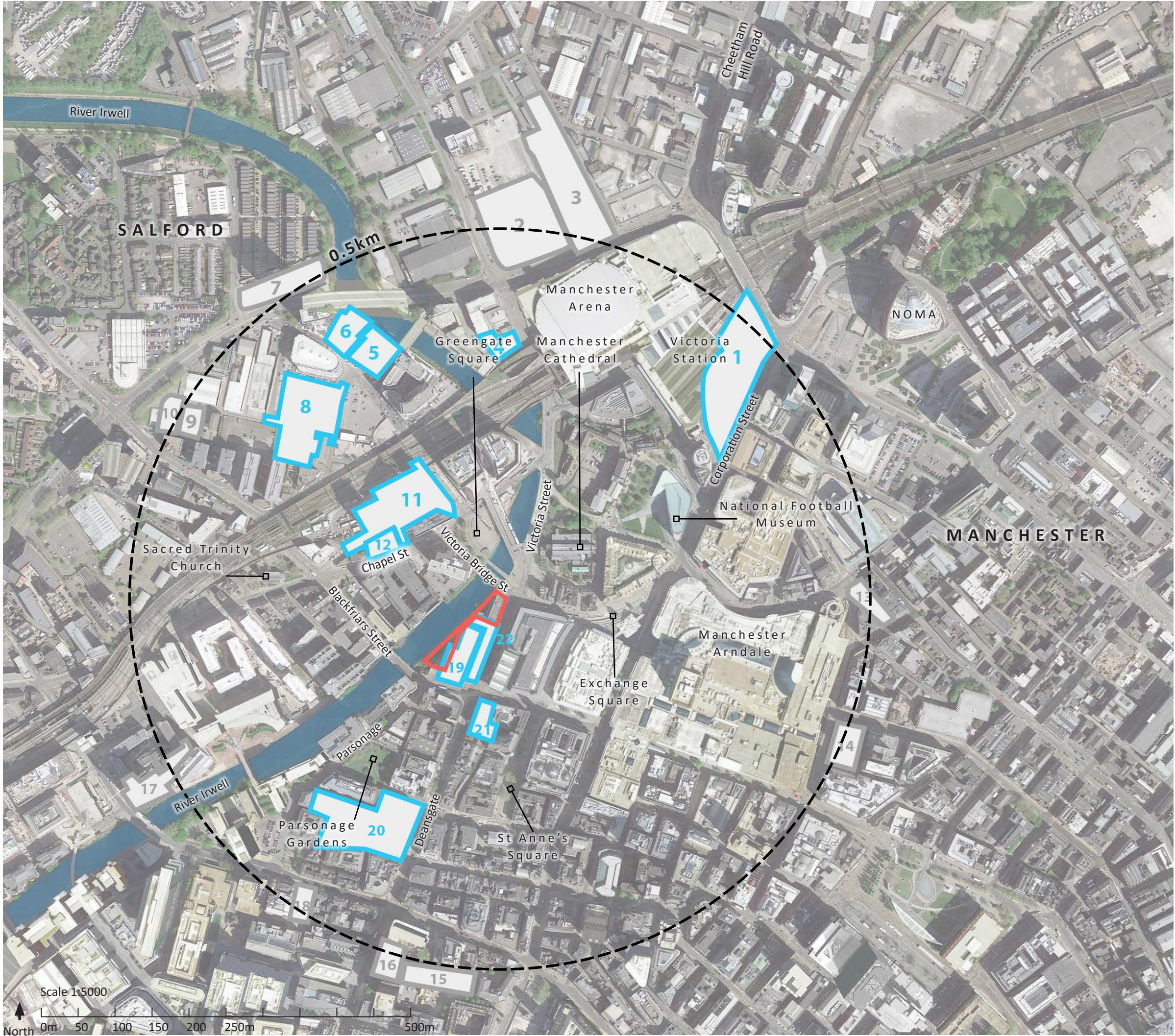


Renaissance Hotel, Manchester

Figure 12.1: Cumulative Sites

Drwg No: 876A-21
Drawn by: CAW
Rev by: CAW
QM Status: Checked
Scale: 1: 5,000 @ A3

Date: 30.07.21
Checker: CAW
Rev checker: CAW
Product Status:
Confidential Review



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**

Beehive Lofts, Beehive Mill, Jersey Street, Manchester M4 6JG
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

Key:

Site boundary

0.5km offset from the centre of the site

Cumulative Site (Scoped in)

Cumulative Site (Scoped out)


ALLIANCE

**Renaissance Hotel,
Manchester**

Figure 12.2
TVIA Cumulative Sites

Drwg No: 876A-20C

Drawn by: CAW

Rev by: CAW

QM Status: Checked

Scale: 1: 5,000 @ A3

Date: 30.07.21

Checker: CAW

Rev checker: CAW

Product Status:
Confidential Review