



Portwood Developments Ltd

87 ROCHDALE ROAD

Tall Building Assessment



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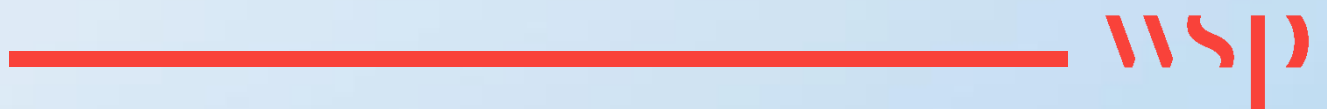
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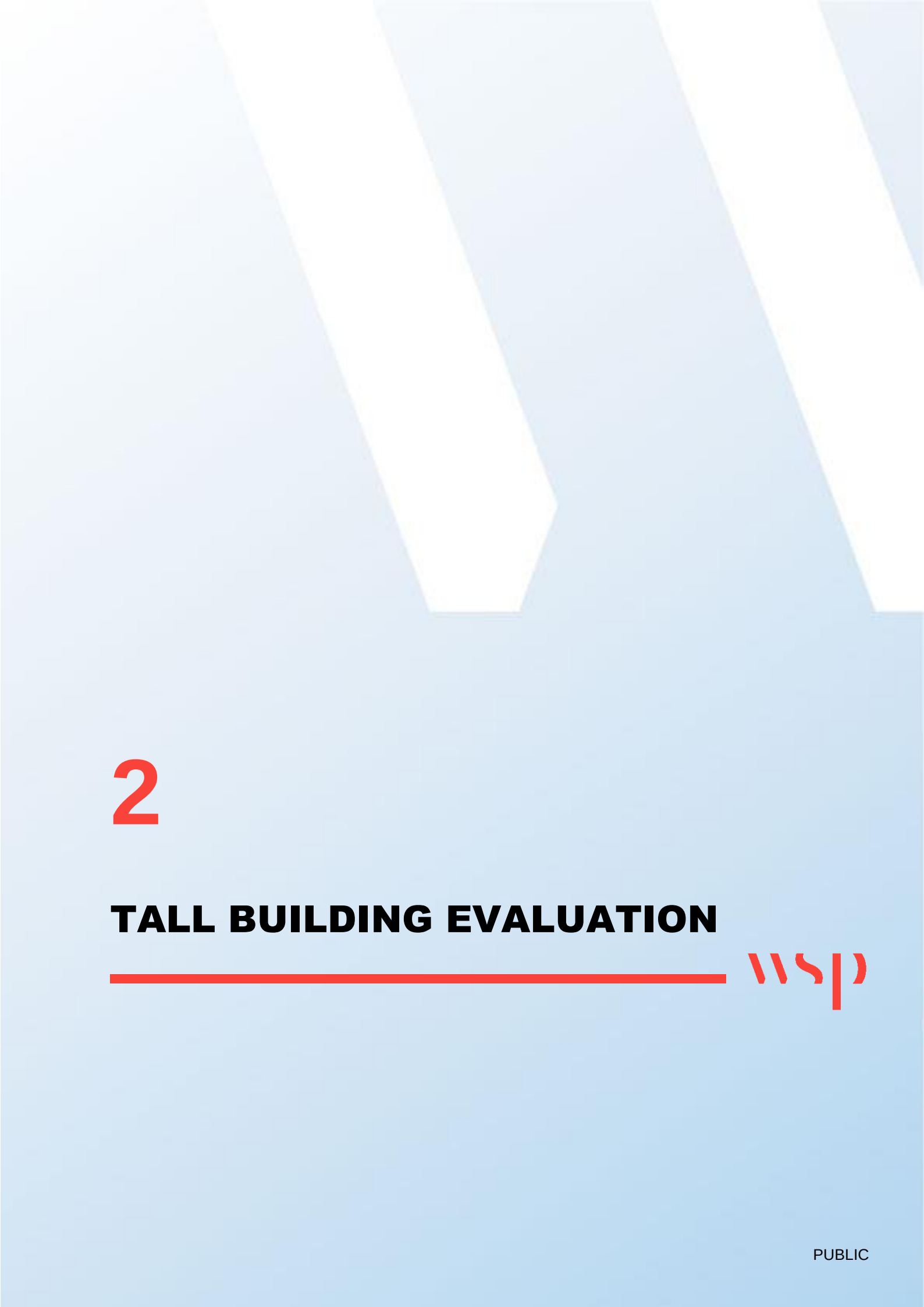
INTRODUCTION



1. INTRODUCTION

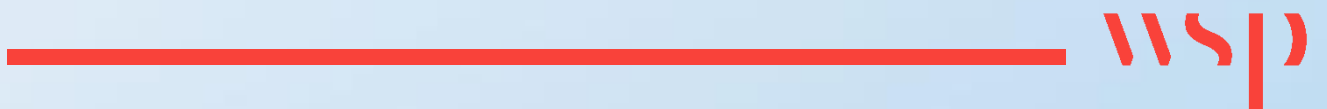
WSP has produced this Tall Buildings Assessment on behalf of Portwood Developments Ltd, in support of a planning application for the redevelopment of 87 Rochdale Road to provide new homes, in the Northern Gateway SRF (ie Victoria North).

The report has been produced to satisfy the requirements of the Manchester City Council validation checklist and to justify the inclusion of a tall building within the proposal.



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TALL BUILDING EVALUATION



2. TALL BUILDING EVALUATION

2.1.1. WHAT CONSTITUTES A TALL BUILDING IN RESPECT OF THE APPLICATION?

Core Strategy Policy EN2 defines a tall building as one that is substantially taller than their neighbours and/or that significantly change the skyline.

Whilst there are other tall buildings within the surrounding area at the present time with more to be delivered through the development pipeline, it is acknowledged that elements of the Proposed Development will be of a larger scale than the existing buildings on site.

The proposed development includes two interlinked buildings that are taller than their surroundings, namely 10 and 12 storey buildings at the heart of this proposal.

The proposed development is located in an area which is undergoing and will continue to undergo transformational change as the strategic objectives which are outlined in the Strategic Regeneration Frameworks for the Northern Gateway begin to be realised alongside other major developments such as Meadowside and on Dantzic Street. This part of the city centre will see considerable densification, a feature of which will be the emergence of buildings of a scale and height commensurate with that proposed at Rochdale Road. It is therefore important that the appropriateness of the proposal (in terms of its scale and height) is judged on the basis of how well it will assimilate into the existing cityscape and the cityscape which will emerge in the short-medium term.

2.1.2. HISTORIC ENGLAND

In accordance with the validation checklist, the Historic England Advice Note 4 'Tall Buildings' (2015) has been taken into consideration.

Section 4 concerns planning applications; in compliance with 4.1, the applicant has discussed proposals with the LPA. Historic England have not been directly consulted, due to this part of Manchester being subject to various planning permissions and proposals for major development and tall buildings, including within the adopted Strategic Regeneration Framework.

A Townscape and Visual Impact Assessment has been produced and this includes a zone of visual influence, in accordance with 4.1a. This examines the impact the Proposed Development will have on the townscape of Manchester City Centre and on the townscape character of the zones immediately surrounding the Proposed Development.

A series of CGIs, verified views and photomontages have been created to help inform the application and its consideration.

The application is submitted in full, in accordance with 4.2.

In respect of the matters listed in paragraph 4.5:

- In terms of topography, the site is flat;
- The tall building relates well to the character of the place, by being located in the middle of pedestrian routes, adjacent to public space and at a location where additional scale can signal the increasing regeneration along the Rochdale Road corridor, in terms of geography, population and design-quality;

- The tall building relates to the setting of the closest heritage assets, by being offset from the listed Marble Arch pub;
- The tall building relates well with the scale of nearby development;
 - To the west of the site is mid-rise edge-of-city centre development, interspersed with modern residential towers; to the north are various brownfield sites forming the Northern Gateway where further high-density development and tall buildings have already been approved; to the east lies further brownfield land likely to be redeveloped in the future;
 - Intermediate development includes an arc of tall buildings surrounded by mid-rise development, broadly from the northern side of the city centre around to the east (ie from Cheetham Hill Road, through the Green Quarter, NOMA, Great Ancoats Street – save for the Conservation Areas around it – and onto Piccadilly East and New Islington);
 - At city-wide scale, there is a rough doughnut of taller buildings encircling the city centre, aside from protected areas; further clusters of tall buildings are located south-westwards from the city centre towards Trafford, and in the Salford Quays/Media City area of Salford. Accordingly, the early phases of the Northern Gateway will provide a north-eastern cluster;
- The tall building relates well to the proposed open space, insofar as it opens onto it at ground-level; it is also to the east, so that the open space is shadowed in the morning, rather than the day or evening when it is likely to be most used;
- There are no rivers or waterways for the building to relate to;
- There are no very important prospects or panoramas that need to be given careful attention;
- The tall building will be visible on local skylines, but the architectural approach gives a different appearance to several other buildings nearby, and the building won't be as tall as those at Meadowside, Victoria Gateway or Gasworks (at its highest point).

Manchester Airport have not been consulted, on the basis that these proposed buildings are significantly shorter than buildings already approved in the near vicinity.

2.1.3. CONSULTATION

The local community and elected representatives were consulted in the preparation of this planning application. There were some reservations about the height of the proposed buildings, but these comments were made without the benefit of technical assessments that have now been prepared and accompany this planning application.

2.1.4. CORE STRATEGY POLICY

Policy EN2; proposals for tall buildings will be supported where it can be demonstrated that they:	Response
Are of excellent design quality	The architect and landscape architect have been appointed due in part to their track record within the city, including on tall buildings; the applicant's sister company also are recognised for their success in developing quality within Manchester. The LPA has recognised this in pre-application discussions.
Are appropriately located	The building is positioned surrounded by pedestrian routes and at a road junction. It is offset from the

	closest designated heritage asset amongst landscaped public realm.
Contribute positively to sustainability	The proposed development provides limited car parking, instead advocating cycling, walking and public transport rather than the use of the private car.
Contribute positively to place making, for example as a landscape, by terminating a view, or by signposting a facility of significance.	The proposed development will be a signpost for the Northern Gateway whilst traveling towards the city centre. The landscape strategy introduces a significant amount of green infrastructure into a currently sterile brownfield site.
Will bring significant regeneration benefits.	The proposed building will contribute vastly to the strategic ambitions of the Council by aligning with the pro-economic growth and regeneration policies of the NPPF, development plan and Victoria North SRF by delivering a high-density residential development continuing the regeneration of a site which is underutilised.
A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.	The proposal is located in an area which is undergoing and will continue to undergo transformational change and considerable densification, a feature of which will be the emergence of buildings of a scale and height commensurate with that proposed at Rochdale Road.
Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.	The site is within walking distance of the city centre. It is outside of any Conservation Area and contains no designated heritage assets. The proposals will not harm the significance of any heritage assets. The site is within the Rochdale Road bus corridor and within walking and cycling distance from Victoria and Shudehill interchanges.
By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.	The proposed height and massing of the buildings allow for substantial public realm creation at ground level with open spaces interconnected for a vibrant pedestrian dominated space with the aim of attracting nearby visitors and creating a sense of place and neighbourhood. A wind microclimate assessment concludes that there environment around the buildings will be able to be used for their intended purposes.
It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.	The applicant is confident in the building's viability and deliverability. A financial viability assessment accompanies this application and incorporates the

2.1.5. EFFECTS

2.1.5.1. Visual and townscape impact

Planit-IE's TVIA finds that the tall building will help to meet aspirations for the Northern Gateway by providing high density residential development and therefore have a minor beneficial effect on the general range of building heights in the area.

The tall building will be visible from the A664 Rochdale Road, although not uncharacteristic of the view and will contribute positively to defining the New Town character in conjunction with the committed development to the north.

Although it is not possible to provide one single summary value that the impact the proposal will have on Manchester City Centre and its surrounding neighbourhoods, it is possible to summarise the effects in general terms.

In most assessed townscape views, the effects of the tall building are positive due to its architectural quality and the poor quality of the existing site. In many views, the tall building will appear alongside, or in front of, other tall buildings.

Planit-IE concludes that the residual effect of the proposal is moderate to minor. Only in a few cases, largely those viewpoints which are in close proximity to the Proposed Development, do the proposals result in moderate impacts. When considered in the context of the baseline townscape character, the proposals are complementary in most views and visual interest is increased as a result.

In terms of cumulative effects, the effects of the Proposed Development are expected to be reduced further as more tall buildings, in close proximity, such as Meadowside or Victoria Riverside are delivered.

2.1.5.2. Heritage assets

The accompanying Heritage Assessment by the University of Salford concludes that there will be no harm to the significance of nearby designated assets from the tall building.

Building heights reflect the key frontage of the site onto Rochdale Road, but respect the more residential scale of the Marble Arch Inn with substantial "breathing space" through the creation of new open space that will act as a buffer between the inn and the new development fronting Rochdale Road.

2.1.5.3. Wind microclimate

The wind assessment finds that all areas of the site and beyond will be able to be used for their intended purpose.

2.1.5.4. Sunlight and daylight

The accompanying reports by Gray Scanlan Hill show that there will be isolated effects on certain receptors, but that overall the tall building will not cause any undue effects on daylight or sunlight enjoyed by existing developments or the levels expected to be achieved within the proposed

development, having regard to the SRF and the density of development expected to be delivered in the early phases of the Northern Gateway. On the whole, the sunlight amenity impact is appropriate, balanced and non-significant.

2.1.5.5. Overshadowing

The positioning of the tall building avoids any significant overshadowing of external amenity areas.

2.1.5.6. Privacy and overlooking

The tall building has been positioned so that it minimises effects on residential amenity.

2.1.5.7. Ground stability

Work undertaken by Ridge on ground conditions has found no reason why a tall building could not be built in this location.

2.1.5.8. Interference

The accompanying survey report by GTech Surveys finds that the tall building will not have an impact on the signals from the Winter Hill transmitter to the site.

3. CONCLUSION

This tall building statement concludes that the proposed development has taken account of all issues and potential effects associated with tall buildings.

In summary, the tall buildings assessment concludes the proposed development achieves the following:

- The development will maintain and enhance the use of key routes past the site by providing an active ground floor frontage to Rochdale Road and replacing buildings which detract from experience and environmental quality of the locality;
- The development is sustainably located in relation to transport infrastructure, being in an accessible part of the city centre and is therefore suited to very high-density development;
- The development will prioritise walking and cycling, and minimise the use of the private car;
- The development is of an appropriate architectural style which is consistent with and reflects the locality. There will be no harm to the significance of designated heritage assets;
- The development is deliverable, and the architectural design is appropriate for its intended purpose;
- The development creates a break from the surrounding urban grain providing ample separation space from nearby buildings and creating an active frontage and enhancing and enlivening the street scene;
- The development will not result in any material impacts on the local microclimate as evidenced through the supporting documents submitted as part of the application.

Overall, the proposed development would deliver a well-designed addition to the local area and the aspirations of planning policy and adopted regeneration frameworks.



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