

15 December 2021

Angela Leckie
City Centre Team Planning
Manchester City Council
Floor 6 Town Hall Extension
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Dear Angela

RENAISSANCE HOTEL COMPLEX – APPLICATION FOR LISTED BUILDING CONSENT RELATED TO VICTORIA BRIDGE

On behalf of our client, Deansgate SOF Alliance LeaseCo Limited ('the Applicant'), a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), please find enclosed an application for listed building consent ('LBC') to Manchester City Council ('the Council').

This application is submitted alongside a concurrent application for planning permission for the residential element of the wider masterplan proposals for a high quality, mixed-use development at the Renaissance Hotel complex, Deansgate (Ref: 132088/FO/2021).

The full description of development as stated on the application form is:

"Listed Building Consent for the part removal of an existing retaining wall adjoining the listed structure and creation of a stair connection to the Grade II listed Victoria Bridge in association with the current residential planning application (Ref: 132088/FO/2021)."

Supporting Information

The following information is submitted as part of this LBC application:

- This Supporting Letter prepared by AY
- LBC Application Forms
- Heritage Statement prepared by Turley Heritage
- Structural Method Statement prepared by BG & E
- Drawings (prepared by Jon Matthews Architects):
 - Existing Location Plan
 - Proposed Location Plan
 - Existing Elevations N/S/W

- Proposed Elevations N/S/W
- 3D Axonometric (Existing/Proposed)
- Drawings (prepared by Planit)
 - 2664-PLA-RE-XX-DR-L-5004-Detailed Paving Area
 - 2664-PLA-RE-XX-DR-L-7011-Metallic Louvre Fin Balstrade F10
 - 2664-PLA-RE-XX-DR-L-7014-Joint Connection Details

The application is submitted electronically through the Planning Portal (Ref: PP-10479818). There is no requisite application fee to be made to the Planning Portal on submission of the application.

The Proposals

Context and Submitted Residential Planning Application (Ref: 132088/FO/2021)

This application for listed building consent is associated with wider proposals for the Renaissance complex. As stated above an application has recently been submitted which is the third of the three major planning applications being brought forward by the JV as part of the overall regeneration of the former Renaissance Hotel complex, and pursuant to an illustrative masterplan and the broad development principles in the Ramada Complex SRF. It focuses on the final stage of the holistic masterplan proposals which is the redevelopment of the northmost area of the site (following site clearance from the partial demolition of Premier House), for a new, high quality residential development at ground + 26 storeys that will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.

The redevelopment of this site is critical to the delivery of the wider masterplan vision. The proposals will transform the site from a cleared piece of land into a high-quality, landmark residential development with supporting uses which will enliven the space along Deansgate and create a new riverside walkway and public destination alongside the River Irwell.

To summarise, the proposals for the residential planning application which has recently been submitted, includes the following:

- High-quality, complete redevelopment of cleared site (following partial demolition of Premier House);
- Erection of part ground + 13 storey, part ground + 26 storey landmark residential building;
- Provision of 300 residential units;
- New retail, leisure and food and beverage space;
- New first-class amenity space;
- New public realm/ landscaping to the riverside and along Deansgate frontage;
- New amenity space for residents to the west of the residential building;
- New car parking spaces (36 spaces); and,

- New servicing and supporting infrastructure.

Application for Listed Building Consent

This application for listed building consent relates to the part removal of an existing retaining wall adjoining the listed bridge structure, and creation of a stair connection to the Grade II listed Victoria Bridge in association with the submitted residential planning application.

Specifically, it is proposed that the stair will be made of steel and will connect to the riverside residential deck, which is to the west of the Renaissance complex, to Victoria Bridge Street and Victoria Bridge. The steel stair will be orientated so that it runs parallel to the River Irwell and at an oblique angle to the orientation of the proposed residential building. The stairs will be constructed from grated steel steps with steel corduroy paving slabs at its base and head.

The stair set will not tie into the parapet of the bridge and will be offset slightly south east of it. Access to the stairs will be controlled by double doors in an aluminium metallic louvre fin at the head of the stairs. The existing short section of steel railings that sits between the parapet and the Renaissance Complex will be removed. In its place the aluminium metallic louvre fin will extend from the head of the stairs to the parapet. Aluminium metallic louvre fins will be erected along the riverside of the staircase and will provide a hand rail.

Yorkstone paving slabs will be used for the pavement between the complex and Victoria Bridge Street, as well as at the head of the stairs and the existing damaged paving will be removed. Building edge protection bollards will be erected around the head of the staircase. A small area of steel decking will be constructed at Victoria Bridge Street level, between the staircase and the proposed residential building to the east. Further east along Victoria Bridge Street stone steps rising towards the residential building are proposed.

The proposals will require the existing concrete basement carpark retaining wall, which is attached to the bridge abutments, to be retained. However, all columns, slabs and beams that form a part of this retaining wall, but that are not flush with the abutments, are proposed to be removed. A new concrete retaining wall will be constructed against the retained existing concrete retaining wall. This new wall will have no interface with the bridge abutments and will not obscure any currently visible sections of the abutments.

Relevant Planning Policy

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The relevant adopted Development Plan Documents for the area include:

- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
- Saved policies from the Unitary Development Plan ('UDP') (2004).

Manchester Core Strategy

The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

The key policies of the Core Strategy of relevance to this application are as follows:

- **Policy CC 9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- **Policy EN 3 (Heritage)** states that, throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan ('UDP')

The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this application.

- **Policy DC19.1** states that the Council will not permit any internal or external alteration to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Other Material Considerations

There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:

- National Planning Policy Framework ('NPPF') (February 2019); and,
- National Planning Practice Guidance (March 2014).

A summary of the documents is provided below.

National Planning Policy Framework (NPPF)

The newly updated NPPF was published in July 2021 and contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

Chapter 16 is most relevant to this application and sets out national planning policy relating to 'conserving and enhancing the historic environment'.

Paragraph 190 states that:

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and,*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place."*

Paragraph 194 goes on to state 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.

Paragraph 199 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

Paragraph 206 states that local planning authorities should look for opportunities for new development within (among other areas) the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Assessment of the Proposals

The Heritage Statement prepared by Turley Heritage in support of this application for listed building consent provides the relevant historic background and assessment of the proposals. It confirms that Victoria Bridge was grade II listed in 1988 and is located to the north west of the Renaissance complex.

The Heritage Statement states that in its current vacant and deteriorated state and due to the blank elevations it presents towards the bridge, the existing Renaissance complex detracts from the significance of Victoria Bridge. The length of inactive frontage presented to the river Irwell is prominent in views from both Victoria Bridge and Blackfriars Bridge.

In the Heritage Statement's assessment of the proposals, it states:

"The proposed stair set and related street furniture will represent a change in the character of the setting of the listed bridge. However, the existing Renaissance structure has a negative

relationship with the bridge and detracts from its significance. The proposed stepped access will improve access and enable greater appreciation of the bridge structure from River Level. The Proposed Works have been off set and the steel construction of the bridge will complement the heavy stone structure of the listed crossing. As such, the significance of the bridge, attributed to its historic interest and as an example of large scale Victorian infrastructure, which is both functional and decorative, would be sustained."

Overall, it is concluded that based on the assessment of the proposed works there would be no harm to the significance of Victoria Bridge and the proposed works will meet the objectives of paragraph 197, 199 and 206 of the NPPF and the requirements of Section 16 and 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied.

Summary

I trust that the enclosed information will enable you to validate the submission swiftly. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'E. Harvey'.

Ed Harvey
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For and on behalf of Avison Young (UK) Limited