Viadux – Phase 2

Albion Street
Manchester

Heritage Statement: Part 2 - Heritage Impact

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Viadux Phase 2, Manchester - Heritage Statement: Part 2 – Heritage Impact Assessment

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EXECUTIVE SUMMARY

This document forms **Part 2** of the Heritage Statement commissioned by Salboy Central Ltd to evaluate impact of **Viadux Phase 2** upon the built historic environment. The following report should be read in conjunction with Part 1: Heritage Significance Appraisal (SLHA, March 2024), the Design and Access Statement (Simpson Haugh Architects) and the Planning Statement (Deloitte).

The Proposed Development is proposed to be delivered across two plots:

- *Viadux Plot 2A: 76-storey tower to comprise hotel and residential use with ground floor commercial space;*
- *Viadux Plot 2B: 23-storey affordable housing building.*

Together with these principal uses, the Proposed Development comprises residential amenities; secure cycle parking; public realm improvements and new green landscaping; and associated works to the public highway.

Plot 2a is located immediately east of the recently completed Phase 1 building, on land partially comprising the grade II listed Castlefield Viaduct. This plot will deliver a 76-storey mixed use tower comprising a hotel (Use Class C1) with associated bar and restaurant and residential units above comprising 1, 2 and 3 bed, and penthouse apartments (Use Class C3) with associated residential amenity spaces. Secure cycle spaces, serving this and the Phase 1 building, are provided at the ground floor level. At viaduct level, a redesigned service yard for the conference centre is enclosed by a new podium structure with residents' external amenity space above. A section of the Great Bridgewater Street bridge (deck) is removed to bring light into the street below.

Plot 2b, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23- storey residential building accommodating affordable 1-, 2- and 3-bed apartments (Use Class C3), secure cycle parking spaces, flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.

The Proposed Development Site is located within a key nodal point within Manchester City Centre, near the Deansgate Castlefield Metrolink station and Deansgate Train Station. There are three separate plots contained within the Site which are proposed for redevelopment (discussed in detail below), these are broadly bound by the Grade II* Manchester Central Station to the north, Albion Street to the east, Beetham Tower to the west, and Castlefield Deansgate Metrolink station and Deansgate Locks to the south.

The Site comprises a multi-layered plot above street level, on top of the Grade II Castlefield Viaduct, a portion of which falls within the defined site boundary. A series of brick-built piers and arches are arranged at ground level, with the 'Great Bridgewater Street Bridge' forming part of the high-level former service yard to the Manchester Central Convention Centre (Grade II*), which is situated just north of the Site boundary. The proposals to the Castlefield Viaduct, with regards to physical intervention, are largely in keeping with the approved scheme (115871/FO/2017), which was granted consent on 27 July 2017. The original proposals sought Planning and LBC for a new 40-storey residential tower (Viadux Phase 1, recently completed) and a 14-storey office building (implemented but not delivered). A small portion of the land just east of the vacant 'slot site' (Plot 2B) is currently being developed with a new pedestrian stair, which will provide access to the Deansgate Castlefield Metrolink station.

In line with Historic England's Guidance Note on *"Statements of Heritage Significance"* (October 2019), the following impact assessment has been informed by a detailed significance appraisal (**Part 1** issued as a separate document). This staged approach ensures an objective analysis of both significance and impact, this approach is also consistent with the requirements of **paras 200 and 201** of the NPPF (2023). The Heritage Impact Assessment (HIA) utilises a tailored form of the ICOMOS heritage impact evaluation method and Historic England Guidance, to ensure clarity and that the conclusions are evidence-based and consistent.

The NPPF requires that, when considering the impact of a Proposed Development on the significance of identified designated heritage assets that *great weight* is given to their conservation (**NPPF, 2023, para.205**). The design objective being to avoid, or minimise, any unmitigated 'harm' which might diminish the special interest of the designated asset. The NPPF emphasises that significance derives not only from a heritage asset's physical presence, but also from its *setting*. It is thus, important to consider the direct and indirect impact of the proposals on both the Grade II listed Castlefield Viaduct structure and the wider built historic environment.

The **direct heritage impact** (Section 4.1) will include removal of sections of brick piers and altering existing openings to Great Bridgwater Street to facilitate new entrances into the proposed residential amenity spaces, bar and commercial units within the arches. The 76 storey tower above will be supported by concrete columns which in turn, will directly impact isolated sections of the listed arch. The HIA assessment has demonstrated that the loss of historic fabric will result in localised instances of **minor direct adverse impact**. It will be clear that the main mitigation for the loss of historic fabric is to enable the creation of high-quality public realm, accessibility, and permeability throughout the spaces as well as the long-term viable use of the arches. The section of the deck to Great Bridgewater Street will light the street level below, creating an inviting public realm space which benefits from full views of the cast iron girders, all of which are proposed to be cleaned and retained as part of the current proposal (previously proposed to be removed as part of the 2017 consent).

The indirect impact assessment (Section 4.2) assesses the degree of impact the Proposed Development would incur on the settings of designated heritage assets within a 500m radius of the Site. A series of viewpoints have been selected using ZVI studies to assess the baseline, proposed, and cumulative change as a result of the Proposed Development. These views were discussed and agreed during pre-app consultation with Manchester City Council and Historic England. The visual impact assessment (VIA) utilises the recommended checklist devised within Historic England's Guidance on 'setting' (December 2017) and Tall Building Guidance (March 2022) to evaluate both visual impact, alongside wider impacts to setting such as traffic, dust and noise. In addition to a series of 15 static viewpoints and night-time views, two kinetic views have been produced to aid the assessment.

The potential visual effects of the Proposed Development are considered in full within Table 2. The Visual Impact Assessment (VIA), which assesses 15 key viewpoints (supporting a total of 28 views as part of the wider townscape and visual impact analysis), demonstrates that the Proposed Development will result in:

- 3 instances of minor beneficial impact,
- 1 instance of negligible-minor beneficial impact,
- 12 instances of negligible beneficial impact,
- 48 instances of neutral impact, 6 instances of negligible adverse impact,
- 4 instances of negligible-minor adverse impact,
- 23 instances of minor adverse impact,

- 11 instances of minor-moderate adverse impact, and
- 6 instances of moderate adverse impact.

The Proposed Development is experienced from several points within the immediate and wider townscape and has been demonstrated to give rise to a number of instances of high levels of harm. Each of these instances of high level harm have individually been identified as ranging from the mid-to-high end of the 'less than substantial' scale, thereby triggering the need for the proposals to be tested against para.208 (NPPF).

As evidenced by the VIA and ensuing discussion, despite the height and scale of Viadux Plot 2a, even when experienced alongside future baseline and cumulative development, the architectural and historic interest of the key listed buildings affected, including: the Midland (Grade II*), Central Library (Grade II*), Manchester Town Hall (Grade I) and the Town Hall Extension (Grade II*) will be affected in certain views, but their special interest will not be seriously affected to the point that the key elements of their significance is cannot be appreciated. As stressed within the PPG, *"it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed".* Whilst Viadux Phase 2a is indeed of considerable scale, the degree of harm is assessed to be on the high end of less than substantial. This position on harm was agreed with Historic England during pre-application discussions. However, as stipulated within the PPG (para.18), the decision of *whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF.*

Historic England's Tall Building guidance (March, 2022) stresses that: *'Good design can ensure that tall buildings respond positively to the character of the surrounding area and the historic environment and can be used creatively to achieve sustainable outcomes',* the guidance also highlights: *'the NPPF gives 'significant weight' to design for proposals which promote high levels of sustainability or raise the standard of design more generally in an area 'so long as they fit with the overall form and layout of their surroundings'.* Viadux Plot 2a is located within an area already defined by tall buildings and thus, it is considered the Proposed Development sits well within this established local context.

The quality and dynamic nature of the elevational treatment of Viadux Plot 2a, paired with the stepping effect of Plot 2b will create a successful tall building cluster in key views from within the immediate and wider townscape, with a particularly successful effect in views from within the Castlefield Conservation Area. Consequently, the Proposed Development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF (para.203).

Notwithstanding the above, it will be clear the presence of Viadux Phase 2a will result in considerable change within the settings of a number of designated heritage assets which make a highly important contribution to the historic development of Manchester. The impact of the proposals will incur a series of harmful impacts to highly graded listed buildings and designated Conservation Areas, both individually and collectively. The report has identified this level of harm to be *less than substantial* and thus, the LPA are required to assess the public benefits of the proposals against the degree of harm on the built historic environment, as required by para.208 (NPPF 2023) and the 1990 Act.

In addition to the design and public benefits the development would bring about, (inclusive of the affordable housing offering delivered via Plot 2b), the proposals will also activate the Grade II listed Castlefield Viaduct and offers the potential to enhance the appreciation and experience of the listed building. The Proposed Development also enhances connectivity across Great Bridgewater Street and Watson Street, considerably improving the pedestrian environment and accessibility, allowing for a greater understanding and appreciation of its contribution to the townscape and wider, built historic environment. The proposals will clearly make a positive contribution to the vitality of this part of the city centre, thereby addressing Core Strategy Policy CC9 (Design and Heritage) which requires new development contribute to a coherent and integrated physical environment.

1 INTRODUCTION

1.1 Purpose of the Heritage Statement.

This **Heritage Impact Assessment** (HIA) has been prepared on behalf of Salboy Central Ltd by Heritage Architecture Ltd, a practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment. The brief required Heritage Architecture to contribute to the decision-making process which informs the proposed redevelopment of the Viadux site – Phase 2 (henceforth referred to as 'the Site').

The current proposals seek Full Planning and Listed Building Consent (LBC) for a 76-storey mixed use tower comprising a hotel with residential units above (Plot 2a) and a 21 storey, affordable housing development on the slot site (Plot 2b). The HIA should be read alongside Part 1 of the Heritage Statement which forms the Heritage Significance Appraisal (Part 1).

1.2 Background and Existing Context

The Site comprises of a multi-layered plot above street level, on top of the Grade II Castlefield Viaduct, a portion of which falls within the defined site boundary. A series of brick-built piers and arches are arranged at ground level, with the 'Great Bridgewater Street Bridge' forming part of the high-level former service yard to the Manchester Central Convention Centre (Grade II*), which is situated just north of the site boundary. A large portion of this area (west side) has recently been developed with Viadux Phase 1.

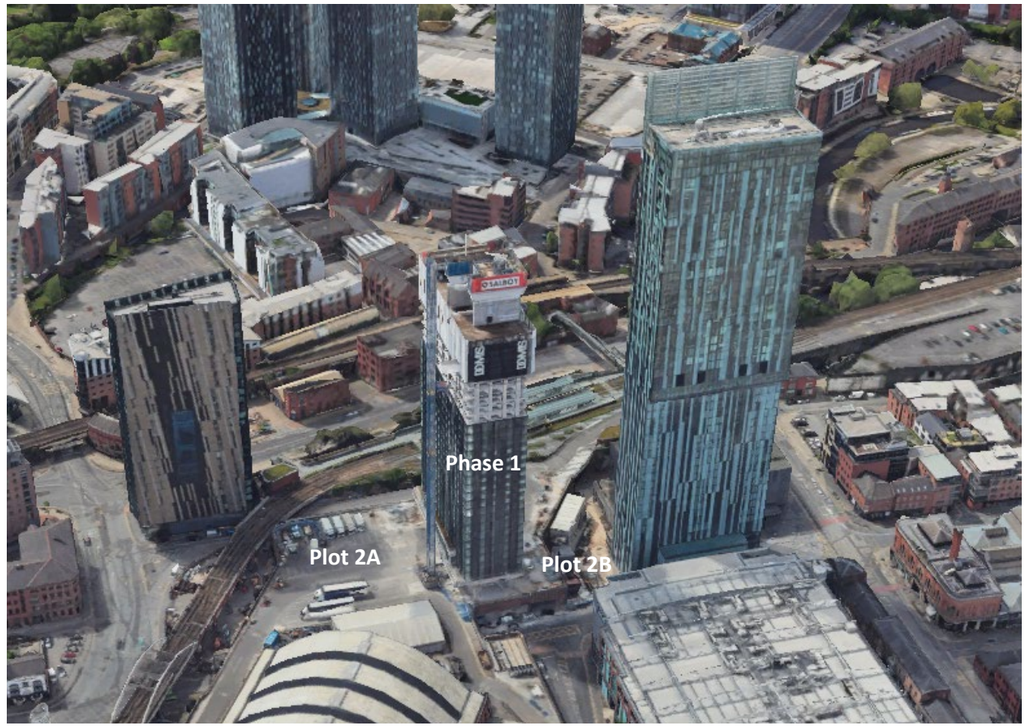


Figure 1: *Plan showing the relative locations of Phase 1 (now complete), with Plot 2A (East) and Plot 2B (west).* **Source:** *Google maps, accessed October 2024.*

In 2017, Heritage Architecture provided a Heritage Statement for Viadux Phase 1 (Former Bauer Millett Site Albion Street), for which Planning Permission and Listed Building Consent was approved by the Local Planning Authority on 27 July 2017 (refs: 115871/FO/2017 and 115872/LO/201). There has been a series of subsequent non-material (Section 96a) and minor-material (Section 73) amendments to the planning permission, together with a "drop-in" full planning permission made pursuant to the main consent. The main planning permissions implemented through delivery of the Phase 1 development are 133998/JO/2022 and 127260/FO/2020. A new listed building consent was approved to capture changes to the approved interventions on the Castlefield Viaduct (Ref. 127365/LO/2020) and latterly amended via two Section 19 consents. The implemented listed building consent is therefore 133760/JO/2022.

A small portion of the land just east of the vacant 'slot site' is currently being developed with a new pedestrian stair which will provide access to the Deansgate Castlefield Metrolink station. The arches at street level (west side) have also been redeveloped in accordance with the consented scheme for Viadux Phase 1.

1.3 General Methodology – focus on proportionality.

This Heritage Impact Assessment is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 and 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199.**

The LPA's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, *'less-than-substantial'* harm should not be afforded the same weight as that defined as being *'substantial'*. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.

The assessment of relative significance and impact is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.4 Research sources.

This report is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports (refer to Part 1: Heritage Significance Appraisal for full research).

Visual surveys of the Site were conducted in October 2024, in order to map out and identify the relative architectural and historic interest of the Site and its contribution to the settings of nearby Listed Buildings and Conservation Areas.

Consideration has also been given to the historical development of the area and key views to the designated heritage assets within the Site's locality. The purpose of this exercise has been to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.5 Consultation

The current proposals have been informed by a number of pre-application meetings and consultations with Manchester City Council (MCC) and Historic England.

Consultation included the identification and selection of a series of viewpoints from which Accurate Visual Representations (AVRs) of the Proposed Development would be prepared and form part of the Heritage Impact Assessment (HIA). These viewpoints were considered proportionate and appropriate (as agreed in consultation with MCC and Historic England).

Historic England were consulted throughout the pre-application process, comprising a total of six meetings. The initial meeting (27th September 2023, held via Teams) set out the progress made on site (Viadux Phase 1) and the existing consent position, with focus on the slot site and Phase 2 site (implemented, not built). Subsequent meetings held on 16th November 2023 and 7th December 2023 sought to discuss the principle of additional height and key views to test the impact of the proposals upon the wider townscape. Two additional key views were identified during these discussions (Key View 27 and 28).

The fourth meeting was held with the Historic England Advisory Committee (16th January 2024), from which an initial advice letter was received (11th March 2024). A further meeting was held on the 26th March 2024 to discuss the conclusions on heritage impact and public benefits assessment for a residential / affordable housing scheme.

Following an update to the proposals in October 2024, a final meeting was held with HE (8th October 2024) to discuss the changes to accommodate hotel / residential use for Plot 2A. The changes include a more prominent entrance to Albion Street and the retention of the cast iron girders across Great Bridgewater Street, both of which were received positively.

1.6 Area of analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the subject site. The choice of the boundaries of the area of analysis (the 'study area') has been made following consideration of the impact redevelopment of this site would have on significant short- and long-range views. For the purpose of this report, the area of analysis is limited to c.500m radius around the site. The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area will be considered where relevant.

An initial study area of 1km was considered for the Built Heritage Assessment, this was subsequently discounted following the outcome of initial visual appraisal studies, worked up in tandem with Planit-IE. Key heritage views beyond the 500m study area have been included were necessary, including the view from St Anns Square. These have since been confirmed with the city council and Historic England.

1.7 Authorship

This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment.

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2 POLICY CONTEXT

2.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Site contains a Listed Building and is adjacent to a number of designated heritage assets situated in Manchester City Centre.

Section 66 of the Act requires the Local Planning Authority to "*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*," when considering whether to grant planning permission.

Due to the proximity of the Site to the identified Conservation Areas, **Section 72** of the Act is also of relevance as it requires the Local Planning Authority to pay special attention to the *'desirability of preserving or enhancing the character and appearance'* of the designated area. Consequently, it is important to consider the Site as a contributor to the townscape character of the surrounding Conservation Area's and the impact of the proposed works on this aspect of the wider historic environment.

2.2 National Planning Policy Framework (NPPF) December 2023

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 196, point a**).

The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (**NPPF paragraph 205)** emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting.

Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting (**para.207**). As stipulated by the PPG, substantial harm is a high test, and will not arise in many cases.

Less than substantial harm is a sliding scale, defined within **para.208** of the NPPF as follows: *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.*

Para 209 of the NPPF addresses the need to consider non-designated heritage assets, stating that: *the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

It will be clear that any alteration or demolition of a heritage asset would have some impact on its fabric, and that it could be either beneficial, neutral, or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

2.3 Planning Practice Guidance (PPG) (2014 and as subsequently amended)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *"conserving and enhancing the historic environment"* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Of particular relevance, is the guidance contained within Paragraph 013 (ref: 18a-013-20190723) in relation to setting, which stipulates:

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the Proposed Development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

2.4 Local Planning Policy

2.4.1 Manchester Core Strategy (2012)

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".* The following policies from Manchester's Core Strategy (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (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. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New

developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Policy EN2 is also of relevance, as it stresses that *"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 Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

2.4.2 Places For Everyone (PfE) (2024)

Places for Everyone (PfE)'. PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

Objective 4 of the Pfe seeks to: - Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.

Policy JP-P 2 addresses 'Heritage', states: *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its 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 identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;

3. 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;

4. 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

5. 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 Places for Everyone 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 historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 Historic England's guidance.

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance: Analysing Significance in heritage Assets'* (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015, Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a Proposed Development in context with existing heritage assets.

As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that "*as setting and views are matters of qualitative and expert judgement […] technical analyses […] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

The guidance on setting further states that *'when assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change and, under Cumulative change, that where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset'.*

Additional Historic England advice notes utilised within this report include Tall Buildings, Advice Note 4 (March, 2022). **Historic England Advice Note 4: Tall Buildings ('HEAN 4').** The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is *'to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'.*

The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.

HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

Point 4.16 within the guidance further states that *'establishing a consolidated form of tall buildings as a cluster can bring some benefits if it is well-defined, well-designed, integrated, and managed. Without careful consideration and long-term management there is a risk that the cluster could sprawl. If appropriately managed as an integrated whole, clusters can deliver high densities while minimising cumulative impacts that may be harmful to the historic environment'.*

The note demonstrates Historic England's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

3 METHODOLOGY

3.1 Defining direct and indirect heritage impacts.

The definition of potential heritage impacts is set out in **Table 4, Appendix II** which presents a nine-point scale of 'direct' and 'indirect' effects. This is a tailored version of that recommended by ICOMOS in its 2011 Guidance on Heritage Impact Assessments for Cultural World Heritage properties. It is used here as a widely recognised, objective and defendable system for assessing change. The methodology also accords with the October 2019 Historic England guidance on the structure of 'Heritage Statements'.

The proposed and cumulative heritage impact is considered as **direct** and **indirect** to help disaggregate the type and degree of change. This can be cumulative, temporary and permanent, reversible or irreversible, visual, physical, social and cultural, even economic. Each needs to be considered for its relevance to the HIA. The following defines the distinction:

- **Direct Heritage Impacts** are those that area as a primary consequence of the Proposed Development or change of use. They will comprise ***physical changes*** to fabric, or a change in the character or appreciation of the architectural or historic interest of the Grade II listed Castlefield Viaduct. The degree of impact will thus depend on the relative importance of the affected component.

- **Indirect Heritage Impacts** occur as a secondary consequence of the development and comprise changes which could affect the appreciation or experience of the architectural or historic interest of designated heritage assets within a 500m radius of the Site. Indirect heritage impacts are often (but not always) considered as ***visual changes*** which change the character of an identified heritage asset. Indirect affects may also include changes such as noise and light spill etc.

The conclusions of the heritage impact assessment (HIA) are intended to identify the **cumulative impact** of the Proposed Development on the significant components of the historic environment. The key purpose is to consider whether the revised development proposals would deliver a sustainable development which avoids any unmitigated 'harm'.

The evaluation of impact is measured against the relative significance of the components of the Site and its contribution to the settings of surrounding heritage assets, as described in the **Heritage Significance Appraisal, Part 1** to which direct cross-reference should be made.

3.2 Measuring heritage impact

This assessment of the potential heritage impact principally concerns the physical (direct) impact of the proposals upon the Grade II listed viaduct contained within the Site boundary and the visual (indirect) impact of the proposals upon the heritage assets within the study area of the Site. The contribution of the setting to significance in each case has thus been established in the significance assessment (Part 1 – SLHA report), in preparation for the following impact assessment.

The magnitude of impact is a measurement of the extent of change which is likely to result from the Proposed Development on the settings of the identified listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse. Effects may also be neutral (i.e. no harm).

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance.

Please refer to **Table 3**, **Appendix I for relative significance / values used in this Heritage Statement.**

The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent. The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse, beneficial or neutral (suitably balanced or no harm).

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 4 and 5 (Appendix II and III),** both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 5 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" *(Historic Environment Good Practice Advice in Planning. Note 3).*

As Historic England's Guidance Note on producing Statements of Heritage Significance (Oct, 2019) makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

3.3 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (Deloitte).

4 HERITAGE IMPACT ASSESSMENT

4.1 Direct Impact Assessment

Direct Heritage Impacts are those that result as a primary consequence of the Proposed Development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 199)** requires that, when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

The extent of works for the proposed Viadux Phase 2 development that result in loss of existing fabric include:

- Formation of openings through the arches for new columns
- Formation of core opening within the existing arches
- Formation of service holes through the arches for drainage
- Removal of a section of the masonry parapet along Albion Street
- Formation of opening through the Great Bridgewater Street abutments
- Removal of a section of bridge deck over the cast-iron bridge beams to Great Bridgewater Street
- Localised removal of brick parapet for link bridges to Plot 2b

Columns Openings

- The principles follow those adopted for Phase 1 and the opening sizes are comparable. It is understood the 9no. column penetrations, identified as 'mega columns' approx. 1.25m x 2.25m and x3 0.55m x 0.55m composite columns are required.
- The mega columns have typically been located centrally between existing piers, so the openings are through the crown of the segmental arches. This allows horizontal reinforced concrete ring beams to be formed within the existing masonry arches.
- For the smaller composite columns supporting the podium, a stainless-steel sleeve detail is proposed. This solution minimises the openings through the existing masonry arch and allows the limestone rib to remain intact.
- A small section of viaduct to the Albion Street elevation also requires removal to allow for the one of the mega columns.
- During RIBA Stage 4 (Technical Design) option will be investigated to see if it is feasible to reduce the mega column locally to avoid the localised removal of the viaduct.

Core Opening

- The principles and construction methodology follow Phase 1, although larger given the size of the core.
- A circa 17.3m x 18.2m opening is required on plan through the existing arches to allow for the core to the 76-storey tower to pass through. This requires a circa 20.2m x 19.2m propped 'picture frame' to be installed.
- The weight of the new 'picture frame' partially replaces the weight of fill and masonry being removed. This minimises changes in loading on existing piers and abutments, maintaining overall stability of the viaduct.
- The core has been located to sit centrally between existing viaduct piers. This limits the size of opening and associated loss of the masonry arches. It also allows the existing limestone skewback and supporting piers to be maintained.

Great Bridgewater Street / Albion Street Abutment Openings

- The proposals are to provide three large openings within the existing circa 2.45m wide abutment wall.
- X2 projecting piers to Albion Street (later addition to viaduct) proposed to be removed.
- Section of parapet proposed (Albion Street) to be removed to provide new entrance and extend the service yard.

Other

- Drainage Route Penetrations - Three penetrations are required through the arches to connect the drainage between the service yard and ground floor levels.
- Basement formation in the arches

The proposals will include removal of sections of brick piers and altering existing openings to Great Bridgwater Street to facilitate new entrances into the proposed commercial units within the arches. The 76 storey tower above will be supported by concrete columns which in turn, will directly impact isolated sections of the listed arch. The HIA assessment has demonstrated that the loss of historic fabric will result in localised instances of **minor direct adverse impact (see Table 1 below)**. It will be clear that the main mitigation for the loss of historic fabric is to enable the creation of high-quality public realm, accessibility, and permeability throughout the spaces as well as the long-term viable use of the arches. This will incur some minor beneficial indirect impact, as discussed in Section 5 of this report.

Table 1: Direct Impact Assessment		
Grade II Listed Castlefield Viaduct		
Building element	**Proposal**	**Impact/Mitigation**
Great Bridgewater Street – Abutment Openings (G B Street)	Removal of sections of brick piers and altering existing openings to Great Bridgwater Street is required to facilitate the insertion of the upper level and openings into the proposed commercial units within the arches, respectively.	**Minor adverse** - The areas affected have previously been altered, but the main mitigation for the loss of historic fabric is to enable the creation of high quality public realm, accessibility and permeability throughout the spaces as well as the long-term viable use of the arches.
Great Bridgewater Street – Abutment Openings (Albion Street)	Removal of a small section of viaduct to the Albion Street elevation also requires removal to allow for the one of the mega columns. Projecting pier and parapet also proposed to be removed.	**Minor adverse** – additional loss of fabric around Albion Street will incur some additional adverse impact on the listed viaduct, this is identified as minor overall given the proportion of the viaduct affected. One of the mega columns clashes with the end of the viaduct on the Albion Street elevation. At this stage it is proposed that this section of viaduct is carefully cut out and a stainless steel restraint frame installed.
Brick Arches (Columns)	Installing x9 'mega columns' and x3 'composite columns'	**Minor adverse -** Each concrete mega column will be approximately 1.25m x 2.25m in diameter and the x3 composite columns are proposed to be 0.55m x 0.55m These are required for the structure of the tower above. The loss of historic fabric will be minimised to ensure the form of the arches is still understood and appreciated.
Brick Arches (Core Opening)	Core opening	A circa 17.3m x 18.2m opening is required on plan through the existing arches to allow for the core to the 76-storey tower to pass through. This requires a circa 20.2m x 19.2m propped 'picture frame' to be installed. Whilst this will result in some clear and demonstrable harm (minor adverse), these cores are necessary to deliver the proposed tower. The direct harm must therefore be weighed against the wider planning benefits.
Bridge	Removal of central section of bridge (girders retained)	**Neutral** - It is proposed to remove the central deck section of the bridge (retaining the cast iron girders). Removing this transform the pedestrian environment and experience at street level by filling the space with natural light, further enhancing the pedestrian environment and perception of the space. The cleaning and lighting of the remaining bridge structure will enable the historic interest of the structure to be understood and appreciated. The proposals for the GBS bridge are a considerable improvement to the 2017 consent, which previously saw the removal of all cast iron girders to the central section. These are now proposed to be retained as part of the hotel / residential scheme. The extent of the Bridge deck to be removed is a as per the 2017 consent.
Service Yard	Removal of areas to facilitate works/installing columns	**Negligible adverse**: The former track beds of the Castlefield Viaduct have been substantially altered to enable vehicle access from Trafford Street and facilitate the use of the space as a service yard for the Manchester Central building. The proposed interventions into the upper level, to enable installation of new structure will have a negligible impact.
Brick Parapet	Removal of small sections to enable pedestrian access	**Negligible adverse –** removal of small sections of the parapet are limited, these will enable pedestrian access where required.
Drainage Route	Three penetrations are required through the arches to connect the drainage between the service yard and ground floor levels. The penetrations are located adjacent to the existing piers and away from the ribs between the segmental and pointed arches.	**Minor adverse** – the penetrations are required to facilitate appropriate drainage routes. A drainage route is also required at high level through the Great Bridgewater Street abutment to provide drainage to the deck of the cast iron bridge over great Bridgewater Street. The details for this are to be developed but is likely to take the form of a circa 200-250mm core from bridge level to below the existing arches.

Basement formation within the arches		**Neutral** – the existing basement level in this area has been assessed for below-ground archaeology as part of Phase 1. Therefore, the drainage proposal and basement formation will incur no impact as part of Phase 2.

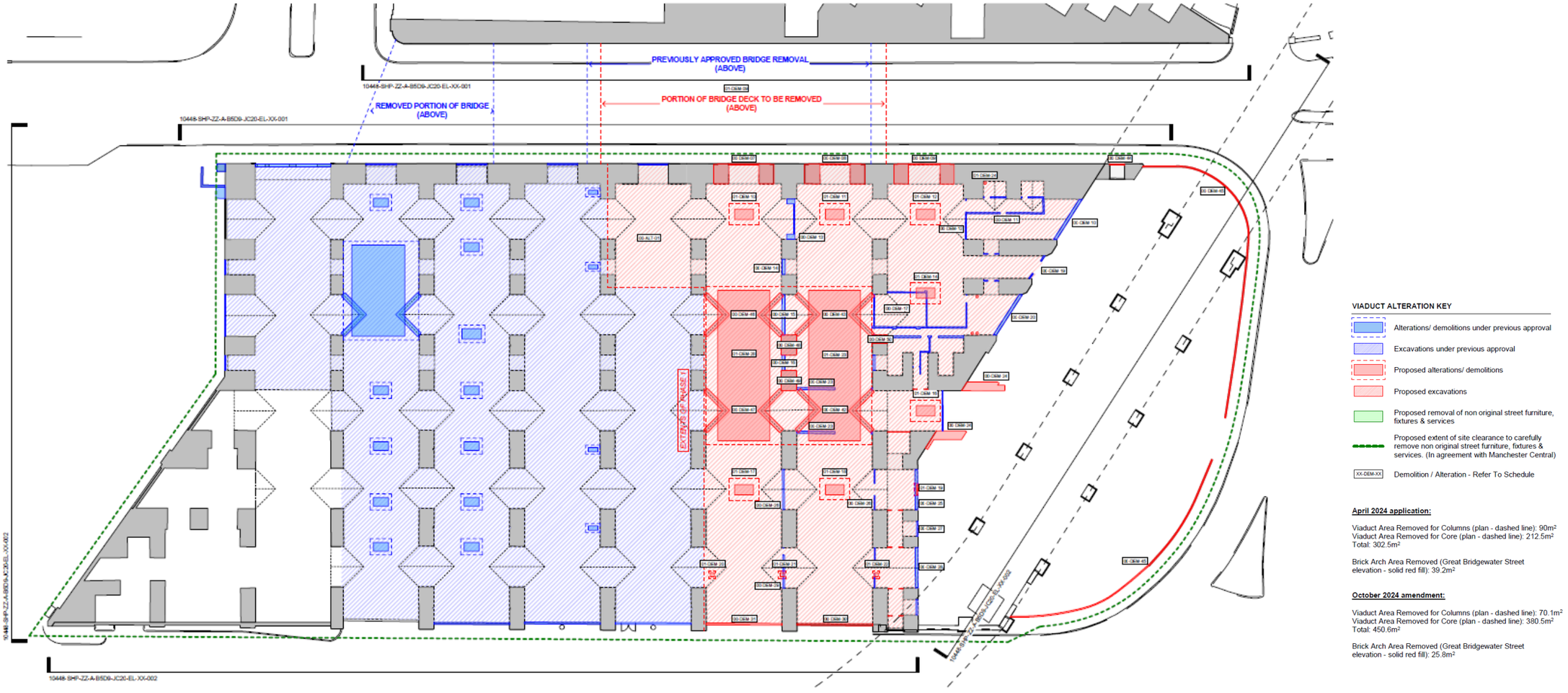


Figure 2: *Demolition Plan, Ground floor. As per the key (top right), areas shaded blue are indicative of demolition works which have already taken place as part of Phase 1. Areas shaded red are representative of demolition proposed as part of Phase 2.* **Source:** *Simpson Haugh Architects.*

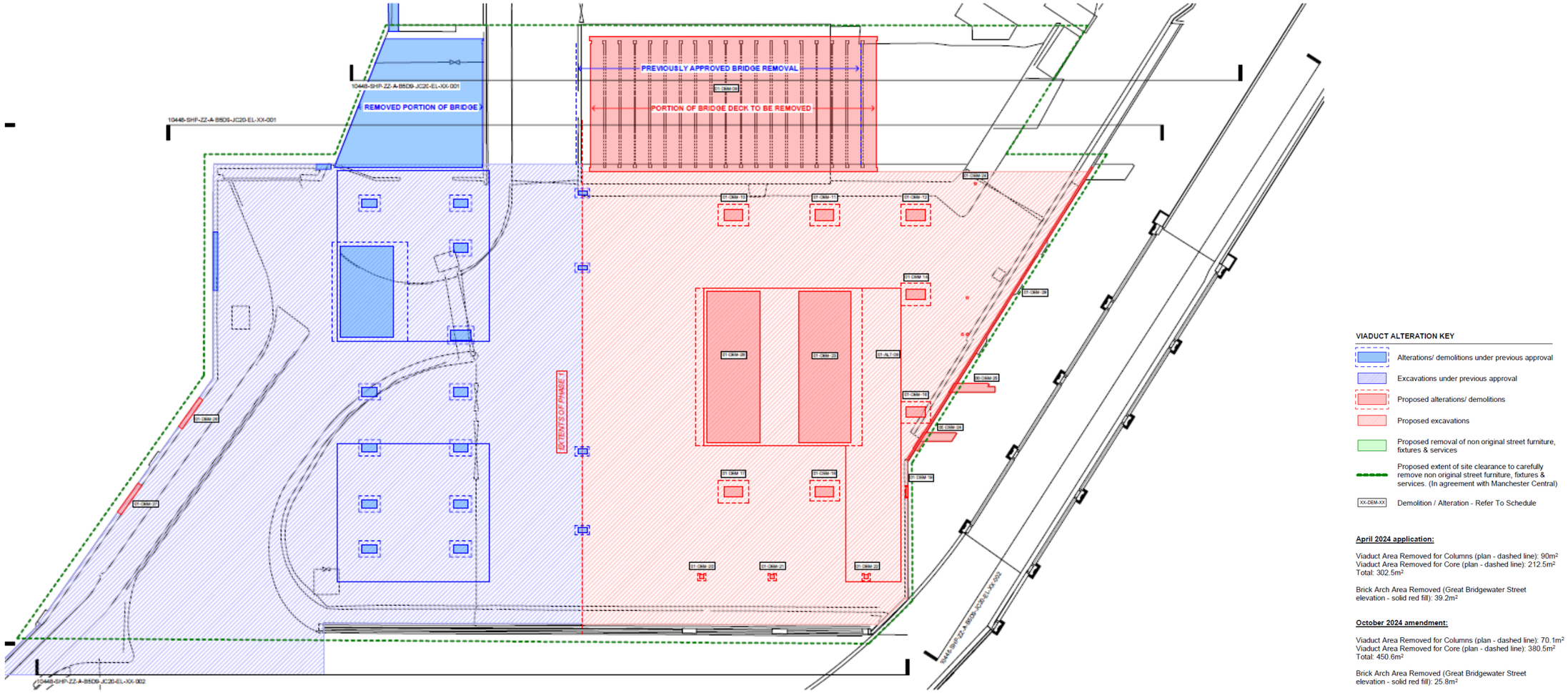
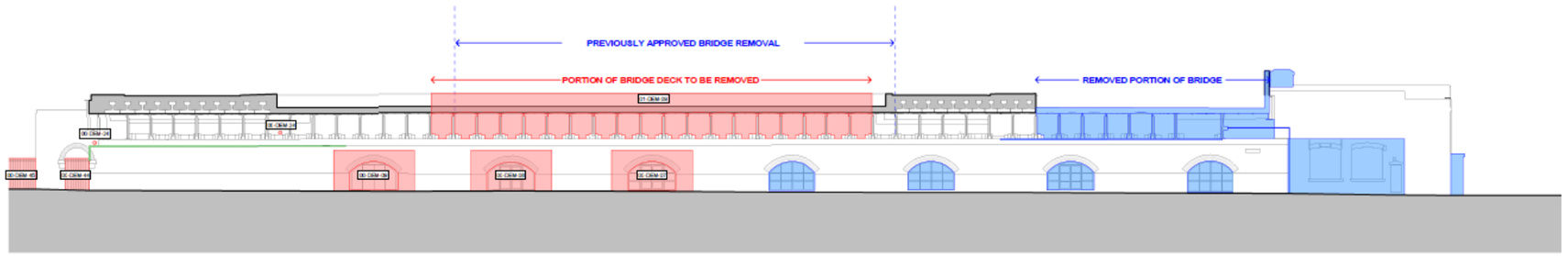
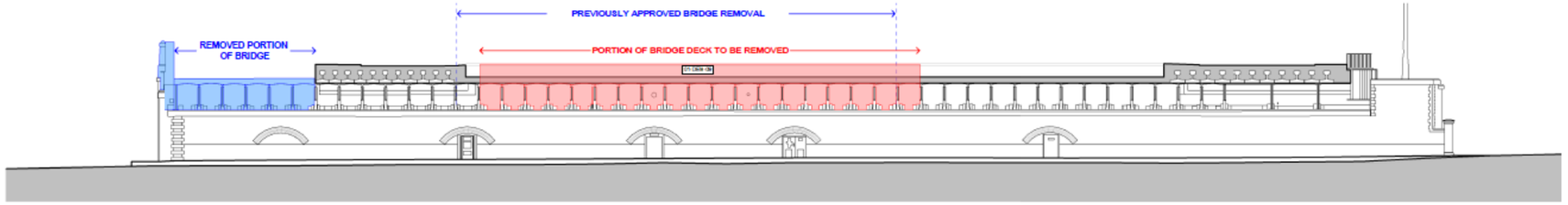


Figure 3: *Demolition Plan, Upper Deck. As per the key (top right), areas shaded blue are indicative of demolition works which have already taken place as part of Phase 1. Areas shaded red are representative of demolition proposed as part of Phase 2.* **Source:** *Simpson Haugh Architects.*



Viaduct - Great Bridgewater Street - North Elevation



Viaduct - Great Bridgewater Street - South Elevation

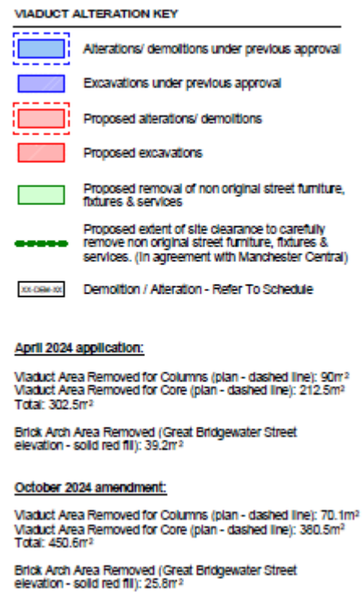
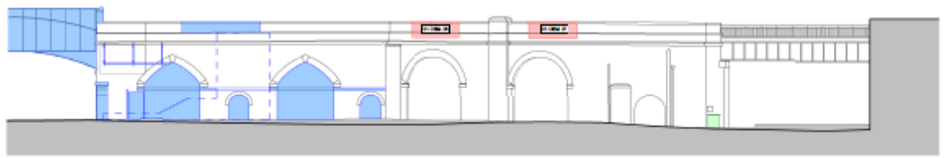


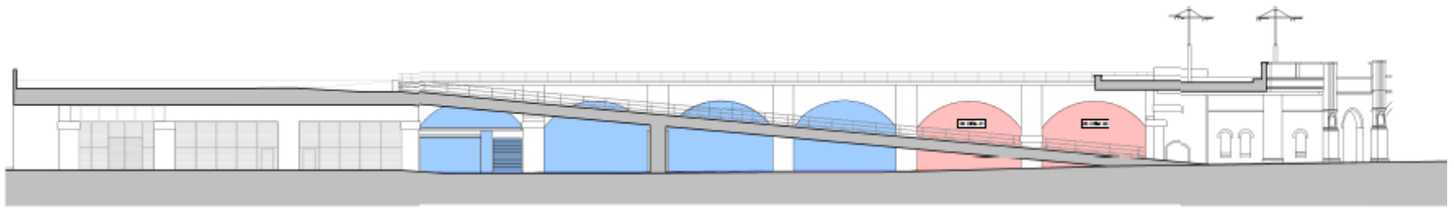
Figure 3: *Demolition Plan, Great Bridgewater Street Bridge. As per the key (top right), areas shaded blue are indicative of demolition works which have already taken place as part of Phase 1. Areas shaded red are representative of demolition proposed as part of Phase 2. Note, the extent of demolition to the bridge shown in red is as per the approved 2017 consent, slightly moved.* **Source:** *Simpson Haugh Architects.*



Viaduct - West Elevation



Viaduct - South East Elevation



Viaduct - Trafford Street - South Elevation

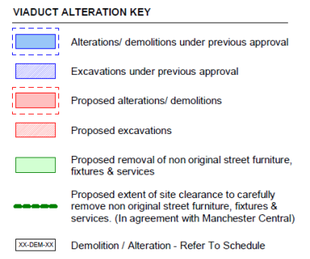


Figure 4: *Demolition Plan, West, South east and South elevations: As per the key (top right), areas shaded blue are indicative of demolition works which have already taken place as part of Phase 1. Areas shaded red are representative of demolition proposed as part of Phase 2.* **Source:** *Simpson Haugh Architects.*

4.2 Visual Impact Assessment

As stated within Historic England's Guidance on Tall Buildings (Note 4, March 2022), '*using visualisations can help communicate the proposed appearance of new developments. Done well they can give a clear understanding of how a tall building sits within its context'.* The guidance goes on to stress that '*visualisations are also effective ways to show and assess the cumulative impact of a development alongside other existing and proposed tall buildings. Such visualisations are useful to indicate the scale of impact on and change to the historic environment'.*

Figure 5 provides a baseline map with the relative locations of key heritage viewpoints. These viewpoints were discussed with Manchester City Council and formally agreed with Historic England during pre-application discussions, with a total of **15 heritage viewpoints** agreed for the purpose of assessing potential heritage impact. The selected views have been scoped in where: a) there is a baseline value to the view, in heritage terms, b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (see TVIA – prepared by Planit-ie).

The baseline visual assessment also includes a series of views which include a 'future baseline' (six in total, 2, 6, 9 14, 16 and 20). In essence, this includes consented schemes which are currently under construction. As stated in GLVIA3 guidance, *"the approach taken to consented developments may vary on a case by-case basis. Where it is likely that a consented development will be constructed before the project under consideration, it may be appropriate to include it as part of the future baseline in the main assessment so that the effects of the proposed development are reported against that baseline."*[1] For the purposes of this assessment, St Michaels and 325 Deansgate are identified as part of the future baseline.

In each view, consideration has been given to the existing baseline (i.e. the view as viewed when the photography was taken), the future baseline (including wirelines of buildings already under construction but not yet visible on the skyline or streetscape), and the cumulative scenario (including wirelines of buildings under construction, subject to live planning approval, or otherwise on balance considered likely to come forward as they are subject to a live planning application). The future baseline is only visible in the six select views identified above.

As advocated within Historic England's Tall Buildings guidance (March 2022), a range of fixed views and kinetic views have been selected for the purposes of the assessment. Kinetic views allow a more empirical representation of the potential impacts by indicating how moving through a place can change the visibility of a tall building and benefit from reflecting the true experience of heritage assets and their settings. The two kinetic views have been focussed on St Peters Square (refer to discussion within Views 4 and 13) and from St Ann's Square (refer to discussion within View 20). The kinetic view running north to south across St Peters Square begins at the junction of Mosley Street and Princess Street, and travels south in parallel with the Metrolink Tramline, looking towards the site. There is a break in the track towards the southern end of St Peters Square, which is then reactivated just after the crossing at Peter Street / Lower Mosley Street. This allows for a comprehensive representation of the experience of Viadux Phase 2: Plot a from the context of St Peters Square.

The track terminates at a point on Lower Mosely Street which allow for full, uninterrupted views of the Manchester Central Station building.

The second kinetic view, from St Anns Square is orientated looking south, beginning at New Cathedral Street. The kinetic track then runs around the eastern aspect of the square towards the Grade I listed Church. The track terminates at a point beyond the trees, so that the listed building can be fully appreciated.

As stated within Historic England's Guidance on 'Managing Significance in Decision Taking', *"the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change…consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies."* It is therefore necessary to assess cumulative change as a result of consented schemes, in conjunction with the change brought about by the Proposed Development.



Figure 5: Zone of Visual Influence Study. Site outlined in red**.** Selected viewpoints are numbered with arrows indicating direction of view. **Source:** Planit-ie.

[1] Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3). Source: https://www.landscapeinstitute.org/wp-content/uploads/2023/07/GLVIA3-Notes-and-Clarifications.pdf

4.2.1 Viewpoint 1 – Deansgate / Castlefield Metrolink

Existing



Future Baseline



Viewpoint 1 – Discussion

Existing

Viewpoint 1 is experienced from the Deansgate Castlefield Metrolink station platform, which is situated on raised position within the townscape, above viaduct level. The Metrolink network dominates the foreground of the view, whilst the middle ground of the view is characterised by a cluster of landmark tall buildings in Manchester, including the Beetham to the left, Viadux Phase 1 to the centre and AXIS to the far right.

This is not a traditionally 'historic' view, given it is an area recently redeveloped for pedestrian activity; it is therefore principally a view of townscape value. Notwithstanding the above, this location previously allowed for a clear sightline of Manchester Central (Grade II*), which has since been screened by Viadux Phase 1.

Future Baseline

In the future baseline view, the Proposed Development is shown alongside 325 Deansgate, turquoise wireline. The presence of this tall building scheme further exacerbates the concentrated effect of mass and scale in views from the Metrolink stop. However, as stated above, this is not a highly sensitive location from a heritage perspective and is a key transport node for which tall buildings are generally well suited, and an established characteristic of the local townscape, as long as they are well articulated at ground level.

The impact of the Proposed Development when read alongside cumulative development from Viewpoint 1 is thus considered to remain **negligible adverse**, amounting to a small degree of harm on the setting of Manchester Central Station (Grade II*).



Proposed



Cumulative

Proposed

In the proposed view, Viadux Plot 2a and 2b will be highly visible behind Viadux Phase 1. The additional mass and scale of the proposed buildings infills gaps where the skyline was previously visible, creating a dominant wall effect. Whilst it is recognised that Viadux Plot 2a improves clear sightlines towards Manchester Central (when considered against the 14-storey office scheme), the current significance of effect on the Listed Building is still considered to be adverse, owing to the fact that the ability to appreciate that the listed structure lies beyond is removed, albeit the impact is judged to be negligible in scale. This degree of impact, when combined with the overall low sensitivity of this viewing position, is deemed to incur an overall **negligible adverse impact** on the setting of Manchester Central (Grade II*) from this location.

This impact equates to a degree of *'less than substantial harm'* at the lowest end of the scale.

Cumulative

In the cumulative view, the Proposed Development is shown alongside committed development schemes, including 'Contour' (light red wireline) and future baseline development (325 Deansgate, turquoise wireline). The cumulative scheme highlights the tall building character developing in this part of the city. The presence of the Contour building does not however, incur any material impact over and above the proposed situation.

The impact of the Proposed Development when read alongside cumulative development from Viewpoint 1 is thus considered to remain **negligible adverse**, amounting to a small degree of harm on the setting of Manchester Central Station (Grade II*).

4.2.2 Viewpoint 2 – Albion St / Whitworth Street

Existing



Future Baseline



Viewpoint 2 – discussion

Existing

This viewpoint has been selected to illustrate the diverse collection of built form within the immediate setting of the Site. The AXIS tower (2019) is the most dominant structure, forming a highly visible element in the centre of the view, screening a considerable extent of the Beetham Tower behind. To the right of the AXIS tower building, the robust horizontality of the Grade II* Manchester Central building is discernable, complemented by the row of arches representative of the Grade II Castlefield Viaduct to the far left. Looking beyond Manchester Central, in the middle distance, the top of Deansgate Tower can be discerned, breaking above the established roofline of the listed building. The 'City Road Inn' holds the corner of Albion Street and Whitworth Street, the unlisted building has some townscape value by virtue of its siting and distinctive corner turret.

This viewpoint illustrates the altered part of the viaduct with the structure that carries the Metrolink tram line down to street level. This view demonstrates that the AXIS building has severed the visual relationship of the Grade II Castlefield Viaduct with the Grade II* listed Manchester Central to a considerable degree, but is nonetheless the existing context. As evidenced in alternative viewpoints, the architectural interest of Manchester Central is better appreciated in kinetic views moving north-east along Lower Mosley Street. Similarly, the heritage values of the Grade II Castlefield Viaduct are better represented in views to the west, along Whitworth Street West and from within Castlefield.

Future Baseline

The image to the left (bottom) is indicative of the 'future baseline', in which the St. Michaels Development (amber wireline) is considered as fully built out. The presence of the St. Michaels Tower in the distance results in some visual change, projecting above the roofline of Manchester Central (Grade II*), incurring some light visual distraction in select views. This will lessen in kinetic views travelling north along Albion Street.

The experience of the heritage assets in the view, and their prominence within the townscape is considered to be altered to a negligible degree.

Proposed



Cumulative



Proposed

Viadux Plot 2a and 2b will be visible from this junction, with Plot 2a heavily screened by the existing form and mass of the AXIS tower; creating a cluster with the Beetham tower and Viadux Phase 1.

The principal entrance to the proposed hotel / residential building will create a significant improvement to the public realm around Albion Street, improving the currently underutilised space with a positive feature to the streetscape, whilst maintaining a clear sightline towards the Grade II* listed Manchester Central building. This is a demonstrable improvement to the previously consented office scheme (15 storeys, consented 2017), which completely blocked Manchester Central from this location.

The current proposals have sought to provide greater activation and enhancement at street level signalling Viadux as a landmark destination point. This enhancement at street level will also bring about positive change within the settings of the Britons Protection and 13-15 Albion Street, both of which hold the west side of the junction.

The emphasis on verticality, with greater enhancement at street level has improved the overarching experience of the Viadux site from this perspective. In this view, it is considered that the proposals will incur a **minor beneficial impact** on the setting of the nearby Britons Protection Public House (Grade II) and 13-15 Albion Street (Grade II). The impact on Manchester Central and the Grade II listed Castlefield Viaduct will be **negligible adverse,** owing to the fact the additional built form will distract from their full visibility from this particular viewing location. This is counteracted travelling further down Albion Street, where the colonnaded, open entrance into the hotel enhances the experience of the arches at street level. It is not considered the degree of harm incurred by the Proposed Development will be increased to any meaningful degree when viewed alongside St Michaels in the distance.

This impact equates to a degree of *'less than substantial harm'* at the lowest end of the scale.

Cumulative

In the cumulative view, the Proposed Development will be experienced alongside the Vision tower (yellow wireline). The presence of this additional, consented development creates some further visual distraction and intensifies the changing townscape character of the view.

It is not considered the presence of the Vision tower will increase the degree of impact on the identified heritage assets in the fore and middle ground to any appreciable degree. Thus, the impact of the Proposed Development when read alongside cumulative development from Viewpoint 2 is thus considered to remain **negligible adverse**, amounting to a very low level of *less than substantial harm.*

4.2.3 Viewpoint 3 – Great Bridgewater Street

Existing



Proposed



Viewpoint 3 – discussion

Existing

Viewpoint 3 is experienced from Great Bridgewater Street where it connects with Chepstow Street, both of which are highly active vehicular routes in Manchester City Centre. The building to the centre of the foreground of the view is the Grade II listed Peveril of the Peak; this public house is best viewed from Great Bridgewater Street, travelling east, from which the highly decorative tiled façade can be viewed in conjunction with Chepstow House (Grade II). These listed buildings are read alongside the building at 70-76 Bridgewater Street (Rains Bar), which is not protected under any statutory or local designations.

These historic buildings form a collective group with the Grade II listed Canada House, which is obscured from view to the east end of Chepstow Street. The setting of each asset has been eroded over time with piecemeal demolition and the introduction of surface car parking. New buildings of mid-scale to high rise developments have been constructed over recent years, enlivening the area and forming a complementary backdrop to the heritage assets in the foreground.

Proposed

In the proposed view, Viadux Plot 2a will emerge as a striking landmark behind the Grade II listed Chepstow House, forming a new the focal point, with Viadux Phase 1 largely screened beyond as a secondary element.

The tower will create considerable, visual change in views around Chepstow Street and Great Bridgewater Streer, however, the building is experienced alongside the existing backdrop of high-rise buildings to the city fringe. The undulating façade of the tower signals the building's landmark status, forming a wayfinding structure in the immediate and wider townscape and signalling the enhancement and activation around Great Bridgewater Street.

Given Viadux Plot 2a dominates views from this location, the Proposed Development will demonstrably incur some adverse impact on the settings of the listed buildings in the foreground, this impact is however, mitigated in part through the exceptional design quality and dynamic nature of the elevational treatment. The existing backdrop of modern development also softens the overarching effect on the settings of these listed buildings, as they are clearly understood and appreciated as part of an intrinsically varied urban townscape context. There is a clear architectural distinction between the proposal and the Grade II Chepstow House, albeit the appreciation of its interesting roofscape is diminished to some degree.

On balance, it is therefore considered Viadux Plot 2a will incur a **minor-to-moderate adverse impact** on the setting of Chepstow House (Grade II) and the Peveril on the Peak (Grade II) and a **minor adverse impact** on the setting of Canada House (Grade II).

This impact equates to a degree of *'less than substantial harm'* at the mid-to-high end of the scale.

Cumulative



Cumulative

In the cumulative view, the Proposed Development will be experienced alongside the Vision Tower (yellow wireline) and the Apex Development (pink wireline).

The presence of these additional committed developments are considered to sit well within the existing townscape context, forming a contemporary backdrop to the view. It is not considered the consented schemes will give rise to any additional harmful effects on the settings of the identified heritage assets.

The impact of the Proposed Development when read alongside cumulative development from Viewpoint 3 is thus considered to remain **minor-to-moderate adverse,** with a minor adverse impact on the setting of Canada House, as outlined above.

4.2.4 Viewpoint 4 – Lower Mosley Street (kinetic view)

Existing



Proposed



Viewpoint 4 (Static + Kinetic view) – discussion

Existing

The kinetic sequence of views (4 and 13) range from the northern aspect of St Peter's Square, running south-west in parallel with the Metrolink tram line, terminating at Lower Mosley Street; at a point where the distinctive arched form of Manchester Central becomes apparent.

The static position as shown in Viewpoint 4 is taken from Lower Mosley Street, looking south towards the Site (currently eclipsed from view). The large, single arched form of the Grade II* listed Manchester Central is heavily screened in this static position by the Grade II* listed Midland Hotel, which is juxtaposed by the contemporary vertical form of the Beetham Tower and the cluster of high-rise development to the left, including the Axis, Deansgate Square and Crown Street developments. Manchester Central appears in the view at the termination point of the track; this building shares high group value with the Midland Hotel, which was built in the early 20th century as a high class railway hotel, complete with a glazed link from the station (since dismantled).

The foreground of the view is characterised by transport infrastructure; the road, Metrolink and hard landscaping and crossings. Partially terminating the view in the middle distance is the Grade II Listed Briton's Protection public house (eclipsed from view to the far left), which is the sole surviving remnant of the early 19th century scale of domestic buildings along the street. The juxtaposing, landmark quality of the Grade II* listed Midland Hotel can also be appreciated from this location, the glazed terracotta façade is discernible to the immediate right of the view. The enclosed nature of the street scape which channels the viewer's focus down along Lower Mosely Street and towards the area of the Site is enhanced by the hotel.

This area represents a much-altered urban landscape reflecting the cheek-by-jowl relationship of contemporary high-rise buildings and historic heritage assets which retain landmark quality by virtue of their architectural quality.

Proposed

The sequence from Viewpoint 4 focuses on the experience of the proposed building in views from Lower Mosley Street, where it is viewed in tandem with the opulent façade of the Grade II* Midland Hotel and the established backdrop of tall buildings to the south. The proposed building is read and understood as forming part of this urban context.

The kinetic view running north to south across St Peters Square begins at the junction of Mosley Street and Princess Street, and travels south in parallel with the Metrolink Tramline, looking towards the site. There is a break in the track towards the southern end of St Peters Square, which is then reactivated just after the crossing at Peter Street / Lower Mosley Street. This allows for a comprehensive representation of the experience of Viadux Phase 2: Plot a from the context of St Peters Square. The track terminates at a point on Lower Mosely Street which allow for full, uninterrupted views of the Manchester Central Station building. The static view (presented as viewpoint 4, illustrates the beginning point of the second half of this track).

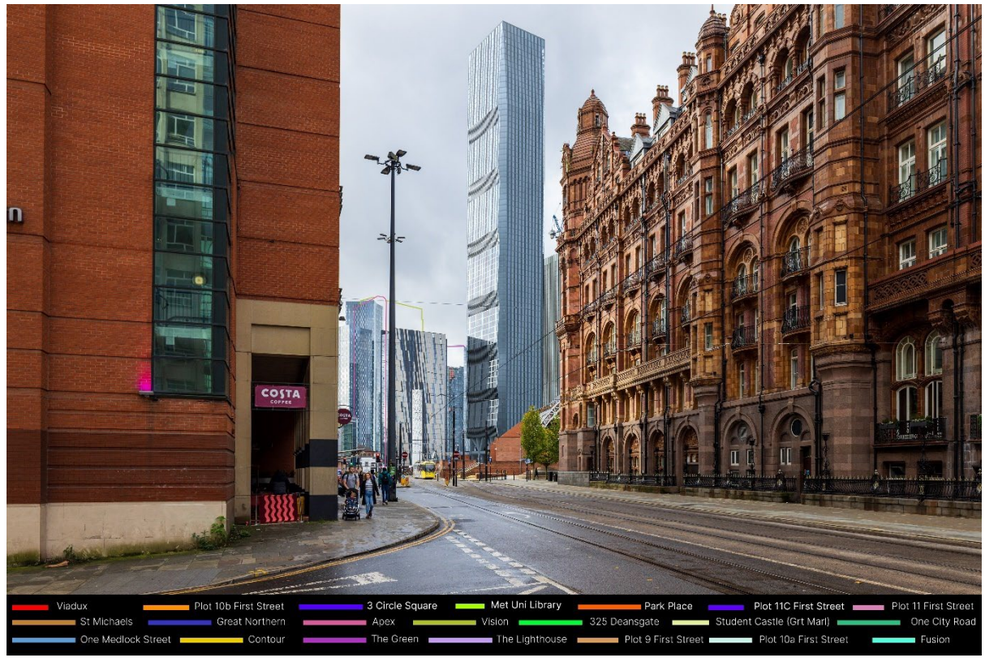
The emerging scheme will demonstrably change the experience of the Grade II* listed building in south facing views along St Peters Square and Lower Mosley Street, forming a striking new landmark of considerable scale, the verticality and slenderness of which provides a notable contrast to the robust horizontality of the historic hotel. The height and scale of Viadux Plot 2a will have a dominating effect in this view sequence, breaking above the roofline of the Midland and reducing its sense of architectural hierarchy within the cityscape and thus impacting its landmark quality. This dominance is more greatly perceived from the northern aspect of the square (which primarily forms part of the Albert Square Conservation Area).

Where the kinetic view terminates, Viadux Phase 2 is experienced against a complete backdrop of high-rise buildings; from this perspective, the new building sits well within its context.

It is therefore considered Viadux Plot 2a will incur a **moderate adverse impact** on the setting of the Midland Hotel (Grade II*), the St Peter's Square Conservation Area and the Albert Square Conservation Area. The identified impact on the setting of Manchester Central (Grade II*) is considered to be **minor adverse.**

This impact equates to a degree of *'less than substantial harm'* at the high end of the scale.

Cumulative



Cumulative

In the cumulative view, the Proposed Development will be experienced alongside the Vision Tower (yellow wireline) and the Apex Development (pink wireline). It is not considered the committed schemes will give rise to any additional harmful effects on the settings of the identified heritage assets.

The consented schemes, when viewed in tandem with the Proposed Development, are not considered to increase the degree of harm as identified above. It is therefore considered the cumulative significance of effect on the designated heritage assets in the view, with regards to setting, will remain **moderate adverse** (with a minor adverse effect identified for Manchester Central).

4.2.5 Viewpoint 4 – Lower Mosley Street (Night view)

Existing



Proposed



Viewpoint 4 – Night view, discussion

Existing

The nighttime view is taken from a static point at the end of the kinetic track, allowing for full and clear views of the Grade II* listed Manchester Central building. At dusk, the verticality and prominence of the existing towers form a juxtaposing backdrop to the curved profile of the former station building in the foreground of the view.

Proposed

The representative nighttime view better reveals the Proposed Development's landmark status amongst the existing network of tall buildings which have come to define the city skyline.

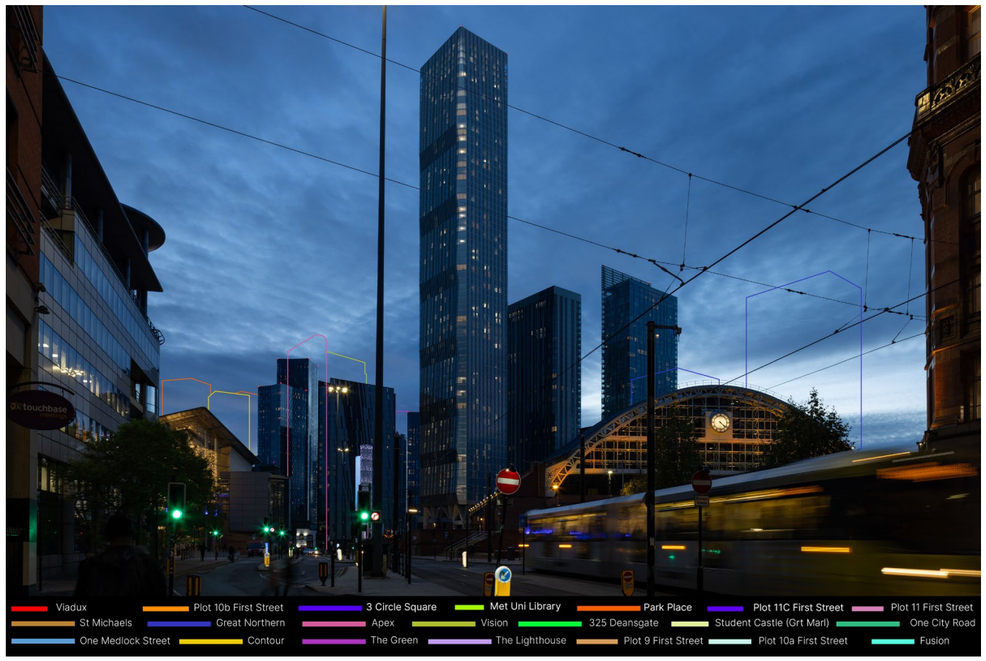
The contrast between the Proposed Development, its existing tall building context and the historic buildings and structures in the foreground are maintained in the nighttime setting, and perhaps reinforced owing to the apparent linear quality of the tall buildings and their regularity and geometric quality in comparison to the softer profile and curved form of Manchester Central station.

In the nighttime view, the effect of the Proposed Development on the settings of heritage assets is much the same as defined above (Viewpoint 4, kinetic view).

It is therefore concluded that Viadux Plot 2a will continue to result in a **Minor Adverse** impact on the appreciation of the significance of the Grade II* listed Manchester Central, given the height and scale of the development creates further dominance in the view.

This impact equates to a degree of *'less than substantial harm'* at the low end of the scale.

Cumulative



Cumulative

In the cumulative night view, the Proposed Development is read alongside a number of consented schemes, including: Vision (yellow wireline), Apex (light pink wireline), The Green (purple wireline), Contour (light red wireline) and the Great Northern (dark blue).

Despite the evident and considerable degree of visual change within the setting of Manchester Central and more broadly, the Midland Hotel, the contrasting form, linear expression and collective grouping of the towers ensures the new development is understood as a contemporary backdrop to the listed buildings in the foreground of the view. This linear backdrop is better appreciated in nighttime views, with the sweeping form of Manchester Central also fully appreciable in the foreground, with the arch subtly lit, enhancing its structural form.

It is therefore considered the impact of the Proposed Development, when considered alongside the cumulative context will remain **minor adverse.**

4.2.6 Viewpoint 5 – Watson Street

Existing



Proposed



Viewpoint 5 – discussion

Existing

This view is experienced from the west side of Watson Street looking south towards the Proposed Development Site. The left side of the street is enclosed by the inactive arches of the Grade II* listed Manchester Central undercroft. To the right of the street are the inactive frontages of the Great Northern car park. To the middle-ground of the view is the junction with Great Bridgewater Street, and the north side of the Grade II listed Castlefield Viaduct. Whilst the top of the arched roof of the Manchester Central building is be glimpsed above the viaduct, the 'roofline' is broken with the temporary structures that are situated on top of the viaduct within the service yard, rendering it largely unnoticeable within the view.

Proposed

Viadux Plot 2a and 2b will be highly visible in east facing views along Watson Street, forming a new centralised cluster with Viadux Phase 1 and the Beetham Tower. This particular area within the city centre has witnessed a great deal of change, particularly in the early 2000s with the construction of the Leisure Box and the Beetham Tower and so it considered that it accommodates the potential for further change and evolution.

The verticality of the proposed buildings (Plot 2a and 2b) sit comfortably in the existing townscape context, whilst the contrasting horizontal form of the listed undercroft to Manchester Central is still fully appreciable in the foreground. It is therefore considered Viadux Phase 2 will incur a **minor beneficial impact** on the setting of Castlefield Viaduct (Grade II) in views along Watson Street and Great Bridgewater Street.

Cumulative



Cumulative

In the cumulative view, Viadux Plot 2a and 2b will be read alongside the Great Northern development (dark blue wireline) in the immediate streetscape setting, with Vision (yellow wireline) and Contour (light red wireline) glimpsed in the distance. The approved Great Northern development will see the demolition of the late 1990s 'Leisure Box', which will be replaced by a mixed-use scheme, complete with active frontages at ground level. The consented scheme, together with Viadux Phase 1 (constructed) and Viadux Plot 2a and 2b will give rise to considerable enhancements to the pedestrian environment around Watson Street, an area which has been neglected for a number of years. This street scene will be demonstrably enhanced by the proposed and cumulative schemes being brought forwards, moreover, the views illustrate height and scale is well-established and successful in this part of the city.

It is therefore considered the impact of the Proposed Development, when considered alongside the cumulative context will remain **minor beneficial.**

4.2.7 Viewpoint 6 – Deansgate / Quay Street

Existing



Future Baseline



Viewpoint 6 – Discussion

Existing

Viewpoint 6 is experienced from the junction of Deansgate/ Peter Street/ Quay Street and highlights the prominent location the site holds in built heritage and townscape terms. The view is taken from a prominent location within the Deansgate / Peter Street Conservation Area.

The principal listed buildings (Great Northern, Grade II* and Deansgate Terrace, Grade II) are the focus at the centre of the view with the Beetham Tower (2002) prominent to the rear. The cluster of residential towers (Deansgate Square) are glimpsed just beyond the Beetham, terminating long-range views looking south along Deansgate.

The view has been selected as it conveys the relationship between the Grade II* listed Great Northern Warehouse and the Grade II listed Deansgate Terrace. The continuous façade of the Victorian terrace was designed to shield views of the warehouse, which was designed principally as a functional building, but has since become a landmark in its own right. Viadux Phase 1 is discernible breaking above the roofline of the Great Northern Warehouse, albeit read as a distant contributor to the buildings wider setting. The Beetham Tower is much more prominent, although sited in such a way that it acts as a 'bookend' to the street.

Future baseline

The image to the left (bottom) is indicative of the 'future baseline', in which 325 Deansgate (turquoise wireline) is considered as fully built out. The consented scheme is discernible in the middle distance, terminating south facing views along Deansgate. 325 will infill the sky gap between Deansgate Square and the Beetham Tower. Whilst this results in some clear visual change, 325 Deansgate is understood and experienced within an existing tall building context.

Proposed



Cumulative



Proposed

In the proposed image, Viadux Plot 2a will be visible, forming a striking new landmark in key views along Deansgate and Peter Street, signalling the activation around Watson Street.

Whilst it will be evident the Proposed Development will create considerable visual change to the composition of the view, it is demonstrably 'in-keeping' with the eclectic character of this view and this local streetscene, defined by modern high-rise buildings forming a backdrop to the collection of red-brick, historic structures in the foreground. It is clear the sheer height and scale of the new tower will be a dominating feature to the skyline, causing some visual distraction from the prominence of the Great Northern Warehouse. The new tower will be read as the pinnacle of the cluster of towers within this part of the city, with the Beetham and Deansgate Square stepping steadily away from the taller element, creating a harmonious and visually satisfying composition. However, it is evident the positioning and scale will read as a dominant element in the view, taking away from the presence of the Great Northern Warehouse.

Despite its scale, the presence of Viadux Phase 2 does not completely diminish the robust architectural significance of the warehouse, or Deansgate Terrace, albeit it does provide a distraction in views along Deansgate and provides a new focal point, and thus, the overarching impact of Viadux Plot 2a from this viewpoint is considered to be **minor-to-moderate adverse.**

This impact equates to a degree of *'less than substantial harm'* at the higher end of the scale.

Cumulative

In the cumulative view, the Proposed Development will be seen alongside a series of consented schemes, including: the Great Northern towers (dark blue wireline), the Lighthouse (lilac wireline), Contour (light red wireline) and the Green (dark pink wireline).

The Great Northern Development will bring about a range of benefits, including the restoration and reactivation of the Grade II* listed warehouse and Deansgate Terrace (Grade II). However, the considerable increase in both mass and height to the rear of the listed buildings on the foreground will diminish their visual prominence in key views along Deansgate. This impact is further compounded by the continuous wall of tower blocks situated to the north end of Deansgate and which is exacerbated by Viadux Phase 2, which will create further distraction and dominance.

It is therefore considered the cumulative effect on the listed buildings in the view, with regards to setting, will be **moderate adverse**, resulting in a greater level of harm when compared with the 'proposed' situation.

4.2.8 Viewpoint 9 – Castle Street

Existing



Future Baseline



Viewpoint 9 – Discussion

Existing

This view is experienced from Castle Street, in Castlefield, looking north-east towards the Site. The Rochdale Canal channels the focus of the view, meandering from the immediate foreground into the middle distance. In the foreground, to the left side, is the Grade II Victorian former lockkeeper's cottage beside the Dukes Lock (centre). Beyond this is the multi-phased, multi-layered Grade II Castlefield railway viaduct and old Warehouse/ industrial buildings that line the canal. Terminating the view is the 47 storey Beetham Tower and Viadux Phase 1, which reinforces the emerging context of tall buildings in the far distance.

This image demonstrates the emerging modern character in the backdrop of the view and juxtaposing domestic scale of the Castlefield Conservation Area. The pleasant multi-levelled and open nature of this part of Castlefield, coupled with the remaining industrial buildings which are now a mix of office and bar/restaurant use, add to the unique dynamism and kinetic nature of the Conservation Area, and this viewpoint. This is further enhanced by the linear emphasis of the canal and enclosure on either side by built form, which draws the eye towards the background of the view and towards the existing tall buildings in the wider context.

Future Baseline

The image to the left (bottom) is indicative of the 'future baseline', in which 325 Deansgate (turquoise wireline) is considered as fully built out. The consented scheme is discernible in the middle distance, directly in front of Viadux Phase 1. Whilst this results in some clear visual change, 325 Deansgate is understood and experienced within an existing tall building context, forming an additional aspect to the emerging cluster.

Proposed



Cumulative



Proposed

Within the proposed view, the presence of Viadux Plot 2a and Plot 2b will result in clear visual change, forming a distinctive cluster with Viadux Phase 1 and the Beetham Tower. The slenderness of the taller elements of the Proposed Development is appreciable from this particular view, solidifying its landmark status which will also be appreciable in distant views from the wider townscape. The composition of the proposed buildings are demonstrably in keeping with the existing lightweight, glazed character of the high-rise buildings around Great Bridgewater Street. As stated within Historic England's Tall Building Guidance (Advice Note 4, March 2022), tall buildings can contribute positively through appropriate application of *'variations of building heights e.g. to allow the stepping down of heights towards the edges of the cluster, or to create layering of buildings that can add townscape interest'.*

It will be evident that Viadux Plot 2a will enhance the vertical emphasis of the emerging tall building cluster, signaling the landmark status of both the Viadux site and the Beetham tower, which has long been a recognizable building of high townscape value within this part of the city. Plot 2b provides a visual relationship the domestic scale of the built form experienced in the foreground of the view as it transitions down the taller elements, softening the overall effect of building cluster. This will be further enhanced by 325 Deansgate (future baseline) which demonstrably sits within this context, forming a further 'stepping' point to the cluster.

It is judged that the Proposed Development will be read as a positive addition within the backdrop of the view, distinctly in contrast with the red-brick materiality of the heritage assets in the foreground, the significance of which is maintained.

It is therefore considered Viadux Plot 2a and Plot 2b will incur a **minor beneficial impact** on the heritage assets in Viewpoint 9, including the Castlefield Conservation Area and the Grade II Castlefield Viaduct. The impact on the Grade II listed Lock keepers Cottage is considered to be **negligible beneficial.**

Cumulative

In the cumulative view, the Proposed Development (Viadux Plot 2a and 2b) will be read alongside a number of consented schemes, including: the Great Northern (dark blue wireline) and Contour (light red wireline). Collectively, these buildings will be read as a contemporary backdrop to the industrial character of the buildings in the foreground.

Notwithstanding the above, the additional, cumulative development undermines the successful 'cluster' effect identifiable in the proposed view, now appearing as more of a sprawl of development as opposed to a neat and consolidated cluster of towers.

It is therefore considered the impact of the Proposed Development, when considered alongside the cumulative context will be **negligible-minor adverse.** Resulting in a material change when compared to the 'proposed' situation.

This impact equates to a degree of *'less than substantial harm'* at the lower end of the scale.

4.2.9 Viewpoint 12 – Liverpool Road

Existing



Proposed



Viewpoint 12 – discussion

Existing

This view is experienced from the western end of Liverpool Road, at the junction with Water Street, looking east along Liverpool Road towards Deansgate.

The view is dominated by the continuous elevation of the Grade I listed former Liverpool Road Station building which encloses the streetscape along the north side of Liverpool Road (left of the image) and the Grade II listed building at 123-125 Liverpool Road (currently overcovered in scaffolding) to the right. The mixture of historic and modern development provides enclosure and reinforces views west along Liverpool Road. Due to the historic interest and group value of this complex of buildings, this view provides opportunity to appreciate the significance of their setting and the character and appearance of the Castlefield Conservation Area.

Beyond the Grade I listed Station building is the Grade II listed Power Hall building (largely eclipsed behind) and beyond this, to the end of the street, the Beetham tower can then be seen to terminate the view, in contrast to the dominant horizontality of the streetscape.

Proposed

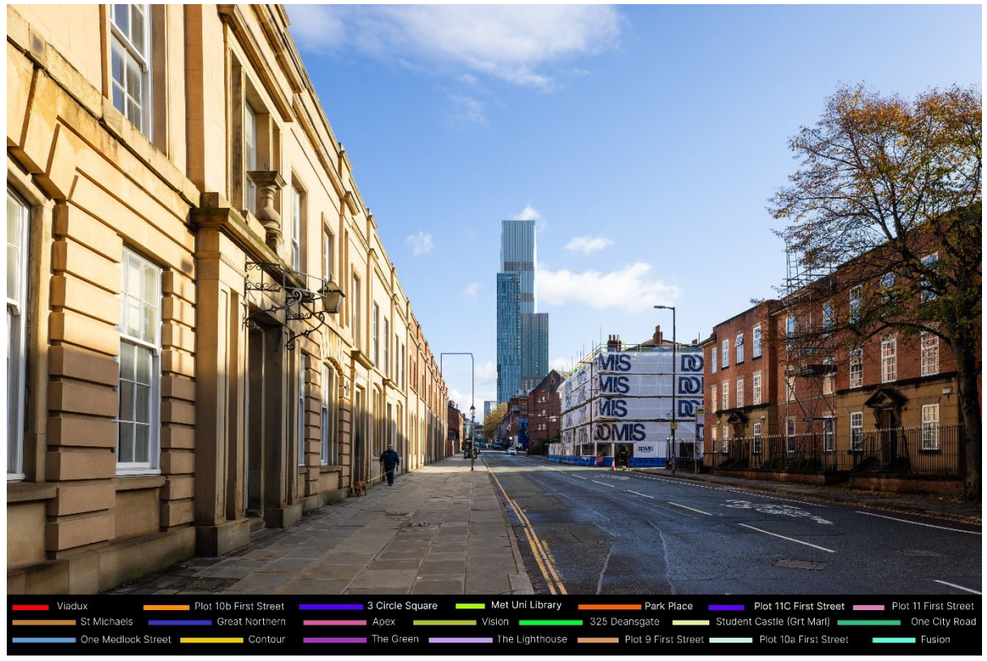
In the proposed view, Viadux 2A will be visible, read as a striking new landmark in the middle distance. Plot 2b will also become apparent, forming a complementary 'stepping' element to the taller aspects of the high-rise buildings.

Together with the Beetham tower, the Proposed Development will be read as a new centralised cluster, terminating views along Liverpool Road whilst ensuring the significance of designated heritage assets in the foreground of the view remain highly appreciable.

The quality and dynamic nature of the elevational treatment of Viadux Plot 2a, paired with the stepping effect of Phase 2b will create a successful tall building cluster in key views from within the Castlefield Conservation Area.

It is therefore considered Viadux Plot 2a and Plot 2b will incur a **negligible beneficial impact** on the heritage assets in Viewpoint 12.

Cumulative



Cumulative

In the cumulative view, the Proposed Development (Viadux Plot 2a and 2b) will be read alongside the Great Northern development (dark blue wireline). Whilst this consented scheme does not contribute to the overall successful effect of the established cluster, it is not considered that the visual impact of the consented scheme will give rise to any 'harm' when experienced in conjunction with the Proposed Development.

It is therefore considered that the cumulative significance of effect on the listed buildings in the view, with regards to setting, will remain **negligible beneficial.**

4.2.10 Viewpoint 13 – Princess Street / Mosley Street

Existing



Proposed



Viewpoint 13 – discussion

Existing

This view is experienced from the junction of Mosley Street and Princess Street, looking south- west towards the Site which is in the middle distance, albeit presently obscured by interposing built form. To the immediate left of the view is the Grade II listed 79 Mosley Street, in the middle-ground is the Grade II* listed Midland Hotel and to its right is the eastern part of the Grade II* Listed Central Library alongside the larger Grade II* Manchester Town Hall Extension. The Cenotaph is eclipsed from view to the right but forms an important part of the character and appearance of the civic square.

The view is taken from a position which looks across St Peter's Square, allowing for views of both the Albert Square and St Peter's Square Conservation Areas. In winter months, with the loss of leaves on the interposing streets, the street frontages and ground level interfaces of the historic buildings will be visible to a greater extent.

The view is terminated by the Midland Hotel which encloses the large public space on its south-western aspect. Beyond the Midland Hotel, a collection of high-rise buildings can be seen projecting above the roofline of the listed building, principally: the Beetham Tower and Viadux Phase 1. The AXIS Tower and cluster of buildings at Deansgate Square are also visible in the far distance, terminating long-ranging views along the square travelling towards Lower Mosley Street. Collectively, these tall buildings already create some visual distraction and break above the roofline of the Midland Hotel.

This view has been selected as it illustrates the setting of the large, open expanse of one of Manchester's most important civic spaces, which is also the focus of the St Peter's Square Conservation Area. This view demonstrates the status and significance of the civic core of Manchester and its associated buildings which culminate in a high communal value, coupled with high historical and architectural interest yielded by the listed buildings which frame the public square.

Proposed

The kinetic view running north to south across St Peters Square begins at the junction of Mosley Street and Princess Street, and travels south in parallel with the Metrolink Tramline, looking towards the site. There is a break in the track towards the southern end of St Peters Square, which is then reactivated just after the crossing at Peter Street / Lower Mosley Street. This allows for a comprehensive representation of the experience of Viadux Phase 2 (Plot 2a) from the context of St Peters Square. The track terminates at a point on Lower Mosely Street which allow for full, uninterrupted views of the Manchester Central Station building. The static view (presented as viewpoint 13, illustrates the beginning point of the first half of this track).

Viadux Plot 2a will result in considerable visual change, forming a striking landmark in the middle distance, projecting above the varied roofline of the Grade II* Midland Hotel and the established backdrop of tall buildings to the south.

As the kinetic view demonstrates, the experience of the new tower varies depending on the location from which it is experienced. The sequence from Viewpoint 13 travels southwards, allowing for an understanding of the pedestrian experience when moving through the square. It demonstrates that Viadux Plot 2a will be

persistently visible, resulting in a new dominant form in the backdrop of the view, albeit it the proposed building is read and understood as forming part of this urban context, forming the pinnacle aspect with Viadux Phase 1 and the Beetham tower.

This existing baseline must be taken into account when determining the impact on their significance and in turn, the overarching significance of effect. Given each designated heritage asset in the view is experienced within an intrinsically varied townscape setting, it is considered Viadux Plot 2a will incur a **moderate adverse impact**, equating to a high degree of less than substantial harm on the settings of the following heritage assets: Midland Hotel (Grade II*), the Central Library (Grade II*), the Town Hall extension (Grade II*), the Albert Square Conservation Area and the St Peter's Square Conservation Area.

This impact equates to a degree of *'less than substantial harm'* at the higher end of the scale.

Cumulative

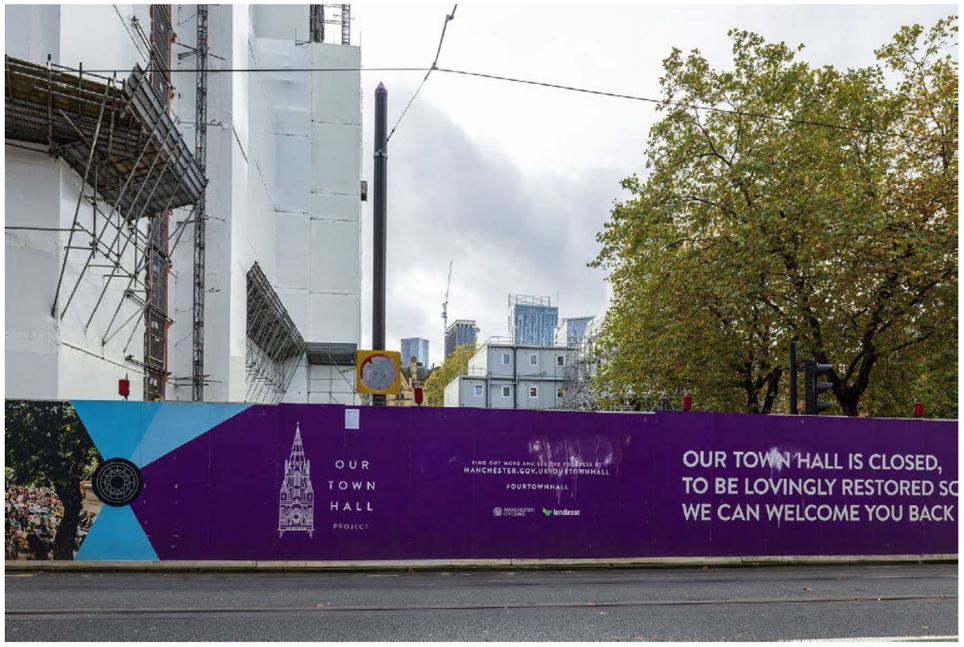


In the cumulative view, the Proposed Development will be read in conjunction with the Great Northern towers (dark blue wireline), discernible to the right of the Beetham Tower and a variety of committed development to the left of Viadux Plot 2a, in the far distance, including: Apex (pink wireline), Vision Tower (Yellow) and the Lighthouse (lilac wireline).

As stated above, the Midland Hotel, the Central Library and the Town Hall extension (all Grade II*) form a highly significant group of early to mid-20th century civic buildings in this part of the city centre. This group value is further recognised by the designated status of the St Peters Square Conservation Area. The incremental expansion of built form in the backdrop of the view will erode the dominance of the significant grouping of buildings in the foreground and provide a visual distraction which draws the eye beyond the historic forms to the tall, vertical structures beyond. The cumulative harm will be lightly compounded by the prominence of the Proposed Development, although the presence of the additional development is not considered to incur additional material harm. It will be evident this backdrop of tall buildings will have an adverse impact on the heritage assets in the view, collectively identified as **moderate adverse**.

4.2.11 Viewpoint 14 – Albert Square

Existing



Comparison view – 2019 baseline



Viewpoint 14 – discussion

Existing (including comparison view)

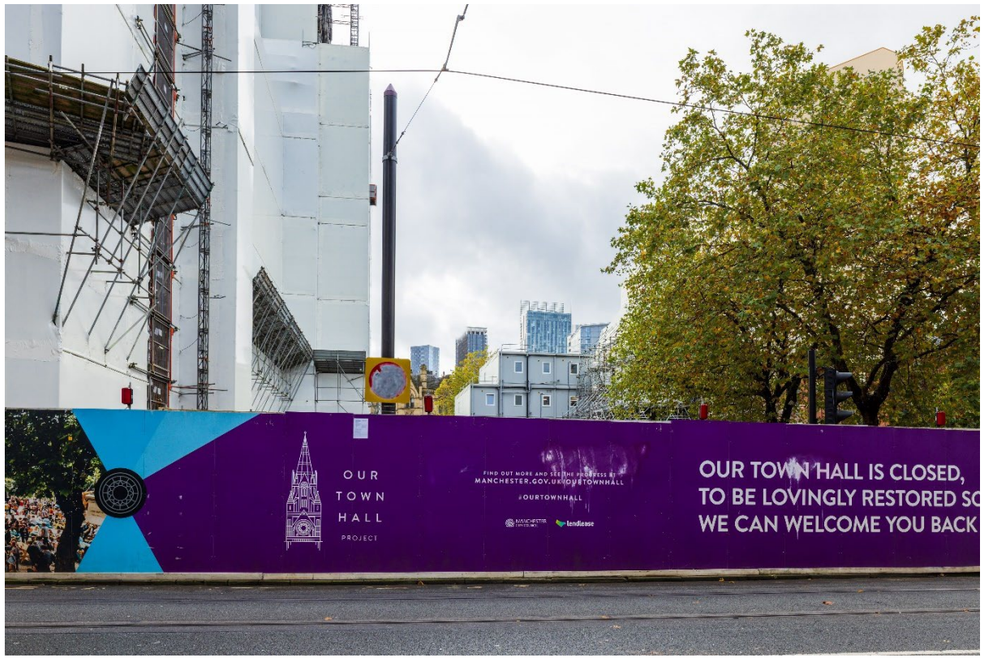
This view is experienced from the north side of Albert Square looking south towards the Site. At the time of writing, the square and Town Hall are undergoing significant regeneration, and thus, a clear sightline is limited by hoarding and scaffolding. The ability to appreciate the full architectural interest of the Town Hall is also limited at this time.

As illustrated by the 2019 'comparison baseline' view, the aspect is usually experienced with the Grade I listed Town Hall to the left, and the Grade I listed Albert Memorial, to the right. This area of public realm forms a unique setting to the Grade I Town Hall allowing it to be experienced in its totality and appreciated as the civic centre of the city. The Albert Memorial is presently eclipsed from view by tree cover but is traditionally understood as something of a set-piece alongside the Town Hall with the open public realm of the Albert Square, providing the formal setting to the statue and building.

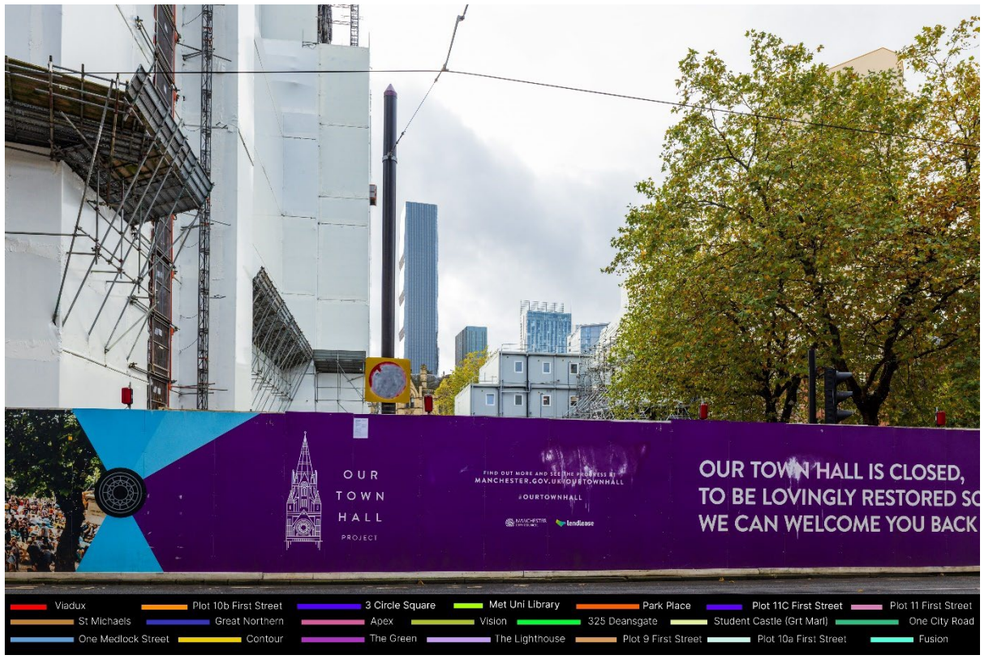
Beyond the buildings in the middle ground which define the south side of Albert Square are the taller contemporary developments of Television House, the Great Northern Tower (right side of the block to the south side of Albert Square) and the 47 storey Beetham Tower. Viadux Phase 1 and some of the high-rise buildings at Deansgate Square are also visible in the far distance (as illustrated in the 2024 'existing' view), terminating long-ranging views along the square. The late-20th Century office development of Heron House, which encloses the west side of the Square, can be seen to the right of the view.

This view has been selected as it illustrates the nationally important setting of the Grade I listed Town Hall and Memorial. As the civic centre of Manchester, the illustrative historical and architectural significance of this view are very high. This is due to the association of the buildings and space as a source of identity, distinctiveness, social interaction and coherence.

Future Baseline



Proposed



Future Baseline

The image to the left (bottom) is indicative of the 'future baseline', in which St Michaels (shaded amber) is considered as fully built out. The consented scheme is screened behind mature tree coverage in the future baseline view. The development, by virtue of its siting and scale, incurs a considerable visual change to the experience of the heritage assets contained within the Albert Square Conservation Area. Whilst St Michaels is appreciated alongside a collection of tall buildings, as can be seen to in the backdrop of the view, the consented scheme is situated in a much more central and sensitive location.

Proposed

It will be evident that Viadux Plot 2a will be visible in views from the northern aspect of Albert Square, projecting above the roofline of the range of listed buildings which frame the south side of the square. The existing backdrop is already characterised by a number of high-rise, modern buildings of considerable height and scale, read as an urban backdrop to the significant built form in the foreground.

Notwithstanding this, the height and scale of Viadux Plot 2a will be much greater than the existing, high-rise context, forming a more dominant structure which in turn, results in some visual distraction from the immediate environs of the square. It is therefore considered the Proposed Development will incur a **minor adverse impact** on the Albert Square Conservation Area and the listed buildings orientated to the east and southern aspect of the square, when considered in isolation.

This degree of impact equates to an overall **minor-moderate adverse** significance of effect on some of the higher-grade assets such as the Grade I listed Town Hall and the Albert Square Memorial.

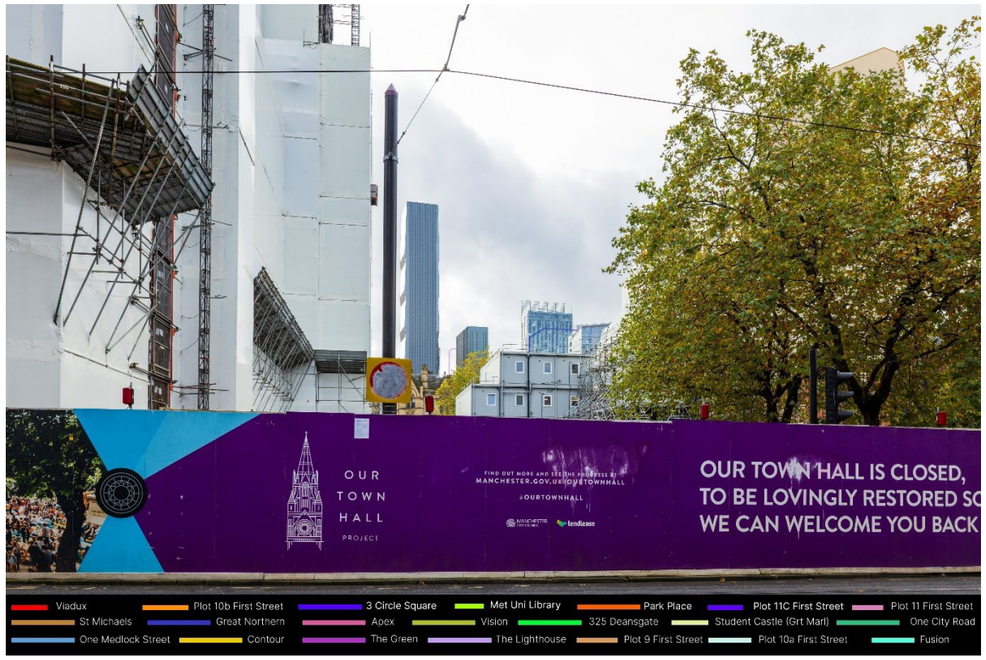
Viadux Plot 2a will be experienced alongside the St Michaels development (shaded orange, under construction future baseline). St Michaels has previously been identified as giving rise to moderate-to-major adverse effects on the Albert Memorial (Grade I) and moderate effects on the Grade I listed Town Hall and Conservation Area.

Whilst the presence of Viadux Plot 2a will result in further visual change, the listed buildings contained within the Albert Square Conservation Area are already understood and appreciated with an existing backdrop of tall buildings in south facing views. The presence of Viadux Plot 2a, whilst harmful, is not considered to inflate the degree of overarching harm into the substantial category. Viadux Plot 2a will not be perceptible from key views of Albert Square looking north and thus on balance, the degree of harm is deemed to be less than substantial.

As the St Michaels development is part implemented and under construction, the heritage impact assessment considers the development to form part of the 'future baseline' position. On this basis, the impact of the Proposed Development in the proposed view is considered to be moderate adverse overall. This is taking into account the presence of St Michaels as built. **This impact equates to a degree of 'less than substantial harm' at the higher end of the scale.**

This impact equates to a degree of 'less than substantial harm' at the higher end of the scale.

Cumulative



Cumulative

In the cumulative view, the only additional consented scheme visible in the far distance is the 'Lighthouse' (lilac wireline). Just to the left of Viadux Phase 1. This degree of change will incur no material impact on the view as a whole or the ability to experience the designated heritage assets in the foreground to any measurable degree.

It is therefore considered the cumulative impact on the designated heritage assets identified above will remain **moderate adverse**. Equating to a high level of less than substantial harm.

4.2.12 Viewpoint 15 – St. Johns Gardens

Existing



Future Baseline



Viewpoint 15 – discussion

Existing

Viewpoint 15 is experienced from the centre of St Johns Gardens, which is situated within the St Johns Street Conservation Area. This view is dominated by the mature planting within the gardens, to the centre of the space is the memorial stone cross marking the position of the former St John's Church which was located on this site until the 1930's.

Just discernible beyond the mature tree coverage, is the distinctive domestic appearance of one of the numerous Georgian buildings which define both Byrom Street and St. John Street. The range of late-18th to early 19th century terraces form one of the most complete examples within the city centre and are therefore of high architectural and historic interest. The terraces were designed to enclose the view west towards St Johns Church and since this focal point is no longer present the setting of the significance of the setting of the street is marginally reduced. However, the architectural form and design value of the composition of buildings can be clearly appreciated from short-range views within the gardens and along the principal street.

Beyond this, in the middle distance, the vertical form of the Beetham Tower and Viadux Phase 1 is discernible, breaking above the established roofline of the domestic Georgian buildings in the foreground. To the far right of the view, the top of another high-rise building at Deansgate Square is visible, forming a bookend to the street.

Future Baseline

The image to the left (bottom) is indicative of the 'future baseline', in which 325 Deansgate (turquoise wireline) is considered as fully built out. The consented scheme is discernible to the right of the view, projecting above the roofline of the Georgian buildings in the foreground. The degree of visual change is considered to be minimal, incurring a negligible change to the experience of the heritage assets in the view, and their prominence in key views from within St Johns Gardens.

Proposed



Cumulative



Proposed

The proposed view illustrates Viadux Plot 2a will be read alongside the Beetham Tower and Viadux Phase 1, forming the pinnacle element to the existing, high-rise buildings. The quality and dynamic nature of the elevational treatment of Viadux Plot 2a, paired with the successful stepping effect when viewed in conjunction with the existing towers, ensures a successful tall building cluster in key views from within the St John Street Conservation Area. Notwithstanding this, the significance of the Georgian buildings contained within the designated area is particularly high and thus, their setting is more sensitive to change. The cumulative impact of further height, mass and scale in the backdrop of the view will therefore cause some harm, albeit mitigated in part through the successful arrangement of the cluster and positive, high-quality design.

It is therefore considered Viadux Plot 2a and Plot 2b will incur a **minor-moderate adverse impact** on the heritage assets in Viewpoint 15. Principally including the St Johns Street Conservation Area and the collection of listed buildings focussed on the southern aspect of St. Johns Street (Nos.11-17, No.19, Nos.21-25 and 25-31 with attached former chapel). The impact of the Proposed Development to the Listed Buildings on the north aspect of the street is identified as minor adverse.

This impact equates to a degree of *'less than substantial harm'* at the higher end of the scale.

Cumulative

In the cumulative view, Viadux Plot 2a will be experienced with the Great Northern development (dark blue wireline) and to a lesser extent, Contour (light red wireline).

The consented schemes, when viewed in tandem with the Proposed Development, are not considered to increase the degree of harm as identified above. It is therefore considered the cumulative significance of effect on the designated heritage assets in the view, with regards to setting, will remain **minor-moderate adverse**.

4.2.13 Viewpoint 20 – St Ann's Square

Existing



Future Baseline



Viewpoint 20 – Discussion

Existing

Viewpoint 20 is taken from the northern boundary of the St Ann's Square Conservation Area looking south towards the Site from the end of New Cathedral Street which is formed of a wide pedestrianised road, shopping area and thoroughfare.

The view has been selected as it illustrates the potential impact the Proposed Development could have on this significant public square and the high historic, aesthetic and communal heritage values it and the buildings which enclose it possess. The contemporary forms of the Beetham Tower, Great Northern Tower and, further afield, the collection of tall buildings at Deansgate Square, are all visible in the background, rising above the historic roofline.

The architectural expression of the two buildings in the foreground of this view is mixed contemporary with precise horizontal accents shown in the linear patterns of the cladding. The horizontal accents are counterbalanced by the taller southwest corner of the Grade II listed Former Royal Exchange and mid-high-rise buildings in the background. Although the Beetham and Deansgate Square towers can be seen in the background, the bell tower of the Grade I listed Church of St. Ann terminates the view (it should be noted that visibility varies according to season).

Future Baseline

The image to the left (bottom) is indicative of the 'future baseline', in which St Michaels (amber wireline) is considered as fully built out. The consented scheme is screened behind mature tree coverage in the future baseline view. The development, by virtue of its siting and scale, incurs a considerable visual change to the experience of the heritage assets in the view, principally St Ann's Church (Grade I). Whilst St Michaels is appreciated alongside a collection of tall buildings in the far distance, as can be seen to in the backdrop of the view (refer to kinetic visuals) the consented scheme is situated in a much more central and sensitive location.

Proposed



Proposed

Viewpoint 20 has been selected as a kinetic view sequence in order to better reveal the human experience of the Proposed Development for pedestrians travelling south into the square. The kinetic view starts at the northern end of the square and terminates at a point where the Grade I listed Church of St Ann can be well appreciated, beyond the usual screening of mature trees.

In the proposed view, Viadux Plot 2a will be highly visible from the northern aspect of the square at its junction with Cathedral Street. Whilst it is acknowledged the existing character of the skyline has already been impacted by contemporary form, the considerably larger scale of the building at the Viadux Plot 2a site will create a distracting and dominant new element in the view, distracting the focus from the tower of the Church of St Ann when the two are experienced together (i.e. with the loss of leaves from the interposing tree canopy). The degree of impact is considered to be minor adverse due to the distance between the Site and designated heritage assets, with the slender form of the tower becoming increasingly less intrusive travelling south along the square. This impact is further tempered in part through the elegant form and dynamic elevational treatment of the new building, which signals both its landmark status and design quality.

Whilst there are some additional listed buildings within the view, including the Grade II listed Corn Exchange building and a number of Grade II listed assets around the square, the focus of the impact is considered to be on the Church and its hierarchal presence within the square. The impact of the Proposed Development on other Listed Buildings in the square is deemed to be neutral.

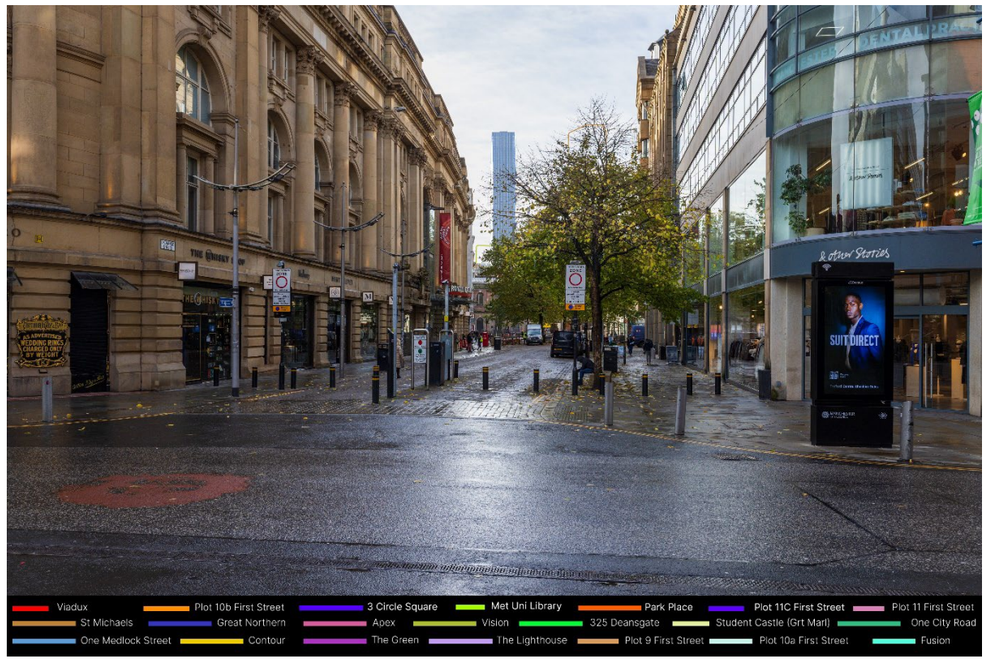
The visual 'impact' on the setting of the Church of St Ann and the Conservation Area is considered to be minor adverse, however, given the sensitivity of the view and the intended dominance of the Church, the significance of effect is considered to be minor-to-moderate, when read in isolation in the view.

Combined, these tall buildings will detract from the prominence of the Grade I listed church in long-range views across the square, looking south. It will be evident this backdrop of tall buildings will incur a high degree of less than substantial harm within the setting of the Church of St Ann (Grade I) and to the Conservation Area. It will be evident the greater impact derives from St. Michaels, which is much closer to the Church and consequently more dominant. This is particularly evident in the kinetic sequence running north to south, in which St Michaels and Viadux Plot 2a are seen in tandem with St Anns Church, causing some considerable visual distraction from the church spire.

It is not considered this range of committed development will result in total loss of significance (i.e. substantial harm) to these designated heritage assets, given the architectural and historic interest of the Church and its immediate setting are still appreciable. The impact is thus considered to be **moderate adverse** when read alongside the future baseline development.

As the St Michaels development is part implemented and under construction, the heritage impact assessment considers the development to form part of the future 'baseline' position. On this basis, the impact of the Proposed Development in the proposed view is considered to be moderate adverse overall. This is taking into account the presence of St Michaels as built. **This impact equates to a degree of *'less than substantial harm'* at the higher end of the scale.**

Cumulative



Cumulative

In the cumulative view, the Proposed Development will be read in conjunction with the Vision development (yellow wireline). This additional development in the backdrop of the view will only be apparent in south facing views from the north aspect of the square, subsequently disappearing behind the roofline of the Church on the approach to the south.

The impact is thus considered to remain **moderate adverse** when read alongside cumulative development.

4.2.14 Viewpoint 22 – Piccadilly Gardens / Market Street

Existing



Proposed



Viewpoint 22 – discussion

Existing

Viewpoint 22 is taken from the corner of Mosley Street where the street meets Piccadilly Gardens, looking south towards the Proposed Development, which is currently completely obscured from view.

The image illustrates the varied architectural character of the historic buildings along Mosley Street, including No.10 Mosley Street (Grade II); No.12 Mosely Street (Grade II); Harvest House (Grade II) and Colwyn Chambers (Grade II), all of which are positive contributors to the Upper King Street Conservation Area.

The setting of the Conservation Area has undergone many changes since the development of the Upper King Street area, including Piccadilly Plaza and City Tower, the podium of which is just discernible to the left of the view. Further contemporary office development can be seen further south down Mosley Street.

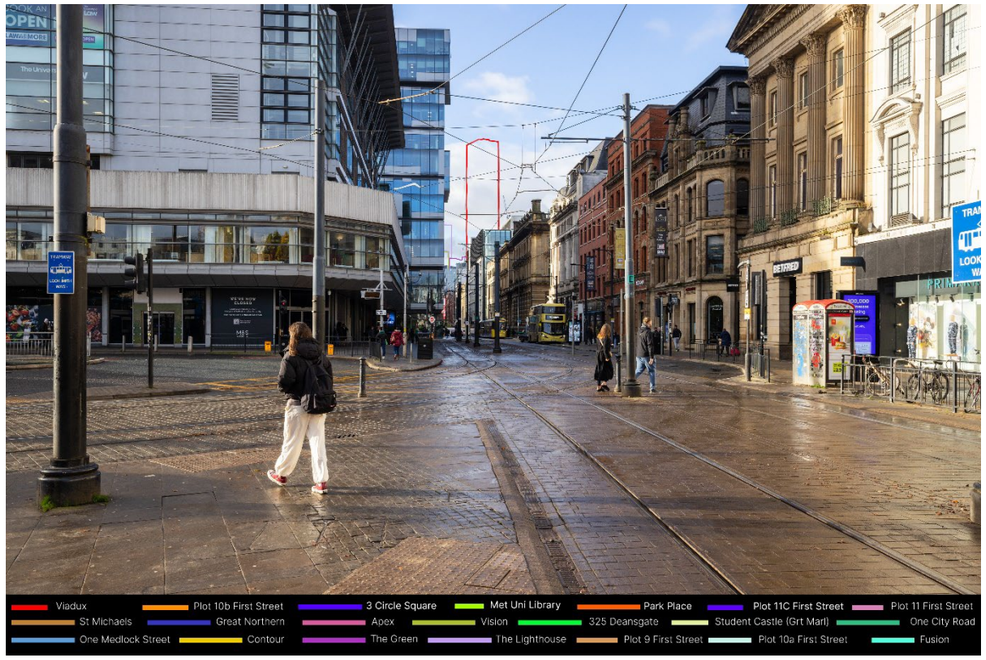
The view has been selected to illustrate the potential impact of the Propsoed Development on long-distance views from within the wider townscape.

Proposed

In the proposed view, Viadux Plot 2a will become a new, striking landmark terminating south facing views along Mosley Street. The presence of the building will demonstrably result in some visual change to the experience of the townscape composition as a whole, however, due to the relative distance from the collection of listed buildings in the foreground of the view, it is clear the propsoed development will not have any meaningful impact upon their setting.

Given the distinction of the listed buildings, both individually and as a group is maintained and the Proposed Development will not disrupt the historic rooflines it is considered Viadux Plot 2a will have a **neutral impact (i.e. no harm)** on the designated heritage assets in Viewpoint 22.

Cumulative



Cumulative

In the cumulative view, Viadux Plot 2a (red wireline) will be experienced with a backdrop of additional, consented development including: the Lighthouse (lilac wireline), Vision (yellow wireline) and the Green (dark pink).

The consented schemes, when viewed in tandem with the Proposed Development, are not considered to increase the impact as identified in the proposed view. It is therefore considered the cumulative significance of effect on the designated heritage assets in the view, with regards to setting, will remain **neutral.**

4.2.15 Viewpoint 27 – Mount Street

Existing



Proposed



Viewpoint 27 – Discussion

Existing

Viewpoint 27 has been requested by Historic England (pre-app engagement, 4th December 2023).

The baseline view is experienced from a key nodal point within Manchester City Centre, located on Mount Street looking south towards the junction with Peter Street. The viewpoint location is taken from a point just south of Albert Square, with the Grade II* listed Town Hall extension to the east, eclipsed from view to the left side of the street. The Central Library (Grade II*) is apparent to the immediate left of the view, the neo-classical style cementing the building's significance within the streetscape. Both the Library and the Town Hall extension were built to the design of E. Vincent Harris in the 1930s, with the Town Hall extension coming later, creating a highly significant group and formal setting with the Grade I listed Town Hall. These early 20th century buildings also make a positive contribution to the setting of the Grade II* listed Midland Hotel, which can be seen to the middle of the view, just south of Peter Street, and partially screened by mature street trees, especially in summer months.

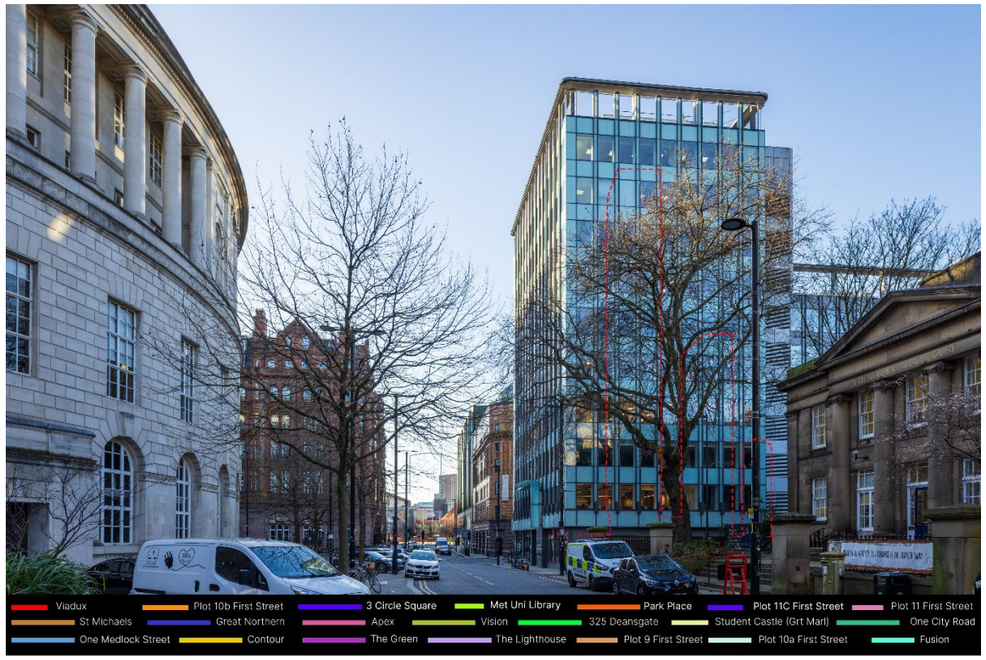
The Grade II listed Manchester Quaker Meeting house, designed by Richard Lane, is discernible to the right side of the street. Beyond this, the large scale and form of Television House (10-12 Mount Street) can be seen. The building was originally established in the early 1960s, with subsequent refurbishments and upgrades made in recent years, the most recent being in 2019.

Looking further south, beyond Peter Street, the opulent façade of St Georges House (63 Peter Street, Grade II) can be seen, with the Grade II* listed Manchester Central eclipsed from view in the far distance. Viadux Phase 1 is not visible from this present location and the Site currently makes a neutral contribution to the settings of the listed buildings in the view.

Proposed

In the proposed view, the height and scale of the Proposed Development is signalled by the extent of the red wireline. It will be clear that despite its scale, Viadux Plot 2a will not be readily visible from all areas of the townscape. The eclectic mix of existing building heights and forms screen the development from select locations, this is well represented in the view on Mount Street, in which the development is entirely screened from view, incurring a **neutral impact (i.e. no harm)** on the settings of the aforementioned heritage assets.

Cumulative



Cumulative

In the cumulative view, the outline of One Medlock Street (light blue) and One City Road (light green) can be seen terminating views along Mount Street. These will be read as incidental contributors to the wider townscape fabric in the far distance and will not be read in conjunction with the Proposed Development from this location.

It is therefore considered the cumulative significance of effect on the designated heritage assets in the view, with regards to setting, will remain **neutral.**

Viewpoint 28 – St Peter's Square, west side

Existing



Proposed



Viewpoint 28 – Discussion

Existing

Viewpoint 28 has been requested by Historic England (pre-app engagement, 4th December 2023). This view offers an alternative perspective of St Peter's Square looking south towards the Site, which is currently obscured. The foreground of the view is characterised by the open landscaped square, complete with rows of Paulownia trees. A large, free-standing Christmas decoration is visible to the immediate left of the image (temporary structure).

The Town Hall extension (Grade II*) encloses the immediate right of the view, defined by the continuous arcade of simple round-headed openings. Beyond this, the classical portico of the Central Library can be seen, formed of Portland Stone and embellished with intricately detailed entablature and Corinthian capitals.

Beyond this, framing the southern aspect of the square, is the Grade II* Midland Hotel, the deep-red terracotta façade signals the building's high status and provides an architectural contrast to the materiality of both the Central Library and the Town Hall extension. Despite this contrast, the building shares group value with the Central Library and Town Hall extension, both of which were established to compliment the setting of the Hotel. The collective group value of these buildings solidifies the area's significance as the civic core in Manchester City Centre, this is subsequently highly sensitive to change.

Looking further south-east, glimpsed beyond the trees, the large form and scale of Peter's House can be discerned. Built in 1958, the building was established following the extensive damage to the area during the Blitz. Obscured from view to the north stands the Grade II* listed Cenotaph, designed by Edwin Lutyens and completed in 1919. The Cenotaph was dismantled and moved in 2014 to its current position, accommodating the new Metrolink network and relandscaping of St. Peter's Square.

Proposed

In the proposed view, Viadux Plot 2a will be highly visible, projecting above the roofline of the Grade II* Midland Hotel. The new tower is understood and appreciated as a striking new element in the middle distance, with the glazed materiality providing some much-needed contrast to the buildings in the foreground. Further to the above, the lightweight materiality and undulating form of the new tower will add visual interest to south facing views, adding to the tapestry of building forms and styles which vary across the square.

Whilst it will be clear the Proposed Development will incur some adverse impact on the settings of the Midland, Central Library and Town Hall extension from this sensitive area of the town centre, principally due to its considerable height, the presence of the tower is not overwhelmingly dominant or a negative influence to the extent that it could be considered to vitiate or drain away the significance of the designated heritage assets in the view, nor the ability to appreciate their special interest. The degree of change is identified as considerable, interrupting the otherwise intact grouping of historic buildings which create the 'civic core' around St. Peter's Square. Despite the demonstrable change in the view, it is not considered that the overarching experience of the significant grouping of listed buildings which enclose the square are not impacted to a significant degree.

On balance, therefore it is considered the Proposed Development will incur a **moderate adverse impact** on the settings of the aforementioned listed buildings and the St Peter's Square Conservation Area from this location. **This impact equates to a degree of *'less than substantial harm'* at the higher end of the scale.**

4.3 Heritage Impact – Discussion

The Visual Impact Assessment has been designed to identify places from which the Proposed Development will be most visible and thus, testing the 'worst case scenario'.

St. Peters Square, Albert Square, St. Johns Street and St. Anns Square comprise some of central Manchester's key public spaces, and are regarded to be particularly sensitive to change given their architectural, civic and historic significance. Whilst it is recognised some of these spaces are more accommodating than others with regards to change, for instance, St. Peters Square has witnessed a considerable degree of change with regards to landscaping and experience of built form; the area is nonetheless of high townscape and heritage interest.

The Visual Impact Assessment has demonstrated the Proposed Development will be highly visible from St. Peters Square, in south facing views towards the Midland Hotel (Grade II*), this is well represented in static Views 4, 13 and 28 and further demonstrated by the Kinetic view across St. Peters Square / Lower Mosley Street. Whilst experienced with an existing backdrop of tall buildings, the location and scale of Viadux Plot 2a will undoubtably incur a much greater degree of change and in turn, a much greater impact on the setting of the heritage assets contained within St. Peters Square.

Whilst the new tower will not be as dominant in views from Albert Square (as illustrated in Viewpoint 14), in comparison to views from St. Peters Square, given the significance of Manchester Town Hall (Grade I), the Albert Memorial (Grade I) and the eclectic mix of Listed Buildings along the southern aspect of the square, the presence of Viadux Plot 2a will still give rise to minor adverse impacts (minor-moderate significance of effect), when considered in isolation. This impact is further compounded by the presence of the St. Michaels development (under construction, forming part of the existing baseline) – resulting in an overall moderate adverse significance of effect.

The boundary line of Albert Square Conservation Area directly neighbours that of the St Peters Square Conservation Area, with the Albert Square Conservation Area taking in a large portion of the northern aspect of the space which is commonly known as 'St Peters Square', including the Metrolink tram station and Cenotaph. This is reminiscent of the former pattern of the townscape when Manchester's Conservation Areas were first designated in the 1970s. Whilst the street pattern and layout of St. Peters Square has changed considerably since the 1970s, the remaining buildings which hold this civic character, and enclose Manchester Town Hall (Grade I) are some of Manchester's most important heritage assets. It will be evident the presence of the Proposed Development will result in some considerable distraction in south facing views across Albert Square and St. Peters Square, collectively incurring moderate adverse impacts on the setting of these designated areas. The degree of harm is considered to be high but contained within the *less than substantial* category of harm, triggering para.208 of the NPPF (2023).

With regards to wider townscape impacts, the Visual impact Assessment has demonstrated the Proposed Development will incur some minor and negligible adverse impacts, but also a number of neutral effects (refer to **Table 2** for full breakdown).

The significance of St. Ann's Square is best understood and appreciated in south facing views towards the Grade I listed Church of St Ann. This listed building is further complimented by the domestic and subservient scale and form of buildings which frame the square, many of which date to the Victorian and Edwardian period. As demonstrated in Viewpoint 20, the Proposed Development will give rise to minor adverse impact and a minor-moderate adverse significance of effect upon the setting of the Church, through creating a distracting new element in the distance. This impact is considered to be less intrusive than the St. Michaels scheme, which is under construction, and assessed as 'future baseline' in View 20. However, the presence of both of these new build towers will affect the experience of St Anns Church within its historic-scaled setting, incurring an overall moderate adverse significance of effect.

The impact on the St Ann's Square Conservation Area is identified as minor adverse, giving rise to a minor-moderate significance of effect overall (with St Micheals included within the assessment as 'future baseline').

The collection of high Grade listed buildings such as the Grade II* Free Trade Hall and Former Theatre Royal are experienced primarily on Peter Street, which channels views along the throughfare with the collection of robust, mid-scale buildings which line either side of the street. This is well illustrated in View 27, which demonstrates the Proposed Development will not necessarily be highly visible from all locations within the immediate and wider townscape. It will be evident, therefore, that despite their relative proximity to the Proposed Development site, their settings remain largely unaffected by the new tower. The exception to this being select views from the junction of Quay Street and Deansgate, from which the tall building will be highly visible, projecting above the roofline of the Grade II* listed Great Northern Warehouse, for which a minor-moderate adverse impact was identified. This impact was considered greater in cumulative views, in which Viadux Plot 2a will be read alongside a range of committed development which collectively dominate the setting of the Great Northern Warehouse (Grade II*).

Much like Peter Street, the buildings along Deansgate benefit from being experienced as part of a channelled vista, with minimal interruption from surrounding development. The eclectic array of built from which characterises the street scene, combined with the varied rooflines allow for some modest capacity for change. It is thus determined that, the impact of the proposals upon key listed assets along Deansgate is minor to negligible, as summarised in **Table 2**.

4.4 Visual (indirect) Impact Assessment – Summary Table

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated in Table 2. The visual impact assessment has been informed by the baseline significance appraisal above and follows the recommended guidance on producing Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011). The assessment is however, further supported by Historic England's Guidance on producing Statements of Heritage Impact, which stresses the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact. Consequently, the following conclusions set out in Table 2 comprises a summary of the non-technical narrative of the Visual Impact Assessment above, which sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

Table 2 – Predicted impacts of Proposed Development upon significance of Heritage Assets						
Ref number	**Heritage asset**	**Grade / Designation**	**Relative Significance / Value**	**Scale of impact (setting)**	**Significance of effect**	**Cumulative effect**
1.	Royal London House, Deansgate (west side) Nos.188 to 202.	Grade II	Medium	Negligible-minor adverse	Negligible-minor adverse	Negligible-minor adverse
2.	Rylands Library, Deansgate (west side)	Grade I	Very High	Negligible adverse	Negligible adverse	Negligible adverse
3.	Sawyers Arms Public House, Deansgate (west side) No.138	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
4.	Deansgate, Nos.184 and 186	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
5.	Onward Buildings	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
6.	Elliot House	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
7.	Former entrance to Deansgate Station Nos.223 to 233	Grade II	Medium	Minor adverse	Minor adverse	Minor-moderate adverse
8.	Opera House Theatre, Quay Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
9.	Sunlight House, Quay Street (north side)	Grade II	Medium	Negligible adverse	Negligible adverse	Negligible adverse
10.	Albert Memorial Hall, No.27	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
11.	Harvester House, Peter Street (north side), No.37.	Grade II	Medium	Negligible-minor adverse	Negligible-minor adverse	Negligible-minor adverse
12.	Lancashire House, Peter Street.	Grade II	Medium	Negligible-minor adverse	Negligible-minor adverse	Negligible-minor adverse
13.	Free Trade Hall, Peter Street.	Grade II*	High	Minor adverse	Minor adverse	Minor adverse
14.	Former Theatre Royal (now listed as Royale Club) Peter Street.	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
15.	Peter Street (south side), No.56 to 58. Former Young Men's Christian Association .	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
16.	Midland Hotel	Grade II*	High	Moderate adverse	Moderate adverse	Moderate adverse
17.	Mount Street, Friends' Meeting House.	Grade II	Medium	Neutral	Neutral	Neutral

18.	Albert Chambers, 16-18 Albert Square.	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
19.	Carlton House, Albert Square	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
20.	St Andrew's Chambers, Albert Square	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
21.	Manchester Town Hall Grade I	Grade I	Very High	Minor adverse	Minor-moderate adverse	Moderate adverse
22.	Frasers Statue	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
23.	Brights Statue	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
24.	Heywood's Statue	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
25.	Gladstone's statue Fountain (Jubilee)	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
26.	Albert Square, Albert Memorial.	Grade I	Very High	Minor adverse	Minor-Moderate adverse	Moderate adverse
27.	Mulberry Street Roman Catholic Church of St. Mary.	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
28.	G-MEX. (Formerly listed as former Central Station.)	Grade II*	High-medium	Minor adverse	Minor adverse	Minor adverse
29.	Lawrence Buildings, Central Street, No.7	Grade II*	High	Minor adverse	Minor adverse	Minor adverse
30.	Central Public Library St Peter's Square	Grade II*	High	Moderate adverse	Moderate adverse	Moderate adverse
31.	Albert Square, No.1. Abbey National	Grade II	Medium	Negligible adverse	Negligible adverse	Negligible adverse
32.	Manchester Town Hall Extension	Grade II*	High	Minor-to-moderate adverse	Moderate adverse	Moderate adverse
33.	St. John Street Numbers 25 To 31 And Attached Former Chapel	Grade II	High-medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
34.	St John Street No.8-8a	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
35.	St John Street No.10	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
36.	St John Street No.12-16	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
37.	St John Street No.18-20	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
38.	St John Street No.22	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
39.	St John Street No.24	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse

40.	St John Street No.24a-26	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
41.	St John Street No.28	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
42.	St John Street No.21-25	Grade II	High-medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
43.	St John St. No.19	Grade II	High-medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
44.	St John Street No.11-17	Grade II	High-medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
45.	Byrom Street - No.15.	Grade II	High-medium	Minor adverse	Minor adverse	Minor adverse
46.	St Johns College (Great John Street Hotel)	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
47.	Deansgate Goods Station and Attached Carriage Ramp.	Grade II*	High	Minor-moderate adverse	Minor-moderate adverse	Moderate adverse
48.	Lloyds House.	Grade II	Medium	Negligible-minor adverse	Negligible-minor adverse	Negligible-minor adverse
49.	1-5 Central Street (North Side).	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
50.	Church of St Matthew	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
51.	Eagle House, Cross Street.	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
52.	Prudential Assurance Office.	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
53.	Northern Assurance Building, 9-21 Princess Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
54.	City Art Gallery, Mosley Street (East Side).	Grade I	Very High	Negligible adverse	Negligible adverse	Negligible adverse
55.	The Athenaeum, 81 Princess Street (North East Side).	Grade II*	High	Negligible (neutral)	Neutral	Neutral
56.	Memorial Cross, St Peter's Square	Grade II	Medium	Negligible adverse	Negligible adverse	Negligible adverse
57.	Cenotaph, St Peter's Square	Grade II*	High	Negligible-minor adverse	Minor adverse	Minor adverse
58.	Castlefield Viaduct, GMex to Dawson Street	Grade II	Medium	Minor beneficial	Minor beneficial	Minor beneficial
59.	Britons Protection, 50 Great Bridgwater Street	Grade II	Medium	Minor beneficial	Minor beneficial	Minor beneficial
60.	13-17 Albion Street	Grade II	Medium	Minor beneficial	Minor beneficial	Minor beneficial
61.	Lock 90 east of Albion Bridge	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
62.	Lock 91 west of Gaythorn Tunnel	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
63.	Rochdale Canal Lock Keepers Cottage at Lock 91	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible-Minor adverse
64.	Manchester Junction & Altrincham Railway Viaduct	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
65.	Chepstow House	Grade II	Medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
66.	Canada House	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
67.	Peveril on the Peak	Grade II	Medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
68.	Manchester and Salford Junction Canal Tunnel	Grade II	Medium	Neutral	Neutral	Neutral
69.	235-291, Deansgate	Grade II	Medium	Minor adverse	Minor adverse	Minor adverse
70.	Castlefield Information Centre	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
71.	Former Market Hall (Liverpool Road)	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
72.	21-41 Liverpool Road	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
73.	Museum Of Science and Industry, Air and Space Museum	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
74.	Power Hall Of Museum of Science and Industry	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial

75.	Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
76.	Old Warehouse to North of Former Liverpool Road Railway Station	Grade I	Very High	Negligible beneficial	Negligible beneficial	Negligible beneficial
77.	Liverpool Road Railway Station Masters House	Grade I	Very High	Negligible beneficial	Negligible beneficial	Negligible beneficial
78.	Former Commercial Hotel	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
79.	123 Liverpool Road	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
80.	St Anns Church	Grade I	Very High	Minor adverse	Moderate adverse	Moderate adverse
81.	Former Congregational Chapel	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
82.	Merchants Warehouse	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
83.	Middle Warehouse at Former Castle Field Goods Yard	Grade II	Medium	Negligible beneficial	Negligible beneficial	Negligible beneficial
84.	Bridgewater House	Grade II	Medium	Neutral	Neutral	Neutral
85.	Remains of eastern wall of the Roman fort,	Scheduled Monument	Very high	Neutral	Neutral	Neutral
86.	Tootal, Lee and Broadhurst	Grade II*	High	Negligible (neutral)	Neutral	Neutral
87.	George Street, 63	Grade II	Medium	Neutral	Neutral	Neutral
88.	Boundary Stone on Knott Mill Bridge	Grade II	Medium	Neutral	Neutral	Neutral
89.	Lee House	Grade II	Medium	Negligible adverse	Negligible adverse	Negligible adverse
90.	Princes Building	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
91.	32 Dickinson Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
92.	110-114 Portland Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
93.	116-118 Portland Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
94.	127-133 Portland Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
95.	61 Oxford Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
96.	St James Building	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
97.	The Palace Theatre	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
98.	Manchester Oxford Road Station	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
99.	Former Refuge Assurance Company Offices	Grade II*	High	Negligible (neutral)	Neutral	Neutral
100.	Chorlton New Mill and Attached Chimney	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
101.	Mill chimney stack on west side of junction with Cambridge Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
102.	Former Cotton Mill On West Side Of Junction With Cambridge Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
103.	Chorlton Old Mill	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
104.	Mill On Northeast Corner Of Junction With Chester Street	Grade II	Medium	Negligible (neutral)	Neutral	Neutral
A.	St Peters Square Conservation Area	CA	High	Moderate adverse	Moderate adverse	Moderate adverse
B.	Albert Square Conservation Area	CA	Very High	Minor adverse	Moderate adverse	Moderate adverse

C.	St Anns Conservation Area	CA	High-medium	Minor adverse	Minor-moderate adverse	Minor-moderate adverse
D.	Deansgate / Peter Street Conservation Area	CA	High-medium	Minor adverse	Minor adverse	Minor adverse
E.	St Marys Parsonage Conservation Area	CA	Medium	Negligible (neutral)	Neutral	Neutral
F.	St Johns Gardens Conservation Area	CA	High-medium	Minor-moderate adverse	Minor-moderate adverse	Minor-moderate adverse
G.	Castlefield Conservation Area	CA	Medium	Negligible-minor beneficial	Negligible-minor beneficial	Negligible-minor beneficial
H.	Upper King Street	CA	High	Negligible (neutral)	Neutral	Neutral
I.	Whitworth Street Conservation Area	CA	High	Negligible (neutral)	Neutral	Neutral
J.	George Street Conservation Area	CA	Medium	Negligible (neutral)	Neutral	Neutral

5 CONCLUSIONS

5.1 Introduction

The NPPF (2023) and the associated Planning Practice Guide (PPG) emphasise the need for a thorough understanding of the significance of Heritage Assets, to form the basis for the assessment of any development impact. The Heritage Impact Assessment (HIA) has provided this assessment as Part 2 of the Heritage Statement.

It will be clear that revised proposals will result in some degree of adverse, direct heritage impact. The revised proposals will, however, offer a slight improvement on the consented 2017 scheme ((115871/FO/2017) with regards to fabric, including the retention of the cast iron girders to the Great Bridgewater Street Bridge.

The revised approach will adapt the existing interventions to minimise the overall impact on the structural integrity of the listed viaduct, ensuring proper weight distribution throughout. Thus, resulting in a more sustainable and beneficial scheme overall with regards to direct heritage impact. The direct heritage impact of the proposals in thus still perceived to be **minor adverse**. It is however, considered that these interventions are appropriately balanced by the long term benefits the revised structural approach will provide alongside the public benefits of the wider scheme.

Intrinsic to the revised approach has been the objective of maintaining those components which define the architectural integrity and fabric authenticity of the historic building. The revised proposals thus would deliver the following key conservation objectives as it would:

a) secure a collection of sustainable uses for the building complex;
b) preserve the external architectural expression of the building;
c) ensure the appropriate adaption of the interior spaces;
d) retain and reinstate historic brick where necessary;
e) celebrate the distinctive vaulted roof to the undercroft
f) Introduce a new hotel / residential use which aligns with SRF principles
g) Create a striking new entrance to Albion Street which will enhance the streetscape character

The potential visual effects of the Proposed Development are considered in full within Table 2. The Visual Impact Assessment (VIA), which assesses 15 key viewpoints (supporting a total of 28 views as part of the wider townscape and visual impact analysis), demonstrates that the Proposed Development will result in:

- 3 instances of minor beneficial impact,
- 1 instance of negligible-minor beneficial impact,
- 12 instances of negligible beneficial impact,
- 48 instances of neutral impact, 6 instances of negligible adverse impact,
- 4 instances of negligible-minor adverse impact,
- 23 instances of minor adverse impact,
- 11 instances of minor-moderate adverse impact, and
- 6 instances of moderate adverse impact.

The development is experienced from several points within the immediate and wider townscape, with adverse impacts ranging from negligible adverse to moderate adverse. When considered on a collective basis, the level of harm is identified as 'less than substantial', albeit on the higher end of this scale. This harm would be both individually to the designated heritage assets as well as their collective significance as a coherent group, in the case of the assets contained in St. Peters Square.

When considered alongside committed development, there are some select instances in which the impact upon the settings of heritage assets will be greater. For instance, the cumulative impact of the Proposed Development when read alongside the Great Northern Scheme and 325 Deansgate will give rise to a greater adverse effect on the settings of the Great Northern Warehouse (Grade II*) and Deansgate Terrace (Grade II), with the overall significance of effect deemed as moderate adverse for the warehouse and minor-moderate for Deansgate Terrace. Whilst Viadux Plot 2a will sit in the backdrop of views from Deansgate and Quay Street, the increase in height and overall perception of mass behind the Grade II* warehouse will be considerable. Despite its robust form and contrasting materiality, the collection of tall buildings, especially when viewed collectively, heavily encroach on the dominance of the Victorian warehouse and terrace.

The final cumulative effect which is considered to result in material change to the conclusions relates to the Grade II Victorian former lockkeeper's cottage. When viewed in isolation, the Proposed Development is considered to create a successful cluster with Viadux Phase 1 and the Beetham Tower, resulting in some negligible beneficial impact. However, when seen alongside committed development, this cluster is hindered, and the satisfying visual effect is undermined by the sprawl of cumulative schemes. The HIA has therefore identified an additional negligible-minor adverse effect on the setting of this listed building in the cumulative assessment.

5.2 Relevant Case Law – discussion

As outlined within this report, the Proposed Development will give rise to 51 instances of *'less than substantial harm'*, each have individually been identified as ranging from the negligible to high end of the scale, thereby triggering the need for the proposals to be tested against para.208 (NPPF).

When assessed against the 'future baseline' (principally with St Michaels in the view' and on a cumulative level, this impact, in some instances is also deemed to be very high but again not categorically 'substantial'. As evidenced in NPPF policy and the PPG, substantial harm is *a 'high test and so will not arise in many cases'.* The PPG goes on to stress that: '*It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. Paragraph: 018 Reference ID: 18a-018-20190723.*

The interpretation of substantial harm, especially with respect to the setting of designated heritage assets, has been a long-running debate contested in the courts. In 2013, (case of Bedford BC v SSCLG38), the High Court held that in order for harm to designated assets to be considered substantial, '*the impact on significance was required to be serious such that very much, if not all, of the significance was drained away… One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.*

The Bedford case has since been criticised as setting an *"arguably higher bar than that found in Planning Policy Guidance (PPG) to the National Planning Policy Framework (NPPF)*. T*he PPG states that substantial harm can arise where the impact of the development "seriously affects a key element of [the asset's] special architectural or historic interest" (ref: The London Historic Parks and Gardens Trust v The Minister of State for Housing and Westminster City Council [2022] EWHC 829).*

This decision stresses the need to ensure that the wording of 'substantial harm', as maintained within Bedford is not solely relied upon, and further highlights the importance of ensuring that all relevant statutory material (NPPF policies supported by PPG) is considered in relation to development proposals.

As evidenced by the VIA and ensuing discussion, despite the height and scale of Viadux Plot 2a, even when experienced alongside future baseline and cumulative development, the architectural and historic interest of the key listed buildings affected, including: the Midland (Grade II*), Central Library (Grade II*), Manchester Town Hall (Grade I) and the Town Hall Extension (Grade II*) will be affected in certain views, but their special interest will not be seriously affected to the point that the key elements of their significance is cannot be appreciated.

As stressed within the PPG, *"it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed".* Whilst Viadux Phase 2a is indeed of considerable scale, the degree of harm is assessed to be on the high end of less than substantial. This position on harm was agreed with Historic England during pre-application discussions.

4.2 Appropriately informed development.

The NPPF requires that all planning proposals contribute to the achievement of "*sustainable development"* (**NPPF. Paragraph 8**), which in this case means the preservation of the fabric, character and appearance of the Grade II listed Castlefield Viaduct but equally the setting of heritage assets.

The alterations to the Grade II listed Viaduct will form the second phase to resolve what is currently an unattractive, oppressive and unsafe connection through the Site. The entrances to the former railway arches, onto Great Bridgewater Street, will be opened up to provide a strong visual link into the listed structure. Together these interventions will draw pedestrians down the route to appreciate the retained elements of the bridge and the reactivated arches. Thus, the proposal meets the requirements of **NPPF, paragraph 196 and 203.**

The Planning Practice Guide (2014, amended 2019) emphasises that, "*what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting"* (Paragraph: 018 Reference ID: 18a-018-20190723). The Heritage Impact Assessment has demonstrated that the proposals would incur an **overall moderate adverse impact – equating to a high level of less than substantial harm.** The degree of harm is considered to be high but contained within the *less than substantial* category, triggering para.208 of the NPPF (2023), which requires the identified harm to be assessed against the public benefits of the proposals.

5.3 Positively addresses the core planning policy principles.

Policy EN3 (Heritage) states that MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Proposed Development is located in an area already defined by tall buildings and will demonstrably contribute well to this existing character by creating a definitive landmark and nodal point. The tallest tower, Plot 2a sits comfortably within the existing context, which is defined by Viadux Phase 1 and the Beetham Tower. When read alongside Plot 2b, this cluster of tall buildings signals a destination point in Manchester City Centre, knitting together the streetscene at ground level.

In addition to the public benefits the development would bring about, inclusive of the affordable housing offering delivered via Phase 2B, the proposals will also activate the Grade II listed viaduct structure and offers the potential to enhance the appreciation and experience of the listed building. The Proposed Development also enhances connectivity across Great Bridgewater Street and Watson Street, significantly improving the pedestrian environment and accessibility, allowing for a greater understanding and appreciation of its contribution to the townscape and wider, built historic environment.

The proposals will clearly make a positive contribution to the vitality of this part of the city centre, thereby addressing Planning Policy CC9 (Design and Heritage) which requires new development to contribute to a coherent and integrated physical environment. Viadux Plot 2a is also consistent with the requirements of Local Planning Policy **Policy EN2** which stresses that *"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".*

Historic England's Tall Building guidance (March, 2022) stresses that: *'Good design can ensure that tall buildings respond positively to the character of the surrounding area and the historic environment and can be used creatively to achieve sustainable outcomes',* the guidance also highlights: *'the NPPF gives 'significant weight' to design for proposals which promote high levels of sustainability or raise the standard of design more generally in an area 'so long as they fit with the overall form and layout of their surroundings'*

The quality and dynamic nature of the elevational treatment of Viadux Plot 2a, paired with the stepping effect of Plot 2b will create a successful tall building cluster in key views from within the immediate and wider townscape, with a particularly successful effect in views from within the Castlefield Conservation Area.

Consequently, the proposed development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF (para.203).

Notwithstanding the above, it will be clear the presence of Viadux Phase 2 will result in considerable change within the settings of a number of designated heritage assets which make a highly important contribution to the historic development of Manchester. The impact of the proposals will incur a series of harmful impacts to highly graded listed buildings and designated Conservation Areas, both individually and collectively. The report has identified this level of harm to be *less than substantial* and thus, the LPA are required to assess the public benefits of the proposals against the degree of harm on the built historic environment, as required by para.208 (NPPF 2023) and the 1990 Act.

REFERENCES

The following documents have been referred to in the Part 2 Heritage Impact Assessment and used to define the tailored assessment of the direct and indirect heritage impacts. Note, due to its name change all publications by English Heritage are referred to as Historic England.

a) Department of Communities and Local Government (December 2023). *National Planning Policy Framework.*

b) Historic England (July 2015). *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2*

c) Historic England (2016). *Making changes to Historic Assets. Historic England Advice Note 2.*

d) Historic England (December 2017). *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3*

e) Historic England (2008). Conservation Principles. Policies and Guidance.

f) Historic England. (March 2022). *Tall Buildings Guidance.*

g) International Council on Monuments and Sites (ICOMOS).2011 Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

h) Manchester City Council (2012). *Manchester's Local Development Framework Core Strategy. Development Plan Document*

i) Manchester City Council. (2007). *Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.*

j) Planning (Listed Buildings & Conservation Areas Act 1990.

k) Parkinson-Bailey John J (2000). *Manchester. An Architectural History.*

l) Stephen Levrant Heritage Architecture Ltd. (2023). *Former Bauer Millett Site. Part 1: Significance Appraisal.*

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 3: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildingswhere the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the Proposed Development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 4: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	**Direct heritage impacts *(physical alteration or change to character)***	**Indirect heritage impact (visual change to the experience or setting of the building and its context).**
Major adverse ***Substantial harm*** *of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse ***less-than-substantial harm*** *will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse *This does not mean that there will be no physical or visual change, rather that the resultant difference would* ***not diminish*** *the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral *This does* ***not necessarily mean that there will be no physical or visual change****, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.

Minor Beneficial *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse, beneficial or in some instances – neutral.

When the heritage benefits of a scheme offset the identified harm, the overall significance of effect can be determined to be neutral.

Table 5: Assessing the Significance of Impact

Magnitude	**Significance**		
	Very High / High	Medium	Low
Major	Major Adverse/Beneficial	Major-Moderate Adverse-Beneficial	Moderate –Minor Adverse-Beneficial
Moderate	Major –Moderate Adverse/Beneficial	Moderate –Minor Adverse-Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor- Negligible
Negligible	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial
Neutral	Neutral	Neutral	Neutral

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