



29th August 2024

2&3 Angel Square, Manchester: Note – Built Heritage

1. Background

The following Note has been prepared by Heritage Architecture Ltd (HA) in relation to the site known as Plots M & N of the adopted NOMA Masterplan (to be known as 2 & 3 Angel Square), which is located in Manchester City Centre.

In October 2022, Planning Permission was approved for the erection of 2 Angel Square (14 storeys) and 3 Angel Square (13 storeys) to form a mixed use office development, complete with public realm improvements and landscaping (full planning description in ref: (134307/FO/2022). There was a subsequent NMA application approved in October 2023, principally in relation to wording of conditions (ref: 138245/NMC/2023). A number of conditions attached to the application have been discharged.

The applicant is seeking to amend the existing consent as part of the MMA application to:

- extend the external envelope at Plot 2, Level 12 to suit revised layout. Bronze anodic aluminium cladding to level 12 terrace elevation.
- Louvre screen extended to conceal revised roof top plant area.
- Cill material and profile adjusted to all floor levels.
- Structural glass balustrading to all elevations with the exception of the SE.

The following note should be read in conjunction with the MMA drawings provided by the Gardiner Theobald architects and the Planning note provided by Deloitte.

Heritage Architecture Ltd (HA) provided a Heritage Statement report in June 2022 to support the original application. Seven viewpoints from within c.500m radius around the site were scoped in for assessment, which utilised a combination of guidance from Historic England's GPAN3 (Second Edition) on the 'Setting of heritage assets' (2017) and ICOMOS methodology (2011). The Heritage Statement concluded the proposals for 2&3 Angel Square would incur 2 instances of negligible beneficial impact and 5 instances of neutral impact on the built historic environment. Thereby incurring 'no harm'.

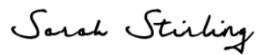
As part of the assessment, CGI views were provided as a visual guide to evidence conclusions on impact, with regard to setting. The two views included within the original June 2022 assessment are

included within Appendix I of this note (please refer to this for views discussion, the updated views are set alongside for reference).

As evidenced by the comparative visuals, the proposed amendments to the external envelope of the building at 2 Angel Square, whilst more striking, will not result in any material 'harm' to the settings of designated heritage assets within and around the NOMA estate. In select views, there is a marginal improvement to its positioning within the townscape.

It will be evident the proposed changes, as listed above, will not give rise to any material change to the conclusions as outlined in the June 2022 heritage statement report. In respect of the proposed changes as part of the MMA application, the overarching conclusion of 'no harm' on the built historic environment is maintained.

Yours sincerely,



Sarah Stirling

BA (Hons), MA

Senior Heritage Consultant

Email: ssirling@heritagearchitecture.co.uk

For and on behalf of:

Heritage Architecture Ltd

APPENDIX I

Comparative view analysis



Figure 1: June 2022 – View from Rochdale Road, junction with Bendix Street. Note, the form and massing of 2 Angel Square is visible encroaching above the roofline of the Former Baptist Chapel (not a listed building, but of some historic value to the street scape). Negligible impact identified.



Figure 2: August 2024 – View from Rochdale Road, junction with Bendix Street. Noticeable improvement to visual effect above the roofline of the Baptist Chapel in the foreground. Overall, the composition of the view is improved, with the overall conclusion of a negligible impact.



Figure 3: June 2022 – View from Angel Meadows, south aspect. The presence of the building was identified in the original assessment as incurring some visual change, but no harm to any designed heritage assets (neutral impact). This was primarily due to this location not being the best place from which to appreciate the special interest (or setting) of listed buildings in the NOMA estate, such as the Grade II CIS tower.



Figure 4: August 2024 – View from Angel Meadows, south aspect. The proposed changes to the cladding of 2 Angel Square are well represented in this view, with the elevational treatment appearing more striking than June 2022. Nonetheless, the overall effect on the setting of heritage assets (such as the CIS tower, Grade II) remains neutral (i.e. no harm) due to the fact the listed building is still visible from this location, and further combined with the fact this is not the best place from which to appreciate its significance.