

Heritage Assessment | Addendum

Renaissance, Manchester

September 2023

Introduction

1. Full planning permission was granted for the residential led redevelopment of the northern extent of the Renaissance complex with a part ground and 26 storey and part ground and 13 storey building in February 2023.
2. A Heritage Assessment ('the original Heritage Assessment') was prepared in connection with that application and was a technical appendix to a Built Heritage Chapter of the submitted Environmental Assessment (ES) (Appendix 7.1 to Chapter 7). This Addendum has been prepared in connection with a Section 73 planning application seeking approval for amendments to the approved scheme. It should be read in conjunction with the original Heritage Assessment, the original Chapter 7 and the Addendum Built Heritage Chapter. A number of scheme amendments are proposed and these are described in Chapter 5 of the ES Addendum.

Previous Conclusions

3. The original Heritage Assessment identified heritage assets with potential to be affected by the Proposed Development, as it was then.
4. Although clearly visible from **Victoria Bridge** and **Blackfriars Bridge** (both grade II listed) from Blackfriars Street and in reciprocal views southwards from Victoria Bridge and from the **Railway Viaduct and Retaining Walls** (also grade II listed), it was concluded that the Proposed Development would not obscure views or impede the ability to appreciate the historic, architectural or functional significance of these structures or their group value. It was identified that an existing view of Manchester Cathedral from Blackfriars Bridge would be widened and framed by the proposed building, and although their significance would not be increased, it was stated that the ability to experience and appreciate the listed bridges would be enhanced through improvement of the public realm lining the River and an increased ability to engage with the river through creation of public access.
5. A separate application for listed building consent was sought for works to an existing retaining wall connected to the grade II listed Victoria Bridge.
6. It was anticipated that the wide frontage of the existing Travelodge lining the northern side of Blackfriars Street would largely screen the Proposed Development from the Blackfriars Street group (**the Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street**) (all grade II listed). It was judged that from the north western extent of Blackfriars Street only the upper levels of the residential block would be visible above an existing concrete clad office building and viewed in the context of an already highly mixed setting comprising a number of modern buildings of increased scale and height. The Blackfriars Street listed buildings are principally experienced in views southwards away from the site. It was concluded that the limited

visibility of the Proposed Development would have no effect on the ability to experience and appreciate the historic and architectural interest of these buildings or their group value.

7. The original Heritage Assessment stated that the stepped form of the Proposed Development would be clearly visible in views northwards from Deansgate in the vicinity of **Haywards Building** (grade II listed) and **Barton Arcade** (grade II* listed), but at a distance and occupying an aspect of the setting of these buildings that is already characterised by modern buildings, including the existing Renaissance complex and No 1 Deansgate. Taking into consideration distance, the significance of the two commercial buildings, and the character of their setting, it was not considered that the Proposed Development would cause harm. It would not block or obscure any views of these buildings or diminish their prominence. Verified Views demonstrated that the tallest residential block would not conflict with the roofscape of Barton Arcade in views from St Ann's Square to the east.
8. Due to distance and the siting of the residential development in the northern part of the Application Site, it was stated that views of the Proposed Development from the Royal Exchange would be restricted to St Mary's Gate where it was considered likely that the upper levels of the residential block would extend above the modern commercial buildings lining New Cathedral Street. The setting of the grade II listed **Royal Exchange** and views from St Mary's Gate are already characterised by modern buildings and the raked form of No 1 Deansgate. It was concluded that the character of the view or the setting of the Royal Exchange would not be changed to the extent that the significance of the listed building would be harmed. It was concluded that the prominence of the listed building and the landmark presence of the corner turret to St Mary's Gate would not be diminished.
9. The **St Ann's Square Group (16 St Ann's Square, 18 and 20 St Ann's Square and 22 St Ann's Square)** (all grade II listed) were identified and assessed due to their proximity to the site and the fact that they are principally experienced in views westwards from St Ann's Square in the broad direction of the Application Site. A Verified View taken from the south east corner of St Ann's Square demonstrated that the Proposed Development would be screened by the existing Acresfield building to the north and it was concluded that the identified listed buildings would be unaffected.
10. Although their setting is influenced by modern development (Exchange Square, the Arndale Centre, Selfridges and the modern commercial buildings on New Cathedral Street) it was identified that the **Cateaton Street Group (Sinclairs Oyster Bar, The Old Wellington Inn, the Mitre Hotel and Mynshulls House)** (all grade II listed) have a relatively well defined setting created by Shambles Square and Cateaton Street and it is from these areas that they are principally experienced and their group value can be appreciated. The existing Application Site terminates views westwards from Cateaton Street and although it is a negative backdrop it does not influence the significance of these assets which are orientated southwards and form part of a continuous frontage enclosing the route and addressing Shambles Square. It was concluded that the Proposed Development would be visible from the vicinity of these assets in views westwards and the appearance of the site would be improved by the quality of the design and materials of the proposed building and the creation of active frontage to Deansgate. Overall, due to their orientation and enclosed setting it was not considered that their significance would be affected by the Proposed Development.

11. The following was concluded in relation to impact on the grade I listed **Cathedral Church of St Mary**:

“Overall, there will be combination of positive and negative effects on the Cathedral. The presence of the residential tower in views from Deansgate and from east to west is considered to cause some harm to the significance of the Cathedral by creating a degree of distraction and reducing the visual dominance of the listed building. However, this impact is tempered by the quality of the design and materials of the Proposed Development and the way in which it responds to its context, including the creation of active frontage to Deansgate. Taking into consideration the existing setting of the Cathedral and the extent to which taller buildings, including No 1. Deansgate and the Premier Inn, already influence its setting and significance (as illustrated at Figure 5.2 (view 1.1), it is concluded that the level of harm caused to the Cathedral would be ‘less than substantial’ and of a moderate level. This judgement is consistent with advice given by Historic England during pre-application discussions.”

12. Given the prominence and contribution the Cathedral makes to the **Cathedral Conservation Area** it was also considered that there would be associated harm to the significance of the conservation area. Based on the extent of the designated area, its character and appearance (that is broader and extends beyond the Cathedral), and the contribution made by its setting, it was considered that the harm caused would be ‘less than substantial’ and minor. It was identified that aspects of the Proposed Development would also enhance the setting of the conservation area.
13. The open spaces of Exchange Square and Cathedral Gardens to the north and south of the **Former Corn and Produce Exchange** (grade II listed) allow for open views of the principal elevations and in which the Exchange is a dominant element of the local townscape. Within the wider surrounding context taller buildings exist, particularly to the west, where there are views of the Premier Inn. It was identified that the upper levels of the Proposed Development would also be visible to varying degrees from the setting of the listed building in views, however due to distance and taking into consideration the robust and assertive characteristics of the Former Exchange, it was not considered that its significance would be harmed.
14. The Application Site is located to the south of the **Chethams School complex (South east wing to Chethams Hospital, Detached block of schoolroom approximately 20m south of Chethams Hospital, and Chethams Hospital and attached wall)** (grade I and II listed). Although visible from Cathedral Gardens and Victoria Street in the proximity of the listed complex, it was identified that the Proposed Development would be visible at a distance and in the context of the wider mixed setting of the assets that already includes a range of modern buildings of taller and larger format. It was not considered that the Proposed Development would intrude or create visual impact to the extent that the significance of the complex would be eroded. It was judged that the strong historic interest of the grouping, its architectural character, the relationships between the component parts of the complex and the relationship it has with Manchester Cathedral would be unaffected by the Proposed Development.
15. To the west of the Application Site is a grouping of listed buildings including the grade II* listed **Church of the Sacred Trinity** and grade II listed **Salford War Memorial**, the grade II listed **4 Booth Street** and grade II listed **62 Chapel Street**. Due to intervening development and the rising topography, it was identified that the Proposed Development would be screened from these listed buildings to a large extent by existing buildings. A Verified View demonstrated that the

tallest block would be visible from Chapel Street and in the vicinity of the grouping of heritage assets, but only the upper levels would be visible and viewed in the context of an already layered modern townscape including a mix of modern buildings of varying style, height and scale. It was not considered that the significance of these assets would be affected.

16. It was concluded that the Proposed Development would be clearly visible from the northern boundaries and edges of the **Parsonage Gardens** and **St Ann's Conservation Areas** where they converge on Deansgate, as demonstrated by Verified Views. Overall, although highly visible it was not considered that the visual impact of the proposals would diminish the character or appearance of either conservation area. Verified View analysis demonstrated that that the Proposed Development would not be visible from large parts of these designated areas, including from St Ann's Square, where the tallest block would be screened by existing buildings. It was identified that views into and out of these conservation areas would also be enhanced and connections would be improved through the creation of active frontage and a contextual building of high quality design and materials. It was concluded that this would improve the way in which the two conservation areas to the south are experienced.
17. It was identified that the Proposed Development would be visible from the **Flat Iron Conservation Area** in views from Blackfriars Street and to a more limited extent from Chapel Street. It was concluded that in these views there would be distance and separation from the designated area and the development and the proposed taller element would occupy a part of the setting of the conservation area that is already characterised by modern development of increase height, scale and mass. It was not considered that the level of visual impact anticipated would have any effect on appreciation of the character and appearance of the Flat Iron Conservation Area, its historic origins or the role of Sacred Trinity Church as a focal point.
18. The setting of the **Hanging Bridge** scheduled monument was described as confined and restricted. This ensures that the significance of the asset would not be diminished by the proposals. It was concluded that the evidential and historic value of the remains would be unaffected.
19. The **Warehouse at Booth Street** and **Dial House** are non-designated heritage assets located to the west of the Application Site. Although the Proposed Development would be visible from Dial House, it was not considered that its significance (principally experienced from Chapel Street and the River corridor) would be affected. It forms part of a wider complex of buildings and already exists in a setting comprising both traditional buildings and modern development of increased scale and height. It was concluded that the Proposed Development would not be visible from the Warehouse on Booth Street and its significance would not be affected.

Review of Revised Proposals

20. A Section 73 planning application seeks approval for amendments to the approved scheme, including altered scale, massing and appearance. Minor elevation changes are proposed to the ground floor and increased floor plates are proposed at floors 14 to 27 leading to altered building massing, terraces and changed elevations. Alterations to the enclosure at the top of the building are proposed to create additional accommodation.
21. Having reviewed the proposed changes, set out in the Residential Building Section 73 Application document prepared by Jon Matthews Architects, and revised Verified Views, it is not considered

that the proposed changes would alter the conclusions previously reached in the original Heritage Assessment. The Section 73 application has maintained the design principles of the consented scheme and the impact of the changes on the scale, massing and appearance of the building has been minimised where possible. The consented height of the building is unchanged.

22. The following conclusions are unchanged:

- There would be no harm to the significance of **Blackfriars Bridge**, the **Blackfriars Street group**, **4 Booth Street**, **62 Chapel Street**, the **Church of the Sacred Trinity** or **Salford War Memorial**, **Haywards Building**, **Barton Arcade**, the **Royal Exchange**, the **St Ann's Square Group**, the **Cateaton Street Group**, the **Former Corn and Produce Exchange**, the **Chethams complex**, **Victoria Bridge**, the **Railway Viaduct and Retaining Walls**, **Parsonage Gardens Conservation Area**, the **St Ann's Conservation Area**, the **Flat Iron Conservation Area**, the **Hanging Bridge**, the non-designated **Warehouse at Booth Street** or **Dial House**.
- There would be 'less than substantial' harm to the grade I listed **Manchester Cathedral** and the **Cathedral Conservation Area** (moderate in the case of the Cathedral and minor in the case of the conservation area).

September 2024

PROH3016