



Room2 Hometel, Manchester Piccadilly

Tall Building Statement

**Full Planning Application & Listed Building Consent for an Aparthotel Development at
12 and 14 - 16 Piccadilly, Manchester**

July 2024

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Tall Building Statement has been prepared by Avison Young ('AY') in support of a planning application made by Northside (Manchester) Ltd ("the Applicant"). It relates to an application submitted to Manchester City Council ("MCC") for a hotel development at 12 and 14 - 16 Piccadilly, Manchester ("the Site").
- 1.2 The application proposes the development of a new 34 storey, 251-bedroom hotel with ancillary uses such as a rooftop terrace, bar, restaurant, café, exhibition space and hotel reception. The full description of development on the planning application form include the following:

"Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor), to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b))."

"Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor),to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b))."

- 1.3 Since the planning application and Listed Building Consent was submitted in December 2023, there have been a number of design amendments to the scheme effecting the external appearance of this tall building. Full details of the design amendments are described in the Design and Access Statement Addendum prepared by Bennetts Associates, the Planning Statement Update prepared by Avison Young and the application drawings. The original Design and Access Statement is also still of relevance. This Tall Building Statement should be read in conjunction with these documents.

The Applicant

- 1.4 Northside Manchester Ltd was set up as a company to purchase and develop the site at Piccadilly, Manchester and Lamington Group plan to operate it as a room2 hometel. Lamington Group is a multi-award winning independent family-owned real estate investment and development company, which was founded in the 1960s and is based in West London. Led by Managing Director Robert Godwin, the group has made the commitment to only build and operate to whole life net zero standards for any new properties that started being developed after the launch of their net zero roadmap in September 2021.
- 1.5 Lamington Group has a family of brands comprising room2 hometels; Lamington Apartments; Lamington Developments; Lamington Lettings and Missionworks coworking.
- 1.6 The room2 hometel concept was first conceived in 2015 by Lamington Group and is the UK's first hometel brand. Hometels combine the best elements from Airbnb, serviced apartments and boutique hotels in an offering designed to appeal equally to corporate and leisure guests and those seeking alternative forms of residential accommodation. With innovative features such as 24-hour stays, mattress selection and room2's highly flexible

offer which provides kitchens in most rooms and is available from one night to one year. Room2 currently has three operational locations, in Southampton, Hammersmith and Chiswick, the latter opening in December 2021 marking the world's first fully whole life net zero hotel. Room2 has the target of having 5,000 keys open and operating by 2030 with this site in Manchester a key part of the expansion plans.

- 1.7 Following discussions with planning officers at Manchester City Council the current proposals are ambitious and represent a positive and deliverable new aparthotel proposal for this key city centre site.
- 1.8 The proposals provide 251 rooms, as well as the sensitive refurbishment, material pallet and design concept of the existing Grade II-listed Union Bank Building, which has been vacant since 2006. The emphasis of the scheme is on quality of design, sustainability and providing publicly accessible spaces.

Structure of this Tall Buildings Statement

- 1.9 This Tall Building Statement has been produced to assess the updated proposals against Historic England's Advice Note 4 Tall Buildings (March 2022), which updates the 'Guidance on Tall Buildings Document' published jointly by English Heritage (now Historic England) and CABE (updated version, July 2007). The Government and Manchester City Council still, however, endorse the CABE / Historic England guidance and its evaluation criteria, and that it is capable of being a material consideration in the determination of planning applications.
- 1.10 Additionally, the document will assess the proposals in terms of Manchester City Council's local planning policies and tall building planning policy guidance.
- 1.11 This Tall Building Statement is structured as follows:
- **Chapter 2 Tall Buildings Planning Policy Context** – This Chapter sets out the planning policy guidance surrounding tall buildings, at both a national and local level;
 - **Chapter 3 Plan-Led Approach to Height** – This Chapter provides evidence that a plan-led approach has been taken to the design of room2;
 - **Chapter 4 Relationship to the Context** – This Chapter provides an assessment of the proposal in relationship to its context;
 - **Chapter 5 Relationship to Historic Context** – This Chapter assesses the proposal in terms of the on-site and surrounding historic context;
 - **Chapter 6 Relationship to Transport Infrastructure** - offers an assessment of the proposal regarding its relationship to transport infrastructure;
 - **Chapter 7 Architectural Quality** – This Chapter demonstrates the proposal is of a high architectural quality to merit the proposed height;

- **Chapter 8 Sustainable Design and Construction** – This Chapter provides an overview of the schemes sustainable design and construction;
- **Chapter 9 Contribution to Public Space and Facilities** – This Chapter assesses the credibility of the scheme's design;
- **Chapter 10 Effects on Local Environment** – This Chapter provides an assessment of the scheme's contribution to public space and facilities;
- **Chapter 11 Contribution to Permeability** – This Chapter demonstrates the scheme's positive contribution to permeability;
- **Chapter 12 Provision of a Well-Designed Environment** – This Chapter assesses the schemes provision of a well-designed environment;
- **Chapter 13 MCC Core Strategy** – The Chapter specifically assesses this proposal in terms of Manchester City Council's local planning policies and guidance relating to height; and,
- **Chapter 14 Summary and Conclusions** – This Chapter offers a summary and conclusion.

2. Tall Buildings Planning Policy Context

2.1 This section of the Tall Building Statement outlines the relevant local and national planning guidance relating to tall buildings.

Historic England's Advice Note 4 Tall Buildings (2nd Ed) (March 2022)

2.2 Historic England's Advice Note 4 Tall Buildings (2nd Ed) was published in March 2022, this supersedes the 1st edition, published in December 2015, which in turn updates the 'Guidance on Tall Buildings Document' published jointly by English Heritage (now Historic England) and CABE (updated version, July 2007).

2.3 Historic England's Advice Note (2022) states when planning for tall buildings it is important to avoid or minimise impacts upon the significance of heritage assets. There are some principles to consider that will help do this:

- A plan-led approach to tall buildings to determine their location;
- An evidence base which explores alternative options for the location and heights of tall buildings;
- Decision making informed by understanding of place, character and historic significance;
- Tall buildings proposals which take account of local context and historic character; and
- Early and effective engagement at plan-making and decision-taking stages including the use of design review panels.

2.4 The advice note recognises that *"The development of tall buildings can have positive impacts upon an area, particularly if they are part of a wider regeneration scheme. Equally, there will be sites where the impacts upon the historic environment cannot be overcome or minimised. Such sites may be inherently unsuitable for tall buildings due to the harm they would cause to the significance of heritage assets."*

2.5 In terms of development management, the Design Note states planning applications need to be supported by enough information so that the impacts of the development upon the historic environment can be properly understood (NPPF paragraphs 43 and 194) and dealt with speedily.

2.6 In addition, the Advice Note emphasises the importance of good design in terms of ensuring a tall building responds positively to the character of the surrounding area and the historic environment to create high quality buildings and places.

CABE and English Heritage (now Historic England) Guidance of Tall Buildings (2007)

2.7 This document sets out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.

- 2.8 Both organisations recommend that local planning authorities use it to inform policy making and, if necessary, to evaluate planning applications for tall buildings where the appropriate policies are not yet in place.
- 2.9 This Guidance recognises that in the right place tall buildings can make positive contributions to city life and can be excellent works of architecture. Furthermore, the guidance states that tall buildings can serve as beacons of regeneration and stimulate further investment. However, the Guidance also recognises that by virtue of their size and prominence, tall buildings can also harm the qualities that people value about a place. To account for this, the Guidance provides criteria for evaluating planning applications for tall buildings. The criteria is listed below:
- Relationship to context;
 - Effect on the historic context;
 - Effect on world heritage sites;
 - Relationship to transport infrastructure;
 - Architectural quality of the building;
 - Sustainable design and construction
 - Credibility of design;
 - Contribution to public space and facilities;
 - The effect on the local environment;
 - Contribution to permeability; and,
 - The provision of a well-designed environment

MCC's Manchester Core Strategy (2012) Policy EN2

- 2.10 In terms of local planning policy, Policy EN2 of the Manchester City Council's adopted Core Strategy (July 2012), states:
- 2.11 *"Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:*
- *Are of excellent design quality,*
 - *Are appropriately located,*
 - *Contribute positively to sustainability,*
 - *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
 - *Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

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.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable."

MCC's Residential Quality Guidance (March 2017)

- 2.12 Manchester Residential Quality Guidance (March 2017) refers to tall buildings at page 34, stating the following.
- 2.13 "There is a need to demonstrate how proposed height and mass would fit within its context, appreciating the need to create a legible urban environment, provide a strong sense of enclosure and, where appropriate in schemes of sufficient scale, introduce landmarks."

The Manchester Guide to Development SPD (2007)

- 2.14 The Manchester Guide to Development SPD (2007) states the following at Page 6 with regards to tall buildings:
- 2.15 "It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- 2.16 Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide."

3. Plan-led Approach to Height

- 3.1 As outlined in Chapter 2 of this Tall Building Statement, Historic England's Advice Note (2022) states when planning for tall buildings a plan-led approach should be taken to determining their location.

Manchester Core Strategy (2012)

- 3.2 The site is situated within the City Centre and the Primary Economic Development Focus area (Policy CC1) where a hotel development proposal would be considered acceptable. Policy CC4 (Visitors, Tourism, Culture and Leisure) states that the City Centre will be the focus for culture and leisure. Policy CC4 states that hotels will be particularly important in the City Centre and that new hotel development which contributes to the quality of the City Centre hotel offer will be supported. The principle of the proposed hotel development on the site is therefore supported by the Core Strategy.
- 3.3 Policy CC6 states that City Centre development will generally be high-density and that it is a location where land should be used to maximise its efficiency and policy CC8 (Change and Renewal) in the City Centre, large scale schemes will be welcomed.
- 3.4 As previously stated in chapter 2 of this Tall Buildings Statement, Policy EN2 specifically relates to Tall Buildings, stating that proposals for tall buildings need to meet certain criteria. How the Proposed Development meets the requirements of Policy EN2 is mentioned in detail in chapter 13.

Places for Everyone (2024)

- 3.5 Policy JP-Strat 2: City Centre states that the City Centre City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester. Development will generally be high density. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists.

The proposed development is located in the City Centre and is a high density development. The proposed development will be the UK's first net zero carbon tower with an aparthotel and facilities open to the public, making it a tourist destination in the city.

Manchester Piccadilly SRF (2018)

- 3.6 The site is situated within the Manchester Piccadilly SRF (2018) and is within the identified sub-area of Piccadilly Place. As stated within this document, Piccadilly Place has undergone extensive changes, with the creation of new hotels and commercial floorspace being considered acceptable uses in this area.

- 3.7 The proposal would help to deliver the broader long term objectives for the area as identified in the SRF. As shown in the SRF, Piccadilly Station is a focal point for investment, and the Proposed Development would assist in the realisation of regeneration around Piccadilly Station.

Planning History

- 3.8 The site has been subject to several previous planning consents for hotel developments, tall buildings, and interventions to the listed former Union Bank building. These include planning permission for the most recent consent for Toyoko Inn Co. branded hotel development of up to 23 storeys, comprising of 356 hotel rooms, above a ground floor containing a breakfast room and lobby. Prior to 2019, several planning applications were lodged and approved between 2012 – 2013 for a new hotel development of up to 20 - 23 storeys and conversion of the existing Listed Building into a hotel use by the hotel brand Yotel. Therefore MCC officers have previously considered the site in line with the development plan and have deemed the site as an acceptable location for a tall building.

Summary

- 3.9 The principle of a tall building and a hotel development on the site is supported by policies within the Manchester Core Strategy 2012 and within the Manchester Piccadilly SRF 2018. As a side note, the principle of a tall building on the site has already been accepted. A hotel comprising of 20 storeys was granted planning consent in 2013, and a 23 storey hotel was granted consent in 2019.
- 3.10 In accordance with Historic England's 2022 Advice Note, the proposed height of this development is considered to have followed a plan-led approach.

4. Relationship to the Context

- 4.1 This chapter assesses the relationship to context. The Historic England Advise Note 2022 states tall buildings should take account of local context, and should be informed by understanding of place and character.

"The response to local context: understanding local context (including its evolution) is critical to achieving good design. This includes considering how the tall building relates to neighbouring buildings. It is important that the massing and scale of the building is appropriate in relation to its surroundings and responds to context to avoid or minimise harm to the significance of heritage assets. It is helpful to consider the relationship between the top, middle, and bottom sections of a tall building with their surroundings and the potential impact on streetscape, town/cityscape and skyline. Where tall buildings are proposed in regeneration areas, there may be opportunities to improve local character through design."

- 4.2 In addition, the CABE and English Heritage 2007 requires an assessment of the following:

*"4.1.1 The **relationship to context**, including natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect on the skyline. Tall buildings should have a positive relationship with relevant topographical features and other tall buildings; the virtue of clusters when perceived from all directions should be considered in this light".*

- 4.3 The relevant assessment of the above category is provided within Chapter 6 of the ES and the ES Addendum (Townscape and Visual Impact Assessment), and Chapter 6.0 of the Design and Access Statement, which have been submitted in support of the planning application.

Site Location and Description

- 4.4 The site encompasses the vacant Grade II Listed former Union Bank building at 12 Piccadilly and adjacent vacant land. The Waldorf Public House and Indemnity House (no.7 Chatham St) immediately adjoin the site but do not form part of the proposals. The site itself is approximately 0.07 ha in size and is bound by Piccadilly, Gore Street and Chatham Street (See Figure 1 – Site Location Plan).



Figure 1: Site Location Plan

- 4.5 The site is located within the Piccadilly area of Manchester City Centre. The site is in close proximity to Manchester Piccadilly Train Station and has a frontage onto Piccadilly which is an important city centre street and key pedestrian desire line for those accessing or exiting the railway station and wishing to connect to Manchester primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core.
- 4.6 Given its status as the Regional Transport Hub, Piccadilly is one of the most important points of entry into the city – a gateway route. The experience of pedestrians entering the City from Station Approach and Piccadilly is critical in terms of shaping first impressions of the City and the wider City-Region. In its current condition, it is without question that the application site in terms of the 'gap site' and side elevation of 12 Piccadilly currently detracts from this experience. It can be characterised as a gap site which detracts from townscape and the quality of the environment more general, and a long-term vacant building. The 'gap site' means that there is no street wall or sense of enclosure to the street. The lack of use means there is no activity provided by the site or contribution to the street scene. This is further exacerbated by the fact that the Listed Building, whilst clearly possessing significant architectural and historic merit as a whole, lies vacant. This means it does not provide the positive contribution it should as a focal point in the street scene, nor does it generate the activity levels that would truly allow its value to the City to be appreciated and enjoyed. At a very basic level, it is essential that the Listed Building brought back into active use in order to secure its long-term future and prevent this factor being exacerbated should the building's condition deteriorate.
- 4.7 Whilst the Piccadilly area of the city as a whole has secured significant levels of investment in recent years with developments at Piccadilly Place, Piccadilly Basin and Tariff Street for example; it is essential that this capitalised on and added to in order to act as a catalyst for the next wave of investment. The route from the Train Station

along Piccadilly and into the primary retail area has generally seen an absence of development activity or investment within recent years and there is scope for improvement in the quality of uses and the environment. The application proposals represent an important opportunity to secure new investment and the much needed redevelopment of this site.

- 4.8 The site forms part of a wider urban block bounded by Piccadilly, Portland Street, Aytoun Street and Auburn Street. Apart from the main street frontages of this block, its internal streets lack activity and have the feel of back streets and servicing areas. Along with the Former Employment Exchange building, which is adjacent to Aytoun Street, Roby Street and the Canal, the application site represents the major opportunity to regenerate and transform this urban block. It can significantly improve the quality of the built environment as well as the levels of activity in the area, and, therefore act as a stimulus to further investment in this area and beyond.

Site History

- 4.9 Up until the 18th Century, the Piccadilly area of the city was open countryside. The area to the north-east of Piccadilly was laid out in the 18th Century and the focal point of Stevenson Square formed a dense urban grain of houses. However, with the rise in local industry the area was redeveloped to include commercial use displacing the resident population who moved out to the developing suburbs of Manchester. The construction of the Rochdale Canal (1804 – 6) and train station (1842) created an important transport interchange in this area. Large buildings such as the Royal Infirmary, which stood in Piccadilly Gardens from 1752 – 1910, and the London Road Fire Station (1901 – 6) provided key landmarks along the road. Commercial growth of the area continued until the economic down-turn in the first half of the 20th century.
- 4.10 Redevelopment in the 1960s saw the construction of new, notable landmarks such as Gateway House, Station Approach, (1967 – 69) and 111 Piccadilly (1963 – 6). In recent years further regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes and other commercial uses.
- 4.11 The historic development of the subject site is largely focused on the commercial development of the 19th and 20th Centuries. The presence and redevelopment of the transport interchange around Piccadilly train station has resulted in different phases of commercial development around the area. The area to the north-east of Piccadilly retains its 19th Century scale of commercial warehousing around a dense urban grain. The area to the west of Piccadilly is more open in nature with a more fluid street pattern.
- 4.12 The distinctive historic elements of the area are:
- The historic street pattern of principal streets such as London Road/Piccadilly, Portland Street and Aytoun Street;
 - The presence of the transport interchange around Manchester Piccadilly Train Station;
 - High-density urban grain to the north-east around Stevenson Square, Oldham Street and Newton Street; and

- Areas of low-density urban grain to the west around Piccadilly Gardens and Aytoun Street.

Statutory Designations

12 Piccadilly

- 4.13 This section should be read in conjunction with the Heritage Statement, produced by Stephen Levrant Heritage Architecture and Chapter 2d of the DAS where a detailed description of the historic development of 12 Piccadilly and the existing condition can be found. A summary of this is provided below.
- 4.14 The Grade II Listed, four storey building that forms part of the site was built in 1911 for the Union Bank of Manchester and has been empty since Barclays Bank vacated the site in 2006. The building was designed by Thomas Worthington and Son and is constructed of Portland Stone. The building is four storeys with attic and basement and is rectangular in plan with a chamfered corner to the north-east, articulating the principal entrance at ground floor.
- 4.15 The banking hall was accommodated in the primary ground floor area, with ancillary office accommodation provided at the rear and upper levels of the building. The basement levels were designed to be functional and utilitarian and included a strong room for the protection of assets kept on site.
- 4.16 The banking hall was accommodated in the primary ground floor area, with ancillary office accommodation provided at the rear and upper levels of the building. The basement levels were designed to be functional and utilitarian and included a strong room for the protection of assets kept on site.
- 4.17 A stair core and toilet block adjoined the main floorplan to the east and a central lightwell provided natural light into the centre of the building.
- 4.18 In the 20th Century, partitions and suspended ceilings were installed and historic features such as doors were removed. There were also alterations to entry points into the building, including the removal of two doors on the Chatham Street elevation and their replacement with windows. Two secondary stairs at ground floor level to basement have also been removed.
- 4.19 Partitions and historic features have been almost totally lost at ground floor level, with the exception of areas of moulded, coffered plaster ceiling which is in a deteriorated condition.
- 4.20 The historic floorplan is better preserved at the upper levels, where the large open office spaces have been retained.
- 4.21 Interior architectural features across the buildings are largely typical for the building period and function
- 4.22 The condition of the building is deteriorating and urgently needs intervention to ensure the building can be restored and brought back into active beneficial use.

Adjoining Listed Buildings

4.23 In addition to the Grade II Listed former Union Bank building on the subject site, there are a number of Listed Buildings in close proximity (refer to Figure 2), including:

- 1 - Joshua Hoyle Building, Piccadilly (Grade II)
- 2 - Grand Hotel (Grade II)
- 3 - Halls Buildings (Grade II)
- 4 - 77-83 and 107 Piccadilly (Grade II)
- 5 - The Brunswick Hotel (Grade II)
- 6 - 107 Piccadilly (Grade II)
- 7 - Nos 13 and 15 and attached railings, Paton Street (Grade II)
- 8 - 19 Paton Street
- 9 - 68 Dale Street
- 10 - City Police Courts (Grade II*)
- 11 - Indemnity House, Chatham Street
- 12 - Waldorf Public House, Gore Street

4.24 Indemnity House, Chatham Street has also been described as a non-designated heritage asset and this building clearly forms part of the setting to the Listed Building, as well as the adjoining Waldorf Public House on Gore Street.

Conservation Areas

4.25 The site is not located within a Conservation Area; however the Stevenson Square Conservation Area boundary runs immediately to the north east of the site, with its boundary incorporating the buildings on the opposite side of Piccadilly.

4.26 The Stevenson Square Conservation Area has been designated as a Conservation Area as it represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The main characteristic of the Stevenson Square conservation area is one of a closely woven network of narrow streets intersecting at right angles. The area was designated in February 1987 and extended in December 1987.

4.27 Figure 2 below shows both the proximity of the listed buildings and the conservation areas to the Site.

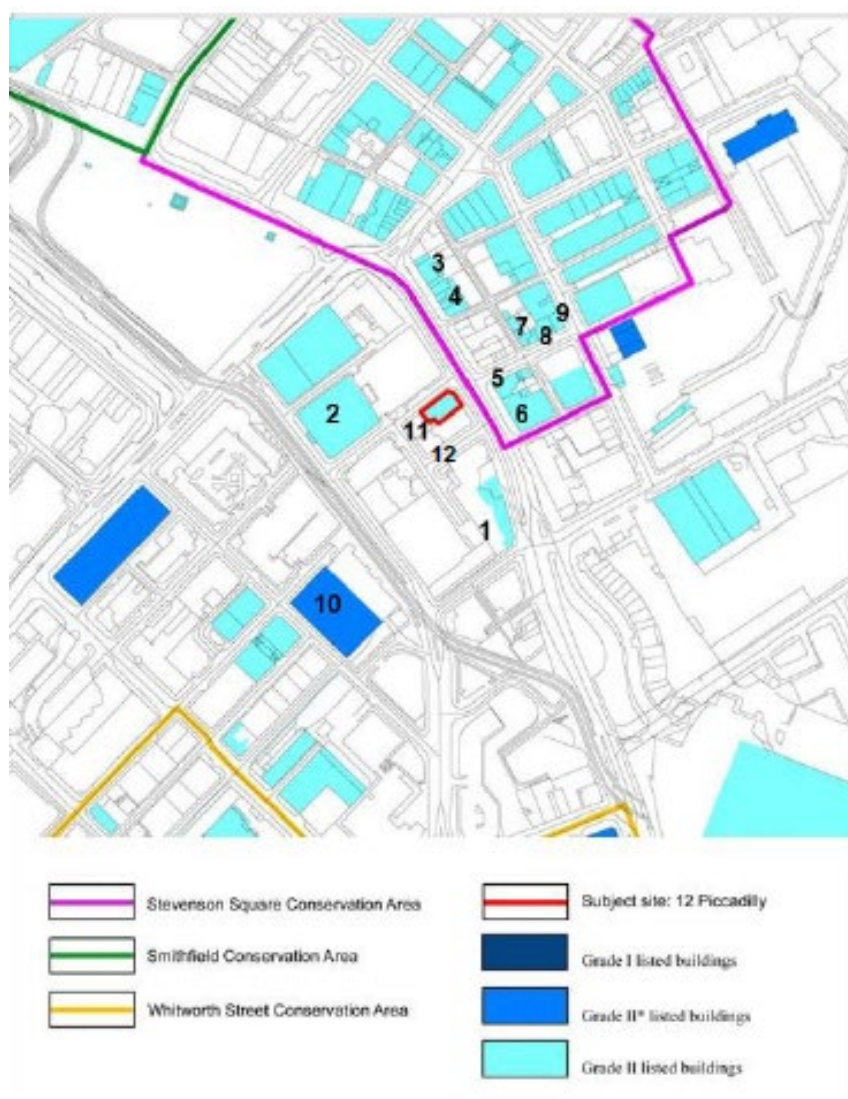


Figure 2: Locations of Listed Buildings and Conservation Areas

- 4.28 It is worth noting however that this Chapter of the Tall Building Statement only relates to the effects on townscape character and visual receptors, the details of which can be found in Chapter 6 of the submitted ES. The effects of the proposal on heritage assets can be found in detail in the submitted Heritage Statement and Chapter 7 of the ES on Built Heritage. A summary of these findings and the impact of the this proposed tall building on the surrounding historic environment can be found in the proceeding chapter of this Tall Buildings Statement.

Visual Impact Assessment

- 4.29 This Tall Building Statement should be read in conjunction with Chapter 6 of the ES and the ES Addendum (Townscape and Visual Impact Assessment), and Chapter 6.0 of the Design and Access Statement. The Visual Impact Assessment (VIA) assesses the likely townscape and visual impacts of the proposals upon the application site and surrounding area and demonstrates that this tall building will have a positive relationship with relevant topographical features .

4.30 Since the original submission in December 2023, there have been a number of design changes which changes the external appearance of this tall building. These are as follows:

- The colour of the facades of the Proposed Development has been changed . A warmer red/brown/bronze colour for the tower and base have been selected.
- The light grey PCC aluminum side panels will be anodized aluminum
- Bricks at the lower levels of the new build have been replaced with a precast solution/ local stone masonry in red/brown colour
- The service core now has a textured treatment together with the change in colour

4.31 The above changes however are subtle in nature and will not affect any of the individual judgements made, or narratives described, in each of the Representative Viewpoint assessments as detailed in this chapter and chapter 6 of the ES July 2023. This position is confirmed in the ES Addendum.

Key viewpoints

4.32 A total of 14 verified viewpoints have been discussed and agreed with Historic England and Manchester City Council, in addition to a Zone of Theoretical Visibility ('ZTV') diagram below which has been produced to inform the potential visual impact for the planning application and ES. Viewpoints were selected to cover a number of different locations and varying distances, to reflect the experience of different types of visual receptor and viewing distance. Accordingly, viewpoints ranged from immediate proximity to the Proposed Development site and included residential streets, pedestrianised precincts, public squares, footpaths and main approach and ring roads. Figure 3 below represents the ZTV Viewshed Analysis and Viewpoint locations established.



Figure 3. ZTV Viewshed Analysis and Viewpoint locations established for Axonometric building views the accompanying EIA (Red figures = townscape viewpoint location. Blue figures = heritage viewpoint location)

4.33 The 14 views are fully verified (being a mix of full rendered and verified massing views) and demonstrate the appearance and mass of the building to simulate the likely visual changes that would result of the Proposed Development.

- View 1 – Piccadilly
- View 2 – Piccadilly
- View 3 – Manchester Piccadilly Station
- View 4 – Vantage Quay Bridge
- View 5 – Paton Street
- View 6 – Market Street

- View 7 – Sackville Street
- View 8 – Bloom Street
- View 9 – Fairfield Street
- View 10 – Piccadilly
- View 11 – Fairfield Street
- View 12 – Great Ancoats Street
- View 13 – Dean Street
- View 14 – On the corner of Piccadilly Gardens and Mosley Street

Inter-project cumulative effects

4.34 In terms of inter- project cumulative effects, or effects arising from similar developments that are either consented or are coming forward in the planning process in close proximity to the Proposed Development Site, there are developments that, cumulatively, could have the potential to affect the significance values for townscape and views. Table 1 summarises the effect of the Proposed Development on its own, and then reassesses the effect in respect of the relevant committed cumulative scheme on a viewpoint by viewpoint basis. Details of the cumulative schemes appear as different coloured wirelines in the AVR views shown below and in Chapter 6 of the ES (Townscape and Visual Impact Assessment). The planning references of the cumulative schemes are as follows:

- 112667/FO/2016 – Hotel Indigo
- 124545/LO/2019 – 3-43-47 Piccadilly
- 127538/FO/2020 – 1-67 Piccadilly
- 132489/FO/2021 – Port Street

View 1 – Piccadilly



Figure 5: View 1

- 4.35 This viewpoint is in close proximity to the Proposed Development and offers a close up view of its relationship with Piccadilly. In the context of much recent development, townscape susceptibility is judged to be low as is townscape value in the absence of any official designations, noted buildings or public spaces. In terms of visual receptor susceptibility most receptors fall into the low category ie travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations.
- 4.36 In terms of magnitude of effect, the Proposed Development fills the void arising from a vacant site and has a positive effect on townscape character by continuing the developed streetscape frontage of Piccadilly. The lower block and entrance levels, on which the taller elements of the Proposed Development sits, echo the geometry and crisp angularity of the neighbouring Union Bank Building whilst manifestly being of contemporary origin. The tower has curved edges which distinguishes itself from its neighbours in an unequivocal but contemporary fashion assisted by a fenestration pattern which is subtly recessed into the facade. Altogether, the Proposed Development is judged to have a beneficial effect on both the townscape character and views and due to the proximity to the Representative Viewpoint to the Proposed Development this effect is judged to be major in effect for both receptor categories. This translates to a **moderate beneficial effect** which is significant in EIA terms.

View 2 – Piccadilly



Figure 6: View 2

- 4.37 This viewpoint offers more of a street view placing the Proposed Development in the context of the surrounding streetscape. Both townscape and visual receptor sensitivities are judged to remain the same as for Viewpoint 1, i.e., both low for similar reasons. In terms of magnitude of effect more of the tower is visible in this view but the lower entrance levels perform the same function and engage with the streetscape character at lower levels. The curved edges of the tower helps to soften its impact and the vertical recessed groove helps to break up the façade of the building. There is no doubt, however, that this development will become a major landmark in this view where no other tall buildings are present but this change is judged to make a positive contribution to both townscape character and view in which contemporary and historic buildings coexist satisfactorily in a homogenous way. Accordingly, the magnitude of effect is judged to be major beneficial for both receptor categories which translates into a **moderate beneficial** effect which is significant in EIA terms.

View 3 – Manchester Piccadilly Station



Figure 7: View 3

- 4.38 This view is focussed directly on the Proposed Development Site and is situated at the entrance / exit to Piccadilly Station. Once again, townscape character is a mixture of historic, new development but taller buildings are a feature of the townscape character in this view. Both townscape and visual receptor sensitivity remain low for the reasons outlined for viewpoints 1 and 2 above. The Proposed Development occupies a focal point in this view and matches 111 Piccadilly on the north side of Piccadilly in terms of height in this perspective framing the view into central Manchester. The dramatic angled roof line, upper garden terraces and central vertical groove all add variation and diversity to the Proposed Development and add diversity to the view, with no landmark buildings which are obscured as a result.
- 4.39 Overall, allowing for the fact that there are other tall buildings which are an integral part of the townscape character from this viewpoint the proposals are judged to achieve a good fit with the townscape characteristics and would noticeably improve the condition or character of the townscape. Accordingly, the magnitude of effect is judged to be moderate beneficial. This translates **minor beneficial** effect for both receptor categories which is not significant in EIA terms.

View 4 – Vantage Quay Bridge



Figure 8: View 4

- 4.40 Located on a viewpoint over the Rochdale Canal this viewpoint explores the relationship of the area to the rear of Piccadilly with the Proposed Development which rises above the roof lines of those buildings that front Piccadilly. Townscape character is mixed and somewhat incoherent in this area, a mix of historic mill and office buildings and new additions. City Tower can be seen on the skyline. Townscape susceptibility is low in the context of much recent, and ongoing, development but townscape value is high in the context of the historic Rochdale canal so medium sensitivity overall. Visual receptor sensitivity again in the context of the footbridge over the canal, offering a unique vantage point, is also judged to be medium.
- 4.41 The Proposed Development features as a focal point in this view rising dramatically above the horizon. The angled profile of the top of the building is a notable feature in this view and distinguishes it from other tall buildings in the city centre such as City Tower. The rounded corners help to soften the silhouette of the Proposed Development and visual interest is improved as a result. In terms of magnitude of effect and townscape character, the fit is complementary to the heterogeneous nature of the canal basin surroundings. A value of moderate beneficial is registered for this viewpoint for both categories of receptor. This translates into a **moderate beneficial** effect for both receptor categories which is significant in EIA terms.

View 5 – Paton Street



Figure 9: View 5

- 4.42 Aligned with the Proposed Development site, this view offers a relatively close up view of the Proposed Development. Historic properties dominate the view and include the Union Bank of Manchester building. Townscape susceptibility is judged to be medium in this context, and also in the context of a minor street which is off the main thoroughfare, low receptor value and sensitivity overall. Visual receptor sensitivity in this area populated by office and commercial premises which have no designations is low.
- 4.43 The Proposed Development dominates the views and introduces a new element into the townscape. However, the Proposed Development has been arranged in a way that perpetuates the perspective of the street, presents its most slender profile in the view and the visual impact is softened by the rounded corners which are an integral part of the design. The fenestration pattern also accentuates the vertical axis of the building and it is more closely associated to the more recent development on the east side of the street. As a result, the magnitude of effect is judged to be major beneficial for both categories of receptor in this instance. This translates to a significance of effect of **moderate beneficial** which is not significant in EIA terms.

View 6 – Market Street



Figure 10: View 6

- 4.44 Situated in the main retail district this viewpoint explores the relationship the building will have from a central viewpoint in Manchester. Historic buildings now, or previously, occupied by the likes of Debenhams and Primark form the foundations of townscape character with Piccadilly Gardens forming a soft backdrop. There are no tall buildings in the view although there are fronting Piccadilly Gardens to the right of the viewpoint. Townscape susceptibility is medium as a consequence, as is townscape value in an area with local designations that exhibit wider geographic, cultural or townscape significance. Townscape sensitivity is therefore medium overall. Visual receptor susceptibility is also medium as this is a busy, pedestrianized, retail area which is a destination for many receptors and Piccadilly gardens, a busy public open space is only a short distance away. Visual receptor value is medium as this is a space which is a moderately popular as a visitor attraction where the view forms part of the experience. Visual receptor sensitivity is also medium.
- 4.45 In terms of magnitude of effect, the Proposed Development occupies a prominent position on the horizon. Although the least slender elevation is presented in this view, the silhouette is varied by the varied ridge profile and the central vertical projection which adds diversity to the building and the view as a result. The Proposed Development matches the height of the foreground development in this view and does not overwhelm. In terms of townscape character, the Proposed Development is clearly separated from the foreground historic buildings. Values of moderate beneficial are therefore registered for both receptor categories for this viewpoint. This

translates to a value of **moderate beneficial** significance for both visual and townscape receptors for this viewpoint which is significant in EIA terms.

View 7 – Sackville Street



Figure 11: View 7

- 4.46 Located on the bridge over the Rochdale Canal this viewpoint provides a view north looking up the Rochdale canal. Townscape character is coherent and strong with residential and hospitality outlets lining the canal along Canal Street. Townscape and visual receptor sensitivity are judged to be high as a consequence as this is a tranquil and valued area of homogenous townscape character.
- 4.47 In terms of magnitude of effect the Proposed Development features in a negligible way on the horizon. It is wholly obscured by trees which, when the foliage is out, will conceal it completely. A value of **negligible** is recorded as a consequence which translates to a value of **minor beneficial** significance which is not significant in EIA terms.

View 8 – Bloom Street*Figure 12: View 8*

- 4.48 This view down Bloom Street, which is almost in direct alignment with the Proposed Development, this shows the viewpoint explores the relationship with the Manchester Crown Court tower. This is a quiet part of the character area and townscape character is weak here but largely devoid of modern development so susceptibility is judged to be medium. Although the viewpoint lies outside a conservation area the listed tower of the Crown Court is a major and dominant feature of the townscape character. Townscape sensitivity is therefore registered as medium. Visual receptor sensitivity is generally low as most receptors fall into the low category i.e., travellers on road where the view is fleeting and incidental to the journey, however, the presence of the Crown Street tower in the view which is an iconic building of value raises the level to medium.
- 4.49 The Proposed Development mirrors the vertical form of the Crown Street tower but is clearly contemporary in origin which avoids conflict both in townscape and visual terms. The fact that the roof profile slopes away in this view also assists in facilitating its integration into the view and reducing potential tension. Altogether, the magnitude of effect is judged to be moderate beneficial for both townscape and visual receptors which translates into **moderate beneficial** significance which is significant in EIA terms.

View 9 – Fairfield Street

Figure 13: View 9

- 4.50 This viewpoint is situated on one of the principal access routes into the inner city which offers direct views down Piccadilly from a major road intersection. Tall buildings are very much a feature of this view and include Piccadilly Place and the development on approach to Piccadilly station. Nonetheless, more historic buildings dominate the foreground which reflect the character of the Whitworth Street Conservation area. For these reasons townscape susceptibility is judged to be low but townscape value high so medium sensitivity overall. Visual receptor sensitivity on the other hand is judged to be low in the context of this busy traffic dominated interchange where the view is fleeting and incidental to the journey.
- 4.51 The Proposed Development fits into the townscape character and the view seamlessly augmenting the development on the south side of Piccadilly Street in a positive way that does not overwhelm. The notched profile of the top of the building features strongly in this view which helps to distinguish it from its neighbours and, together with development on the opposite side of the street, frames the view into central Manchester. As a result, the magnitude of effect for both of the receptor categories is judged to be minor beneficial which translates into a **minor beneficial** significance of effect for townscape receptors and **negligible beneficial** for visual receptors which is not significant in EIA terms.

View 10 – Piccadilly

Figure 14: View 10

- 4.52 This viewpoint is situated at the top of Piccadilly. Recent development dominates the area as does retail activity. Townscape susceptibility is judged to be low as a consequence and townscape value low also in the absence of any official designations such as conservation area status. Townscape sensitivity is judged to be low therefore. In terms of visual receptor susceptibility most receptors fall into the low category ie travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations. Piccadilly Gardens lies behind the viewpoint. Visual receptor sensitivity is, therefore, also judged to be low.
- 4.53 The Proposed Development will be clearly visible from this location, but it is successfully integrated into the townscape character on a number of levels. The perspective of the street is maintained and enhanced with a clear, simple, vertical façade that helps to frame the view assisted by 111 Piccadilly further down the street. The central vertical projection, breaks the profile of the building and strengthens the vertical perspective. The rounded edges soften the visual impact of the tower and the Proposed Development fits well with the contemporary development

on the south side of Piccadilly. The Union Bank Building, however, remains as an identifiable, prominent, heritage asset at street level with the Proposed Development set back. For these reasons, the magnitude of effect on townscape and visual receptors is considered to be major beneficial. This translates to a significance of effect values of **moderate beneficial** which is significant in EIA terms.

View 11 – Fairfield Street



Figure 15: View 11

- 4.54 Situated inside the Whitworth Conservation area on Fairfield Street looking north up Aytoun Street towards the Proposed Development site, townscape character is dominated by recent development associated with the North Kampus and Kampus character areas. Susceptibility is low as a result but in the context of the Conservation Area which is a zone of high townscape value, medium overall. In terms of visual receptor susceptibility most receptors fall into the low category ie travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey. There are some residential apartments but these are largely orientated away from the Proposed Development. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations. Therefore, visual receptor sensitivity is judged to be low in this location.
- 4.55 The Proposed Development forms a complimentary fit with townscape character that is largely contemporary in nature. Once again, the notched apex forms a key part of the development in this elevation and is a distinctive characteristic that adds visual diversity to the view. The central recessed vertical groove in the building's profile also adds textural interest to an otherwise smooth façade. Magnitude of effect for both receptor category is judged

to be **minor beneficial** which translates into significance of effect values of minor beneficial significance for townscape receptors and **negligible beneficial** for visual receptors both of which are not significant in EIA terms.

View 12 – Great Ancoats Street



Figure 16: View 12

- 4.56 This viewpoint is located on Great Ancoats street above the Rochdale Canal looking south to the city centre and beyond. Townscape character is somewhat incoherent in this area but consist of development which is primarily contemporary in origin although converted mill buildings also feature in the view. Townscape susceptibility is judged to be low as a consequence and value also, despite the proximity of the canal which is concealed from view. Townscape sensitivity is low therefore. The same applies to visual receptor sensitivity which is also low, derived as it is from receptors at their place of work, where the setting is not important to the quality of working life or travellers on the inner ring road where the view is fleeting and incidental to the journey.
- 4.57 The Proposed Development slots successfully into the gap between new and traditional buildings with minimal effect. The angled roof profile adds to the diversity of different profiles in this view and the townscape fit is complementary as a result. Magnitude of effect in this circumstance is judged to be **minor beneficial** for both receptor categories which translates to a **negligible beneficial** effect, which is not significant in EIA terms.

View 13 – Dean Street



Figure 17: View 13

- 4.58 Located to the rear of Piccadilly on the edge of Northern Quarter townscape character lacks coherence consisting of a mix of styles and spaces from old mill buildings, low rise residential and office buildings, bars and restaurants and vacant sites which are now car parks. There is little in the way of contemporary development, however, in this area and tall buildings are absent from the horizon. Townscape susceptibility and value are judged to be low and receptor sensitivity is low also. Visual receptor sensitivity is low also reflecting low susceptibility as most people are drawn from their place of work, where the setting is not important to the quality of working life.
- 4.59 The Proposed Development will form a prominent feature on the horizon but its distinctive profile will add diversity to the view and fit with the heterogeneous nature of the townscape character at this point. A magnitude of effect value of moderate beneficial is registered for this viewpoint as a result for both categories of receptor which translates to a significance of effect value of **minor beneficial** significance as a result which is not significant in EIA terms.

View 14 – On the corner of Piccadilly Gardens and Mosley Street



Figure 18: View 14

- 4.60 This viewpoint is situated on the edge of Piccadilly Gardens but it is in close proximity to the bus station and tram route down Lower Moseley Street. The Gardens themselves are very much a background feature in one of the few central public open spaces in Manchester. Townscape character is wholly derived from contemporary development in this view. Townscape and visual receptor sensitivity in this busy transport hub are considered to be low as a result.
- 4.61 The Proposed Development rises above 1 Piccadilly and provides a complimentary fit with the existing townscape character. The variation in form of the building is evident in this view with the vertical zone a key feature. This brings diversity to the elevation adding variety to the apex and combining well with the sloping roof profile. Magnitude of effect is judged to be moderate beneficial for both category of receptor as a consequence. This translates to significance of effect values of **minor beneficial** significance which is not significant in EIA terms.

Summary

- 4.62 In summary, Table 1 below summarises the residual impact of the Proposed Development and Cumulative Schemes.

Table 1 . Summary of all verified views and results

Summary of All Verified Viewpoints	Results	EIA Significance	Relevant Cumulative Scheme	Cumulative Effect
View 1 – Piccadilly	Moderate Beneficial	Significant	Hotel Indigo 3-43-47 Piccadilly	None
View 2 – Piccadilly	Moderate Beneficial	Significant	1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly	None
View 3 – Manchester Piccadilly Station	Minor Beneficial	Not Significant	1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly	None
View 4 – Vantage Quay Bridge	Moderate Beneficial	Significant		N/A
View 5 – Paton Street	Moderate Beneficial	Significant		N/A
View 6 – Market Street	Moderate Beneficial	Significant	1-67 Piccadilly	None
View 7 – Sackville Street	Minor Beneficial	Not Significant	Port Street	None
View 8 – Bloom Street	Moderate Beneficial	Significant		N/A
View 9 – Fairfield Street	Minor Beneficial & Negligible Beneficial	Not Significant	1-67 Piccadilly	None
View 10 – Piccadilly	Moderate Beneficial	Significant	1-67 Piccadilly	None
View 11 – Fairfield Street	Minor Beneficial & Negligible Beneficial	Not Significant		N/A
View 12 – Great Ancoats Street	Negligible Beneficial	Not Significant	1-67 Piccadilly	Negligible beneficial
View 13 – Dean Street	Minor Beneficial	Not Significant	1-67 Piccadilly	None
View 14 – On the corner of Piccadilly Gardens and Mosley Street	Minor Beneficial	Not Significant		N/A

4.63 Overall, the Proposed Development will mainly result in minor – moderate beneficial effects in terms of townscape and visual impact. Therefore the effects are all judged to be beneficial in nature. The reason for this is due primarily

to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance building is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.

- 4.64 Cumulative schemes arise in 10 of the 14 Representative viewpoints. In the remaining 4 viewpoints there are no cumulative schemes which are visible. However, in the cases where cumulative schemes are visible they are judged to be too small in scale or too distant to have any significant effect with the exception of Viewpoint 12 where the cumulative effect is judged to be negligible beneficial. In the majority of cases existing buildings also obscure much of the development. There are therefore judged be no significant cumulative effects in this instance.

5. Relationship to the Historic Environment

5.1 This Chapter assesses the effect on the historic environment of the Proposed Development. The Historic England Advice Note (2022) requires an assessment of the following:

5.2 *"Heritage: understanding the significance of the historic environment and the potential impact on this significance."*

5.3 In addition, the 2007 CABE and English Heritage Guidance requires an assessment of the following:

"The effect on the historic context, including the need to ensure that the proposal will preserve and/or enhance historic buildings, sites, landscapes and skylines. Tall building proposals must address their effect on the setting of, and views to and from historic buildings, sites and landscapes over a wide area including:

- *World Heritage Sites;*
- *Scheduled Ancient Monuments;*
- *Listed Buildings;*
- *Registered Parks and Gardens, and Registered Battlefields;*
- *Archaeological Remains; and*
- *Conservation Areas".*

Assessment

5.4 The relevant assessment of the above category is provided within the Heritage Statement prepared by Steven Levrant Heritage Architecture, Chapter 7 of the Environmental Statement and the ES Addendum as well as the Planning Statement Update prepared by Avison Young, all of which have been submitted in support of these planning and listed building submissions.

5.5 All designated built heritage assets and non-designed heritage assets, both within the red line application boundary and within relevant proximity of the Site have been identified and the effect of the Proposed Development on these assets has been assessed. Stevenson Square Conservation Area lies opposite the site to the North East, and the impact of the Proposed Development on the Conservation Area has also been assessed.

5.6 As previously mentioned, 12 Piccadilly is a Grade II Listed Building, and forms part of the Proposed Development. Therefore an assessment of the works on the Listed Building and the impact of those works to be undertaken on the asset has been carried out. A number of adverse effects have been identified from various elements of the proposals, notably those works which will diminish an appreciation of the historic planform of the building's interior, and those which necessitate removal of historic fabric, such as the demolition of the stair core and former toilet block. Significant beneficial aspects of the proposals have also been identified, including the restoration of the external facades through cleaning, repair, and the reinstatement of traditional timber sashes at the upper levels.

- 5.7 The proposed level of intervention is required to provide a viable hotel use which enables a fluid and accessible connection between the two building elements, and bring the listed building back into use and accessible to the public.
- 5.8 The overall effect on the listed building is judged to be Minor Adverse in nature, which would translate to the lower end of less than substantial harm to the significance of the listed building in planning terms.
- 5.9 The submitted Heritage Statement and Chapter 7 of the ES undertakes a visual impact assessment of the indirect impact of the Proposed Development on the setting of the listed building within the site and other heritage assets in its local setting. The Heritage Statement which was updated in July 2024 assesses the visual impact of the latest design changes. The ES addendum confirms that these changes have no effect on the assessment from a heritage perspective. A total of 14 verified views were assessed of which 9 are relevant for the purposes of this heritage assessment. The location of these are shown in Figure 3 of this Statement. A detailed assessment of each of the 9 views can be found in the Heritage Assessment, and in Chapter 4 of this Statement, a summary of the results however is provided below.
- 5.10 The submitted Heritage Assessment concludes that in most of the views, the Proposed Development is experienced as a **Neutral** addition to the wider setting of numerous heritage assets across the townscape, including commercial buildings on Piccadilly, such as the Grade II listed Rylands Building, and other assets further afield such as the Whitworth Street Conservation Area.
- 5.11 The close-up views, and those experienced in kinetic sequences along Piccadilly in particular, illustrate that the proposal reactivates the existing gap site and reintegrates 12 Piccadilly into an active and revitalised streetscape. The architecture of the lower levels of the new building provides subtle references to the historic bank which results in a contrasting, if complementary, pair of frontages. The restoration of the historic building's façade will also be evident in localised views of the Site, where the cleaned stonework and reinstated traditional windows at upper levels will return the building's historic formality and sense of status within the street. The overarching effect on the setting of 12 Piccadilly is considered to be Minor-to-Moderate Beneficial.
- 5.12 The Visual Impact Assessment has identified two adverse effects: a Negligible Adverse impact on the historic buildings experienced in View 5, and a Minor Adverse effect on the setting of the Grade II* City Police Courts in View 8. These adverse effects are identified owing to the impact of the tower on the focus and character of these views as they are currently experienced. The impacts are identified as being at the lower end of the scale.
- 5.13 In both cases where adverse impacts have been identified, these impacts are derived from the experience of the historic buildings in one specific location looking in the direction of the Site. With the viewer facing away from the Proposed Development or approaching the historic buildings from a different location, the new tall building has the potential to be obscured completely or not perceived, and so no such effect will arise. The scheme is identified as affecting one element and component of the heritage assets' setting and does not diminish from the overall significance of these historic buildings. The impacts are also mitigated by a number of factors, including the high architectural quality of the Proposed Development, the completion of the streetscape and reintegration of 12

Piccadilly, the restoration of the listed building's exterior, and the introduction of a viable use which secures its long-term conservation and continued contribution to the local townscape.

- 5.14 The Heritage Assessment also considers the impact of the Proposed Development on the setting of the heritage assets holistically, rather than just considering the impact from one particular view. The table below defines the value of each heritage asset, assess the identified scale of impact and the perceived effect of change in each case.

Heritage Asset and Map Reference (refer to figure 2 of this Tall Buildings Statement)	Significance Value	Scale of Impact	Significance of Impact
Listed Buildings			
12 Piccadilly (Grade II)	Medium	Moderate	Minor-to-Moderate Beneficial
1 - Joshua Hoyle Building (Grade II)	Medium	Negligible	Neutral
2 – Grand Hotel (Grade II)	Medium	Negligible-Minor	Negligible-Minor Beneficial
3 – Halls Building (Grade II)	Medium	Negligible	Neutral
4 – 77-83 Piccadilly (Grade II)	Medium	Negligible	Neutral
5 – The Brunswick Hotel (Grade II)	Medium	Negligible-Minor	Negligible-Minor Beneficial
6 – 107 Piccadilly (Grade II)	Medium	Negligible - Minor	Negligible-Minor Beneficial
7 – Nos 13 and 15 and Attached railings, Paton Street (Grade II)	Medium	Negligible	Neutral
8 – 19 Paton Street (Grade II)	Medium	Negligible	Neutral
9 – 68 Dale Street (Grade II)	Medium	Negligible	Neutral

10 – City Policy Courts (Grade II*)	High	Minor	Minor Adverse
Non-Designated Assets			
11 – Indemnity House, Chatham Street (unlisted)	Low	Negligible	Negligible Beneficial
12 – Waldorf, Gore Street (Unlisted)	Low	Minor-Moderate	Minor Beneficial
Conservation Areas			
Stevenson Square Conservation Area	High	Negligible-Minor	Negligible-Minor Beneficial

Table 2: Predicted impacts of the Proposed Development on significance of Heritage Assets in the setting of the Site

- 5.15 Overall the Heritage Assessment demonstrates that whilst there will be some limited adverse impacts, the Proposed Development will largely have a beneficial impact on the significance of both 12 Piccadilly and the surrounding heritage assets and non-designated heritage assets. The Proposed Development will also have a beneficial effect on the significance of Stevenson Square Conservation Area opposite the site.
- 5.16 Although there will be some limited adverse impacts, it is considered that in terms of the planning balance, the many social, economic and environmental benefits of this proposal will outweigh any potential harm.

6. Relationship to Transport Infrastructure

- 6.1 This Chapter assesses the relationship to transport infrastructure. The Guidance requires an assessment of the following:

"The relationship to transport infrastructure, aviation constraints, and, in particular, the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, where appropriate. Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent".

- 6.2 This section of the report should be read in conjunction with the submitted Transport Statement and Travel Plan prepared by Price & Myers, which fully considers the transport implications of the proposals.

Assessment

Accessibility

- 6.3 The Site has high levels of accessibility in terms of its location, boasting immediate access to a variety of public and private transport modes. In locational terms, the Site is situated within easy walking and cycling distance to a number of key services and facilities within Manchester City Centre.
- 6.4 The Site is located in the city centre and is well connected to surrounding areas by a comprehensive network of illuminated pedestrian routes.
- 6.5 There is a major bus interchange hub located at Piccadilly Gardens, approximately 330m from the Site, which is served by more than 85 bus services connecting the majority of the Greater Manchester area. The nearest bus stops are located adjacent to the Proposed Development along A6 Piccadilly, approximately 40 meters from the Site.
- 6.6 There are a number of rail stations within the Manchester City Centre area, all of which are accessible either on foot, by cycle or by connecting bus or Metro from the Site. The closest rail station is Manchester Piccadilly Rail Station, which is just 250m to the south-east of the site and therefore easily walkable via the footways along the A6 Piccadilly.
- 6.7 Manchester Piccadilly Rail Station is one of the UK's busiest rail stations catering for nearly 20 million passenger movements per year. Services from Manchester Piccadilly cover the majority of the UK including regular services to destinations such as London Euston, Birmingham New Street, South Wales, the south coast of England and Scotland as well as numerous local services. In addition to the railway services, Manchester is served by a network of light rail known as the Manchester Metrolink. The Metrolink is one of the largest light rail networks in the UK and covers local areas beyond the City Centre, with the nearest station being located at Piccadilly Gardens which is within 250m walking distance from the site.

- 6.8 The planning application is supported by a Transport Assessment and a Travel Plan, both prepared by Price & Myers.
- 6.1 The Transport Assessment identifies the Site's highly accessible location and demonstrates that the hotel proposal would not have a significant impact on the local highway network. The site is very accessible on foot, by bicycle and public transport. Nonetheless an Interim Travel Plan is also submitted and would be implemented to further reduce the reliance on using private car.
- 6.2 The purpose of the Travel Plan is to promote travel to and from the site by sustainable modes of transport. It includes a clear set of objectives for the hotel development as well as monitoring strategies and marketing techniques to ensure these objectives are met.
- 6.3 Multiple entrances to the building are proposed. The main entrance to the site and lobby will be from Piccadilly and the entrance to the north east corner is to be reused for the café. Three other accesses are proposed for fire escape/access and to the new substation.
- 6.4 The accesses are sufficient for building users with varying levels and types of disability and visual impairment, this is aided by the use of automatic doors and the option for level accesses with the highway.
- 6.5 The operation of the hotel requires a number of deliveries each day. To facilitate these servicing requirements two accesses for servicing the building are to be provided on Chatham Street and Gore Street. There is an existing loading bay on the northern side of Chatham Street, however it is only 7.5m long and is therefore not suitable for larger delivery vehicles. One loading bay is proposed on Chatham Street and a pick up/drop off bay is proposed Gore Street. The Chatham Street loading bay is to be 12m long and is to allow for refuse collection and the main servicing requirements of the building including deliveries.

Parking Strategy

- 6.6 Due to the highly accessible location of the Site, which provides excellent opportunities for access by sustainable modes of travel, the proposal does not include any vehicular parking associated with the development. Taking into account the proximal location of the Site to a plethora of major transportation hubs within the Manchester City Centre area, the Proposed Development site can be considered extremely accessible by all available modes of transport. In the event that users of the building wish to travel by car there are multiple car parks located a short walk from the site.
- 6.7 As a result of the two new loading bays on Chatham Street and Gore Street, 4 standard parking spaces in total respectively, are proposed to be removed. As previously mentioned, there are numerous car parks within the immediate vicinity of the site, therefore the loss of these 5 spaces can be offset with these car parks.
- 6.8 In terms of cycle parking, the proposals include 35 internal spaces. This comprises of 8 two tier racks (16 spaces), 8 vertical racks, 9 lockers (For 9 folding cycles) and 2 accessible cycle space. Altogether, 35 cycle spaces will be provided as part of the Proposed Development.

Summary

- 6.9 The Site is in a highly sustainable and accessible location. It has excellent accessibility for pedestrians and cyclists and has exceptional connections to public transport which supports a reduced reliance on private motor vehicles. Furthermore, the Transport Statement has concluded that the development would not have an adverse impact on the surrounding highway network. Overall, the relationship of the highway infrastructure and the quality of the links between transport and the Site is acceptable.

7. Architectural Quality

7.1 This chapter assesses the architectural quality of the Proposed Development in terms of its form, massing, proportion and silhouette, materials and relationship to other structures.

7.2 The Historic England Advice Note 2022 recognises the importance in high quality design when assessing the acceptability of a scheme's height. The Advice Note states:

"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 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' (NPPF, paragraph 134)."

7.3 Additionally, the 2007 CABE and English Heritage Guidance requires an assessment of the following:

"The architectural quality of the building including its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views".

Assessment

7.4 The Design and Access Statement and the Design and Access Statement Addendum prepared by Bennetts Associates provides full details of the Proposed Development and its context, the approach to architecture, and the quality of the new building. This has emerged through extensive consultation with MCC, Historic England and public consultation. A summary of the architectural approach is provided below.

7.5 The key factors to evaluate are the buildings scale, form, massing, materials and its relationship to other structures. The Core Strategy requires that tall buildings complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City.

7.6 The Proposed Development provides an opportunity to improve perceptions by providing a well-designed, high-quality building that will address a gap site and vacant building to create activity and a positive presence along this important connective route. The external appearance of this proposal will positively contribute to this urban condition.

7.7 The proposal is for a high-quality tall building that aligns with the existing urban pattern of the adjacent area. The Proposed Development is designed to address both the scale and character of buildings along Piccadilly and on a city wide scale, retaining a significant yet sympathetic presence on the skyline. The tower base is open and accessible to the street and providing new community facilities, formed of masonry with punched windows openings with scale, detailing and proportions to complement those of the former Union Bank and neighbouring

buildings. The repurposed and refurbished former Union Bank building is proposed to be successfully integrated with the new tower through a range of strategic interventions and removal on low significance fabric.

- 7.8 The elevations provide architectural interest and a coherent language across each element of the overall composition through application of a limited palette of materials and consistent tonal quality. The radiused corner help soften the massing against the skyline. The facades seek to visually represent the sustainable qualities of the building through a reduction of façade elements, refined articulation and selection of low carbon materials to aid positive perception and meet embodied and operational carbon targets. The composition is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof at the intersection with the angles canopy.
- 7.9 The roof levels provide a unique ‘destination’ of public amenities set behind a dramatic angled roofline with the central planting zone informing the peeling away of the roof structure to reveal external terraces and greenery. The top of the building is punctuated with a dramatic angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within. The structure announces the building on the skyline and will be lit effectively at night.

Summary

- 7.10 Overall, the new building has been designed to ensure that it integrates into its surrounding context, yet shows a contemporary approach in style and architecture. The development will be of a high architectural quality and will deliver a landmark building consistent with its location. The Design and Access Statement, prepared by Bennetts Associates, fully explains the architectural and design details.

8. Sustainable Design and Construction

- 8.1 This Chapter assesses the sustainable design and construction of the building. The CABE and English Heritage 2007 Guidance requires an assessment of the following:

"The sustainable design and construction of the proposal. For all forms of development, good design means sustainable design. Tall buildings should set exemplary standards in design because of their high profile and local impact. Proposals should therefore exceed the latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development. The long-term resource and energy efficiency of tall buildings will be enhanced if their design can be adapted over time."

Assessment

- 8.2 Sustainability has been a significant driver in the design of the proposed development, with the Applicant seeking to champion sustainable construction practices and minimise their environmental impact. Sustainability and wellbeing has been central to the design proposal with the overarching objective to deliver the UK's most sustainable tower and 'Whole Life Net Zero Carbon' aparthotel, with the ambition for the development to become a highly sustainable gateway building into Manchester city centre that both draws international recognition and inspires and educates the public on the environment and sustainable lifestyles.
- 8.3 The development proposals have been developed to reduce Embodied, Operational and Whole Life Cycle Carbon as far as feasibly possible. Through the design process, the scheme has been tested, optimised and tracked to ensure we are on target meet the Applicant's ambitious sustainability benefits.
- 8.4 A wide range of sustainability initiatives have been considered in parallel with the 'Zero Carbon Framework 2020-2038' that sets out Manchester's goal to become carbon neutral by 2038. The development employs a range of strategies to further support the developments environmental commitments, with key targets listed below:
- BREEAM 'Excellent' rating for both the new build development and refurbishment fit out
 - WELL Gold Rating
 - EPC A Rating
 - Operational Energy Use Intensity (EUI) < 90KWh/m²/a
 - Embodied Carbon Intensity < 500kgCO₂e/m²
 - Increase social value through maximising public engagement, sustainability storytelling and urban greening
- 8.5 In summary, the key sustainability benefits reflected in scheme include the following:

- The proposed retention and re-use of the on-site Grade II Listed Building in lieu of demolition and a new build on the vacant portion of the site;
- Consideration of the wider environmental impact of demolition to reduce landfill;
- The use of ethical and low carbon materials, this includes both minimising energy consumption as well as embodied carbon emissions related to the production of the materials, systems and maintenance throughout the proposed developments life cycle;
- Reducing operational energy of the building by minimising the need for internal lighting, providing sufficient amounts of natural daylight through the design whilst minimising the risk of overheating;
- Introduction of energy efficient technology as opposed to the use of inefficient energy systems;
- Increase of biodiversity within an urban context;
- Consumable planting located in the vertical planting zone;
- BREEAM 'Excellent' rating to be achieved;
- Reduce waste generation for buildings operational use; and,
- Creating of an exhibition hall and net zero museum to educate and raise awareness.

8.6 The Applicant's aim to become the UK's first 'net zero' tower, by incorporating sustainable measures throughout the proposed development. The proposed sustainability measures are covered in full within the submitted DAS and Energy Statement, however, in summary, the key sustainability headlines include:

- Minimise reliance on energy-using equipment for heating, cooling, lighting and natural ventilation;
- Use of renewable energy sources including biomass, ground source heat pumps, air source heat pumps, photovoltaic panels, solar thermal hot water generation and wind;
- Position of trees and soft landscaping on and around the development and within buildings to provide natural shading, insulation and air conditioning;
- Integrate energy efficient micro-generation and community heating schemes, such as combined heat and power (CHP);
- Site layout and building design principles maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer; and
- Specific energy and water efficient appliances and systems.

- 8.7 The performance of the Proposed Development was demonstrated against Part L 2021. The proposed scheme shows a 7% improvement over the new building and at least ~ 52% of the on-site energy demand is met via the use of renewable technologies in new build areas. The Proposed Development shows a 93% improvement over the existing building and at least 45% of the on-site energy demand is met via the use of renewable technologies in refurbished building areas.
- 8.8 BREEAM pre-assessments have been developed by eight versa and targeting a score of 'BREEAM Excellent' with a predicted score of 78% for the New Build element of the development. For the refurbishment section a target of 'BREEAM Excellent' with a predicted score of 73.61%. The Proposed Development, therefore, seeks to better the Core strategy rating level of BREEAM Very Good.

Summary

- 8.9 Overall, the sustainable design and construction of the Proposed Development aims to minimise energy use and reduce carbon emissions over the lifetime of this tall building. The submitted Energy Assessment explains the sustainable design and construction of the proposal. Therefore, the buildings height should be positively considered in terms of its sustainable design and construction.

9. Credibility of Design

- 9.1 This Chapter assesses the credibility of design (technically and financially). The CABE and English Heritage (2007) Guidance requires an assessment of the following:

"The credibility of the design, both technically and financially. Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building."

Assessment

Location

- 9.2 The principle of a hotel development at the site is supported by a suite of planning policies at a local and national level as well as being established through previous planning consents on this site. The site sits within the defined Regional Centre where the focus is for high density development and, more specifically, it is located in key location on a main artery into the City Centre. The city skyline expresses the density of the City from the radial approaches and this proposal would add a positive element to the Manchester skyline. Numerous tall buildings contribute to the Manchester's skyline and they are an essential part of a modern city. The proposal for the key gateway site will help to create a dynamic and varied skyline.

Use

- 9.3 The principle of hotel development at the site is supported by planning policies and previous consents. Specifically, the Proposed Development would contribute positively towards meeting the objectives of Policy CC4 from the Manchester Core Strategy and the aspirations contained within the Piccadilly Strategic Regeneration Framework. Policy CC4 states that the City Centre will be the focus for culture and leisure in the City Region. The policy also notes that hotels have become an increasingly important use across the City, and these are particularly important in the City Centre. New hotel developments which contribute to the quality of the City Centre hotel offer and proposals to improve the facilities for business visitors will be supported. The Proposed Development will augment provision in the City Centre with a high-quality aparthotel offer, with accessible public amenities such as a ground floor fair cost café, an exhibition space and museum to educate members of the public on sustainability matters, and a rooftop bar and restaurant.

Developer Commitment

- 9.4 The proposals have been prepared by a committed applicant and design team familiar with the issues associated with developing high-quality buildings in this part of Manchester in particular, and with the commitment and funding to deliver a project of high quality. Room2 is a proven hotel operator and has shown its commitment to its net-zero ambitions and are continually growing with hotels across the UK already established.

Expertise of the Consultant Team

9.5 The application proposals have been prepared by a consultant team with a wealth of experience and expertise of schemes in Manchester, particularly tall buildings, and are therefore familiar with the issues associated with developing high quality buildings like that proposed.

9.6 The experienced design team includes the following:

- **Client** – Northside (Manchester) Ltd
- **Architect** – Bennetts Associates
- **Planning & Economic Regeneration Consultant** – Avison Young
- **Heritage Consultant** – Stephen Levrant Heritage Architecture
- **Townscape and Visual Impact** – Chris Burnett Associates
- **Flood Risk and Drainage** – Price and Myers
- **Environmental Consultant** – Eginol Consulting
- **Circular Economy** - JLL
- **BREAAM Assessor** – Eight Versa
- **Energy Consultant** – Waterman
- **Acoustic Consultant** – KP Acoustics
- **Transport Consultant** – Price and Myers
- **Structural Engineer** – Price and Myers
- **Ventilation Consultant** – Waterman Group
- **Archaeologist** – Pre-Construction Archaeology
- **Geo-environmental Consultant** – Resource & Environmental Consultants Ltd
- **Ecology Consultant** - ERAP Consultant
- **Daylight, Sunlight and Overshadowing Consultant** – Anstey Horne Co. Ltd
- **Air Quality Consultant** – Waterman Group
- **Wind Consultant** – Urban Microclimate
- **TV Reception Consultant** – SCS Technologies
- **Broadband signal consultant** - Waterman
- **Crime Impact Consultant** - Greater Manchester Police

9.7 The scheme designs have been subject to review and consultation meetings with Manchester City Council as well as varying stakeholders, including meetings with Historic England. Furthermore, an online Public Exhibition event

with the public was undertaken prior to submission of the application. The extent of the pre- application work and design evolution has ensured a high-quality design and standard of architectural quality, all of which is detailed in the submitted Planning Statement (including the Statement of Community Involvement) submitted with this application.

Summary

- 9.8 In summary, the Proposed Development will result in a credible technical and financial design influenced by extensive meetings prior to the applications submission, detailed designs and executed by an experienced consultant team.

10. Contribution to Public Space and Facilities

- 10.1 This Chapter assesses the contribution to public space and facilities. The Guidance requires an assessment of the following:

"The contribution to public space and facilities, both internal and external, that the development will make in the area, including the provision of a mix of uses, especially on the ground floor of towers, and the inclusion of these areas as part of the public realm. The development should interact with and contribute positively to its surroundings at street level; it should contribute to safety, diversity, vitality, social engagement and 'sense of place'"

Assessment

- 10.2 The Design and Access Statement prepared by Bennetts Associates provides full details of the Proposed Development and its context, the contribution to the surrounding public realm and the ground floor, first floor and rooftop level public amenities that the scheme will provide alongside the aparthotel development. A summary is provided below.
- 10.3 The Proposed Development will provide a new 251 bed aparthotel on vacant land at 14-16 Piccadilly and the refurbishment of the former Union Bank building at 12 Piccadilly, a Grade II Listed Building.
- 10.4 The Proposed Development will deliver a high-quality building on what is currently a 'gap site' and bring a Grade II Listed Building back into active use. The millions of pounds invested in the site will therefore significantly improve the perception, and user experience, on this important strategic route in the city centre, allowing the public access to the listed building and to the newly provided spaces in the Proposed Development. The proposed aparthotel scheme will create the right first impression for visitors arriving to Manchester from Piccadilly Station with this uniquely designed landmark building.
- 10.5 The Proposed Development will secure the beneficial re-use of the Listed Building on the site, and therefore its future upkeep and maintenance. It will allow the building's value as a heritage asset to be protected and utilised in a positive way for the good of the City. The proposed use as a hotel, with a publicly accessible fair cost cafe will mean that much of the ground floor will be open to public and can be fully appreciated. Its active use and prominent entrance onto the street will allow the building to assert its presence into the street scene to a much greater extent than at present. This will have a significant impact in terms of lifting and revitalising the area and include resurfacing the pavement, and urban greening of the building.
- 10.6 As previously mentioned, a net zero museum and exhibition hall on sustainability matters will be open to the public on the first floor of the building. At the rooftop level, a publicly accessible bar and restaurant forms part of the proposals, as well as a planted roof terrace offering a new amenity area to the public.

Summary

- 10.7 Overall, the development will greatly enhance the street scene by providing a new high quality building set within new public realm and bringing the existing vacant listed building back into use, and therefore revitalising the area. The ground floor use of a publicly accessible café will create an active frontage, and the development will provide an aparthotel, as well as other new public amenities on the first floor and roof top levels.
- 10.8 The development will therefore interact with and contribute positively to its surroundings at street level and it should contribute to safety, diversity, vitality, social engagement and 'sense of place'. Therefore, the proposed height of the building should be positively considered in terms of its contribution to public space and facilities.

11. Contribution to Permeability

- 11.1 This Chapter assesses the contribution to permeability of the site and the wider area. The Guidance requires an assessment of the following:

"The contribution made to the permeability of a site and the wider area; opportunities to offer improved accessibility, and, where appropriate, the opening up, or effective closure, of views to improve the legibility of the city and the wider townscape."

Assessment

- 11.2 The Site is situated in a highly sustainable and accessible location. It has excellent accessibility for pedestrians and cyclists and has exceptional connections to public transport which supports a reduced reliance on private motor vehicles.
- 11.3 The Proposed Development will reinforce the permeability of the Site by reinforcing the historic urban grain at lower level and using design to benefit the wider area.
- 11.4 The hotel will front onto Piccadilly, which is an important City Centre street and key pedestrian desire line for those accessing or exiting Manchester Piccadilly Railway Station (just 250m to the south east) and wishing to connect to Manchester primary retailing and central commercial areas. In particular, Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end at the Piccadilly Gardens open space. Just to the south of Market Street is Manchester's established commercial core.
- 11.5 Given its status as the Regional Transport Hub, Manchester Piccadilly is one of the most important points of entry into the city – a gateway route. The experience of pedestrians entering the City from Station Approach and Piccadilly is critical in terms of shaping first impressions of the City and the wider City-Region. In its current condition, it is without question that the application site currently detracts from this experience.
- 11.6 The site comprises a gap site, which detracts from the townscape and the quality of the environment more generally, and a long-term vacant building. The gap site means that there is no street wall or sense of enclosure to the street. The lack of use means there is no activity provided by the site or contribution to the street scene.
- 11.7 This is further exacerbated by the fact that the Listed Building, whilst clearly possessing significant architectural and historic merit, lies vacant with the south elevation presenting a blind former party wall. This means it does not provide the positive contribution it should as a focal point in the street scene, nor does it generate the activity levels that would truly allow its value to the City to be appreciated and enjoyed.
- 11.8 The Proposed Development would positively address these issues and significantly enhance the pedestrian experience on this key route into the City Centre, by creating strong, active frontages to Piccadilly, completing the existing gap site, and providing a high quality and visually sustainable tall building that will act as a new landmark in this part of the city centre. The Proposed Development will aid wayfinding to and from Piccadilly Station, and to the publicly accessible facilities being delivered within the scheme itself.

- 11.9 The reception is located on Piccadilly, as well as the publicly accessible café which will significantly enhance the Piccadilly frontage and provide animation. The ground floor public realm will be legible and easy to navigate, free of obstruction and with generous space for circulation.

Summary

- 11.10 In summary, the Proposed Development has been designed to animate key pedestrian routes around the Site and to create an iconic gateway to Manchester upon arrival from Manchester Piccadilly Station. Introducing active uses to the ground floor of the aparthotel will improve the vitality of the Piccadilly frontage.

12. Provision of a Well-Designed Environment

- 12.1 This Chapter assesses the provision of a well-designed environment. The Guidance requires an assessment of the following:

"The provision of a well-designed environment, both internal and external, that contributes to the quality of life of those who use the buildings, including function, fitness for purpose and amenity."

Assessment

- 12.2 The proposed re-use of the former Union Bank provides the opportunity to bring the Listed Building back into use and improve its setting by incorporating the building back into a newly active streetscape. Similarly, the existing vacant gap site offers no contribution to the urban block. The proposed use as an aparthotel, with a mix of public uses, will allow for a quality re-use of the site that will significantly improve the streetscape and provide active frontages on Piccadilly, Chatham Street and Gore Street.
- 12.3 The internal layout of the hotel has been carefully re-designed to meet room2's high quality operational requirements whilst respecting the refurbished Listed Building. The new basement construction has been minimized to reduce upfront carbon impacts, only a small area of new basement required under the tower footprint. The existing basement below 12 Piccadilly and partial new basement construction below the tower accommodate the heavier MEP plant equipment onto the ground bearing slabs. Existing nonloadbearing basement walls have been removed and plantrooms optimised to their most efficient to allow placement of the larger and heavier MEPH plant equipment in these areas to ensure the entrance and rooftop levels remain clear and are prioritised for front of house and amenity functions.
- 12.4 The building base and entrance levels are intended to be open, active, and highly visible on approach. They will combine a triple-height entrance, integrating new and existing buildings with a range of public amenities. This provide a community resource, drive activity at street level and generate public awareness. The scheme has the potential to become a destination for both guests of the hotel, local people and visitors to Manchester.
- 12.5 The mezzanine level, a new floor inserted into the existing volume and Level 1 will accommodate a mix of Front and back of house facilities to complement those at Ground Floor. The building perimeter is prioritised for active uses, visible on approach to the building and with views out. The rooms within 12 Piccadilly will be reinstated to their original proportions. These will be linked to the new building via the central core and efficient racetrack of circulation. A dramatic triple height void over the entrance area on the corner of Piccadilly and Gore Street provides visitors with a sense of arrival allowing for views into the building interior.
- 12.6 The bedroom levels are a core element of the design, providing the key accommodation for the hotel and comprising the majority of the development area with the provision of 251 rooms, providing high quality accommodation to a range of sizes including studios and 1 and 2 bed rooms. The internal layout has been developed to accommodate a central planting zone to support productive planting and visible greenery on the south east façade.

- 12.7 The tower rises above 12 Piccadilly and the surrounding buildings at level 5. Radiused corners help soften the massing of the tower against the skyline and the core on the north west elevation becomes an expressed element providing visual interest to the long façade visible from the city centre. The plan form is arranged to maximise space for bedroom accommodation whilst supporting effective circulation and integration of building services.
- 12.8 The roof levels with a visible 'crown' are identifiable from across the city, offering spectacular views over the surrounding area. It provides a range of public amenity spaces, creating a destination social space open to non-residents. The top of the building is punctuated with a dramatic angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within. The structure announces the building on the skyline and will be lit effectively at night. The roof levels are intended to provide a high-quality visitor experience with a restaurant (level 28), bar area (level 29) and external terraces (level 30 and 31). The layout is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof. This is expressed on plan by angled recesses, enclosing a double height terrace on the south elevation which in turn informs a series of stepping external terraces on the floors above. The core to the north rises above the top level of accommodation and integrates a telescopic Building Maintenance Unit (BMU) sized to reach all facades when deployed and concealed from view behind screens when not in use.
- 12.9 The efficiently-planned core design provides all the required circulation, servicing and life safety aspects of the project and is compliant with current building standards. The configuration mediates between the new tower and existing Union Bank building and successfully integrates both halves of the plan. The design balances the priority for front of house space in the entrance levels with an efficient footprint to maximise floor area for bedrooms and public amenity spaces.
- 12.10 The design has evolved in response to consultation with Manchester City Council and various statutory and non-statutory consultees, and following the online public consultation prior to the original submission in December 2023. The design has also amended in line with comments raised during the post-submission consultation, and these are detailed in the DAS Addendum. The external appearance reflects the need to strike the right balance between the site's strategic location within the City Centre, whilst also needing to relate and respond appropriately to the nearby heritage assets and the architectural vocabulary of the area.

Summary

- 12.11 In summary, the Proposed Development has formed part of an extensive design process to create an overall high-quality development with a well-designed environment that will contribute to the quality of life of those who use the buildings.

13. MCC Core Strategy

- 13.1 As stated in Chapter 2 of this Statement, Policy EN2 of Manchester City Council's Core Strategy (2012) provides local guidance relating to tall buildings. This Policy includes a list of criteria for which must be met in order for the local planning authority to support a proposal for a tall building.
- 13.2 This section of the Tall Building Statement provides an assessment of the scheme, against the criteria included within Policy EN2.

Assessment

- 13.3 The first requirement for an application for a tall building to be supported by Manchester City Council is the proposal being "of excellent design quality". Chapter 7 of this Tall Building Statement, the Design and Access Statement and the DAS Addendum, demonstrates that the proposal has been carefully designed to create a first-class hotel development which responds positively to its surroundings.
- 13.4 The second requirement of Policy EN2 is that tall buildings should be "appropriately located". As established within Chapter 2 of the Supporting Planning Statement, the site comprises a highly sustainable location within close proximity of existing transport infrastructure. The Manchester Core Strategy supports the development and regeneration of this site as part of the ongoing improvement works to the area, as well as providing additional residential accommodation and ground floor active frontage in the Regional Centre in line with strategic priorities. Planning consent has previously been granted on the site in 2013 and 2019 for two hotel developments which were also classified as tall buildings. On this basis, MCC has accepted that a tall building is acceptable on the site. The Core Strategy fully supports the development and regeneration of the application site and is an important material consideration in the determination of this planning application. Furthermore, the Proposed Development provides an opportunity to regenerate a site with a high-quality scheme in a key location, positively contributing to place making. This site is therefore an appropriate locations for taller and higher density development as it is sustainably located to reduce the need to travel.
- 13.5 The third requirement for an application for a tall building to be supported is that it should "contribute positively to sustainability". Sustainability has been a significant driver in the design of the proposed development, with the Applicant seeking to champion sustainable construction practices and minimise their environmental impact. Sustainability and wellbeing has been central to the design proposal with the overarching objective to deliver the UK's most sustainable tower and 'Whole Life Net Zero Carbon' aparthotel, with the ambition for the development to become a highly sustainable gateway building into Manchester city centre that both draws international recognition and inspires and educates the public on the environment and sustainable lifestyles.
- 13.6 This proposal is supported by an Energy Assessment , produced by Waterman which evidences that the proposal includes a range of sustainable design features. The proposals reviewed within this statement for the room2 scheme will therefore deliver a highly energy efficient and sustainable development and should be considered to

accord with the sustainability element of the criteria for tall buildings to be supported by MCC. Also as previously mentioned, the site is extremely well located to a range of sustainable modes of transport.

- 13.7 Policy EN2 also requires proposals for tall buildings to contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance. As outlined within the DAS and Planning Statement Update, the height of the building is considered acceptable (with the principle of a tall building on the site previously granted planning consent). Various studies have been prepared and submitted as part of this planning application which confirm that the height is considered acceptable for the City Centre location. The height of the proposed building is considered complimentary to surrounding tall buildings such as 111 Piccadilly Manchester which is adjacent to the site. It is therefore considered a prime location for a building of this scale.
- 13.8 The final requirement in terms of MCC's support for tall buildings is that such development should "bring significant regeneration benefits". An Economic and Benefits and Regeneration Statement has been submitted alongside the planning application which includes detailed statistics on the economic benefits of the Proposed Development. Overall, it is estimated that the scheme could deliver 86 FTE jobs in construction phase, 66 FTE once operational – once operational it will also deliver c. £1.84m per annum in GVA and c. £520,000 per annum in business rates payments.
- 13.9 The redevelopment of the site for a hotel development with public amenity uses will ensure that the Grade II listed building, and a vacant area of previously developed land is brought back into use. The redevelopment of the site would constitute the effective use of land, making an important and positive contribution to the regeneration of the Piccadilly area, whilst significantly enhancing the wider streetscape and visual appearance.
- 13.10 As demonstrated above, the proposal therefore meets the five requirements included within Policy EN2 of the Manchester Core Strategy. Therefore, the proposal aligns with local planning policy with regards to tall buildings, as such its proposed height should be positively considered.

14. Summary and Conclusions

- 14.1 This Tall Building Statement has been prepared in support of a full planning application for a aparthotel development at 12 and 14 - 16 Piccadilly, Manchester.
- 14.2 The application proposes the development of a new 34 storey, 251-bedroom aparthotel. The full description of development on the planning application form is:

"Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor), to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b))."

"Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor), to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b))."

- 14.3 This statement has assessed the proposals against the principles of Historic England's Advice Note 4: Tall Buildings (2022), the evaluation criteria set out in the 'Guidance on Tall Buildings' document prepared by CABE / English Heritage (now Historic England) (2007) and Policy EN2 of Manchester City Council's Core Strategy.
- 14.4 It has been demonstrated that the Proposed Development presents a carefully considered, new build development and sensitive listed building restoration which protects and enhances key views and heritage assets, and complements the character, quality and local distinctiveness of the Regional Centre and Piccadilly area.
- 14.5 The Proposed Development will deliver a high-quality building on what is currently a 'gap site' and bring a Grade II Listed Building back into active use. The proposed hotel scheme will create the right first impression for visitors arriving to Manchester from Piccadilly Station.
- 14.6 The Proposed Development will secure the beneficial re-use of the Listed Building on the site, and therefore its future upkeep and maintenance. It will allow the building's value as a heritage asset to be protected and utilised in a positive way for the good of the City. The proposed use as a hotel will mean that much of the Listed Building will be open to public and can be fully appreciated. Its active use and prominent entrance onto the street will allow the building to assert its presence into the street scene to a much greater extent than at present. This will have a significant impact in terms of lifting and revitalising the area.
- 14.7 The existing site currently detracts from the environmental quality of the area and the setting of the Grade II Listed Building on Site and has been acknowledged as being in need of redevelopment. The layout has been carefully considered and tested, and has been developed to pick up on the site geometries, aspects, and focal points of this key area, resulting in a building which is massed to reflect the wider mix of urban forms.
- 14.8 Furthermore, the scheme has been assessed in terms of the additional criteria included within the CABE and English Heritage (2007) Tall Buildings Guidance, and has been shown to be wholly acceptable in terms of:

- Sustainable design and construction
- Credibility of design
- Contribution to public space and facilities
- Contribution to permeability; and
- Creation of a well-designed environment

14.9 Finally, in terms of an assessment of the Room2 scheme against the criteria included within Manchester City Council's Core Strategy Policy EN2, the proposal has been evidenced to meet the 5 requirements for the local planning authority to support this planning application.

14.10 Overall, the Proposed Development represents a high-quality sustainable form of development which will deliver significant regeneration benefits. The scheme proposals accord with the Development Plan. It has also been demonstrated that the proposals have met the Historic England / CABE criteria as outlined in this Tall Buildings Statement. It has been demonstrated that the proposed height should be considered acceptable in planning terms.

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