

Heritage Assessment | Addendum

Upper Brook Street, Manchester

October 2023

Introduction

1. A full planning application for redevelopment of land at Upper Brook Street was validated by Manchester City Council (MCC) on 4 August 2023 (application reference: 137401/FO/2023). A Heritage Assessment ('the original Heritage Assessment') was prepared in connection with that application and was a technical appendix to a Built Heritage Chapter of the submitted Environmental Assessment (ES) (Appendix 7.1 to Chapter 7). This Addendum should be read in conjunction with the original Heritage Assessment, the original Chapter 7 and the Addendum Built Heritage Chapter.
2. The scheme amendments are described in Chapters 1 to 5 of the ES Addendum. The revised description of development is as follows:

"Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works."

Previous Conclusions

3. The original Heritage Assessment identified heritage assets with potential to be affected by the Proposed Development, as it was then and assessed their significance and setting, including the contribution made by the Site. It assessed the impact of the submitted proposals on the significance of these assets. The following was concluded in relation to impact on the grade II* listed **Former Unitarian Chapel**:

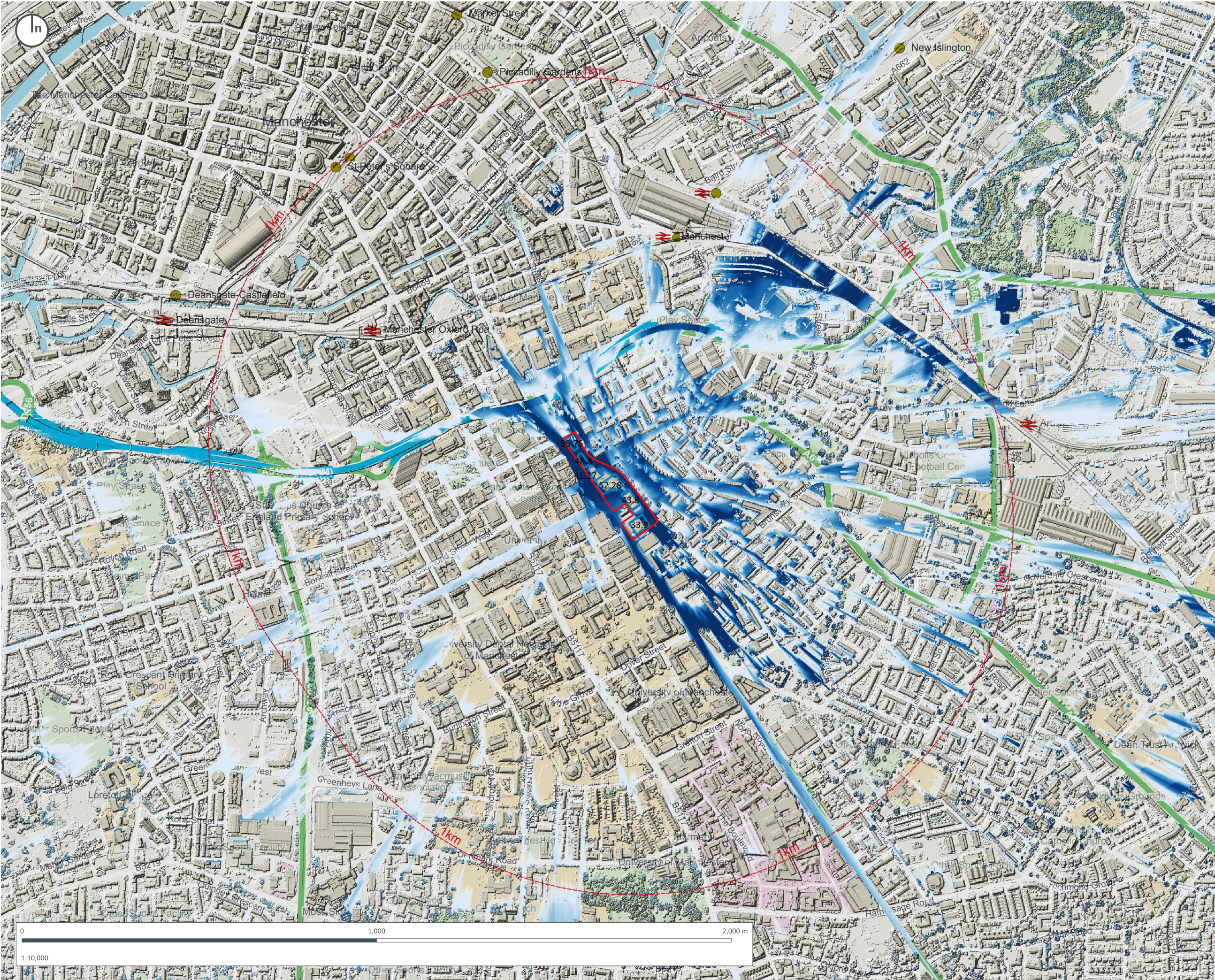
"Overall, there will be combination of positive and negative effects on the Former Unitarian Chapel. The addition of buildings of the height, scale and mass proposed and in excess of the Chapel is considered to cause some harm to the significance of the listed building by reducing its prominence and causing a degree of distraction and conflict. However, the existing compromised setting of the asset must be taken into consideration, and this impact is tempered by the quality of the design and materials of the Proposed Development and the way in which it responds to its context. There are also positive effects arising from the creation of high quality public realm that will enhance the setting of the Chapel and encourage greater interaction with it. It will continue to be the only historic building in this section of Upper Brook Street and will retain a degree of distinction due to its architectural interest, legible historic interest and the contrast of its stone built construction, alongside its larger modern neighbours. It is concluded, on balance, that the level of harm caused to the former Chapel would be 'less than substantial' and of a moderate level."

4. Although a distinctive building, and increasingly so given its changed setting and context, the grade II **Mawson Hotel** is not a landmark or intended to have such distinction or prominence that competing development would automatically diminish its significance. Overall, given the limited contribution its setting makes, and the existing presence of modern buildings of increased height and scale within the setting of the listed building, it was not considered that, although clearly visible, the Proposed Development would harm the significance of the pub. Its historic and architectural interest would continue to be clearly appreciable against a backdrop of taller buildings of varying heights, increasing in height towards the city centre.
5. It was concluded that the Proposed Development would be clearly visible from Grosvenor Street, in the vicinity of the grade II listed **Oddfellows Hall** and **94-98 Grosvenor Street** and would introduce a new scale of development not previously experienced and prominent in views, particularly from the eastern extent of Grosvenor Street. It was considered that this change to the character of the setting of these assets and the visual impact created by the development would be pronounced and would cause a degree of harm to the significance of the two listed buildings. The orientation of the listed buildings and the way in which they are experienced and appreciated meant that the level of harm caused was 'less than substantial', low in the case of Oddfellows Hall, and very low in the case of Nos 94-98 Grosvenor Street, due to the nature of their significance and orientation.
6. Although clearly visible from the setting of the **Adult Deaf and Dumb Institute (Former)** and the **Former Grosvenor Picture Palace** (both Grade II Listed), it was not considered that the Proposed Development, due to distance and level of separation, would detract from the ability to appreciate or experience the historic or architectural interest of the two listed buildings. Their significance would be sustained.
7. Both the **Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University** and the **Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design** (both Grade II Listed) have a formal relationship with Grosvenor Square and face northwards. Due to distance and degree of separation, in combination with the already mixed setting of these assets, it was also concluded that there would be no harm to the significance of these assets.
8. A verified view illustrated that the tallest building (Block A1) would be visible from the grade II **listed buildings at Ardwick Green**, beyond existing trees and above the roofscape of existing lower intervening buildings and would be the only building extending to this height and visible from the setting of the listed buildings. It would however be viewed at a distance and, due to orientation of the listed buildings, and the way in which their significance is experienced and appreciated, it was not considered that the Proposed Development would diminish their significance.
9. It was not expected that the Proposed Development would influence the character and appearance of the **Whitworth Street Conservation Area**, to the extent that the significance of the designated area would be diminished or harmed. It was not considered that the presence of the Proposed Development, in views southwards, would challenge the prominence of landmark buildings of the conservation area or be harmful to the overall significance or character of the designation.

Review of Revised Proposals

10. The reduced height of Block A1 will reduce the visual impact of the Proposed Development and a Zone of Theoretical Visibility (ZTV) (attached at Appendix 1) and revised verified views (attached at Appendix 6.1a of the ES Addendum) have been prepared to illustrate the extent of visibility.
11. Overall, however, it is not considered that this reduction in height, in combination with the other scheme amendments, would change the conclusions previously reached. The following conclusions are unchanged:
 - There would be 'less than substantial' harm to the significance of the grade II* listed **Former Unitarian Chapel**, of a moderate level.
 - There would be no harm to the significance of the grade II listed **Mawson Hotel**.
 - There would be 'less than substantial' to the significance of **Oddfellows Hall** and **Nos 94-98 Grosvenor Street** (both grade II listed), low in the case of Oddfellows Hall, and very low in the case of Nos 94-98 Grosvenor Street.
 - There would be no harm to the significance of the **Adult Deaf and Dumb Institute (Former)**, the **Former Grosvenor Picture Palace** (both grade II listed), the **Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University**, the **Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design** (both grade II listed), the grade II listed buildings at **Ardwick Green**, or the **Whitworth Street Conservation Area**.

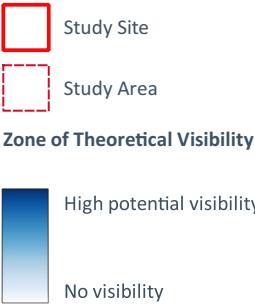
Appendix 1 | Zone of Theoretical Visibility (ZTV)



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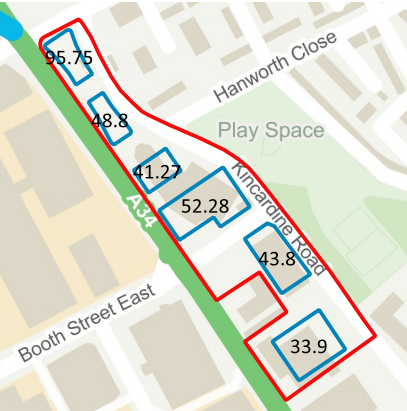
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Notes:-

This viewshed was created using Lidar data from the National Lidar Programme, available from the Environment Agency. The most recent data to cover this area is from 2022. This was captured as a Digital Surface Model (DSM) at a 1m resolution. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:

Alliance UBS Limited

PROJECT:

Upper Brook Street, Manchester

DRAWING:

Zone of Theoretical Visibility

PROJECT NUMBER:

PROH3017

DRAWING NUMBER: GIS_101

CHECKED BY: KL

REVISION: 1.0

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