



APPENDIX A:

ADDENDUM HERITAGE
STATEMENT: UPDATED VISUAL
IMPACT ASSESSMENT



18 July 2023

**ST MICHAEL'S - ADDENDUM HERITAGE STATEMENT:
Updated Visual Impact Assessment**

1.0 Introduction & Background

Further to the S73 applications in 2019, 2021, and 2022, changes have been made as part of the post-planning detailed design process and additional assessment is required to understand the potential impact these design changes could have on the historic built environment.

Summary of the proposed external changes are as follows: -

- Addition of 2 storeys of residential apartments,
- Reconfiguration of ground floor, basement 01 to accommodate changes in cycle and residential bin provision,
- Amendments to Basement 02 level to revise internal layout, and
- Amendments to Level 06 to revise internal layout.

Due to the nature of the changes to the design of the proposed development, which are minor/ localised in nature, views 22, 23, 25, 27, and 28 will be reassessed - all other views have been discounted due to the fact the changes would not be visible.

This addendum impact assessment should be read in conjunction with additional information from Hodder & Partners, WSP and Zerum, alongside the original reports from 2017 (see: SLHA's reports, *St Michael's – Heritage Report: Significance* (November 2017), and *St Michael's – Heritage Report: Impact Assessment* (December 2017), and SLHA's 2019, 2021, and 2022 HIA Addenda.

2.0 Addendum Impact Assessment

The addendum VIA presents the previous assessment, within the 2017 Impact Assessment, and the updated scheme.

View 22

2017 Assessment:

Magnitude of Impact: High

Overall Impact: Moderate Adverse

The proposed development is highly visible from this view, becoming the focal point of the view and creating a clear juxtaposition between old and new built form.

This view presents the proposed central tower almost in its entirety, and although this creates a varied and dynamic skyline, it presents a view which is at odds with the established historic streetscape and settings of the Grade II listed Meeting House.

The proposed development will affect the character and appearance of the St Peter's Square Conservation Area from this viewing place, and will create a 'wall' like eastern boundary to the Deansgate/Peter Street Conservation Area, with views looking west into it being clearly dominated.

Due to the robust scale of the two Grade II listed buildings and their positions either side of Library Walk, their settings will be largely maintained. However, the character of the Library Walk will be affected by the reduction in sky and dominance of the proposed development.*

Although the retention of the former Police Station building forms a positive element to the scheme, which partly conceals the new buildings at street level, it is considered that the understanding and appreciation of the heritage values of the Grade II Friends Meeting House will be eroded to a clearly discernible extent, and consequently, the overall impact of the Proposed Development will be moderate adverse.

2023 Revised Scheme Assessment:

Comparing Figures 1A and 1B demonstrates that the changes to the proposed tower element are largely indistinguishable from the 2017 scheme and the main impact remains the alteration of the historic skyline. Consequently, the impact will remain as moderate adverse.

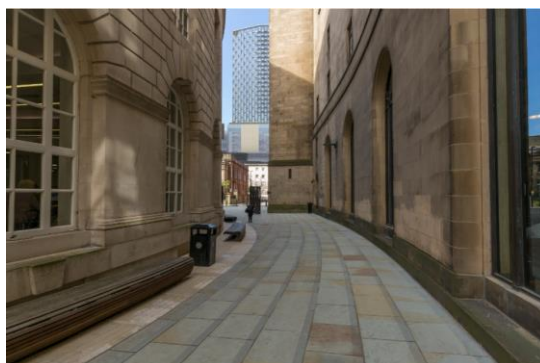


Figure 1A, left. View 22 2017 proposals

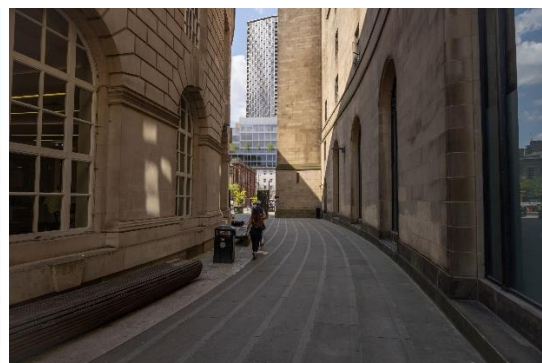


Figure 1B, right. View 22 revised proposals, 2023

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View 23

2017 assessment:

Magnitude of Impact: Negligible

Overall Impact: Negligible

The proposed development will only be partially glimpsed above the roofline of the Central Library. The chosen viewpoint presents the point at which the proposed development will be seen at its greatest; the proposed development will not be visible in kinetic views, moving west towards the Library, from this viewpoint.

2023 Revised Scheme Assessment:

Comparing Figures 2A and 2B illustrates that, as in 2017, the proposed development will only be slightly visible above the roofline of the Central Library at this point. The revised proposal when viewed at this viewing point is almost the same as the approved proposals and there will be no change to impact. The overall impact will therefore remain negligible.



Figure 2A, left. View 23 2017 proposals



Figure 2B, right. View 23 revised proposals

View 25

2017 assessment:

Magnitude of Impact: High

Overall Impact: Moderate Adverse

The proposed development will be highly visible in this view, providing a new backdrop to the tower of St Ann's Church. Although the proposed development will still be read as being in the background, behind the tower of St Ann's Church, and part of the contemporary skyline, the height, form and massing will have a moderate adverse impact on the ability to understand and appreciate the architectural form of the church.

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2023 Revised Scheme Assessment:

Comparing Figures 3A and 3B demonstrates that the changes to the proposed tower element are largely indistinguishable from the 2017 scheme and the impact will remain as moderate adverse.



Figure 3A, left. View 25 2017 proposals



Figure 3B, right. View 25 revised proposals

View 27

2017 assessment:

Magnitude of Impact: High

Overall Impact: Moderate-to-Major Adverse

From this view, the proposed development is highly visible, as both the high-rise and low-rise portions are seen. Whilst the scale, mass and materiality of the lower eastern end of the proposed development remains subservient to the group of heritage assets that enclose the square, the tower element sits directly behind the Grade I listed Albert Memorial, which is a highly visual intrusion. However, as discussed above, this is not the best location in which to understand or appreciate the setting of the Grade I listed Albert Memorial and kinetic views, moving south-west across the square towards the subject site, will lessen the visual prominence of the proposed development and better reveal the heritage values of the Albert Memorial and its group value.

Confirmed cumulative schemes are shown in green wireline form within this view. It is considered that the cumulative impact of the confirmed schemes would not be significant in this instance, nor would they affect the outcome of the above assessment.

2023 Revised Scheme Assessment:

The revised viewpoint is positioned at a slightly greater distance from the Memorial, giving a greater appearance of change than in actuality. The changes to the proposed tower element are largely indistinguishable from the 2017 scheme and the impact will remain moderate-to-major adverse.



Figure 4A, above. View 27 2017 proposals

Figure 4B, below. View 27 revised proposals



View 28

2017 assessment:

Magnitude of Impact: Medium

Overall Impact: Minor Adverse

A portion of the tower element of the proposed development will be visible within this view, set behind the existing modern commercial buildings on Mount Street. Whilst not visually intruding on the settings of the Central Library or Town Hall Extension, the proposed scheme will have a minor visual impact on the setting and appreciation of the Midland Hotel, and the overall historic character of St Peter's Square and the Conservation Area, by visually intruding on the principal elevation and prominence of the building within the streetscape.

2023 Revised Scheme Assessment:

Comparing Figures 5A and 5B illustrates that, as with the 2017 scheme, the changes to the proposed tower element are largely indistinguishable and the impact will remain as minor adverse.



Figure 5A, left. View 28 2017 proposals



Figure 5B, right. View 28 revised proposals

3.0 Conclusion

It will be clear that the amended proposals will not affect the conclusions of the 2017 Heritage Impact Assessment or the accompanying ES Chapter.

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