SECTION 73

ADDENDUM TO THE STATEMENT OF COMMUNITY INVOLVEMENT

NOVEMBER 2022

This statement was submitted with the original planning application, as revised in December 2017, and was resubmitted as part of the section 73 applications in November 2019 and September 2021. It has not been altered as part of this section 73 application.

St. Michael's Mixed-Use Development

Addendum to the Statement of Community Involvement

November 2017

counter context

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1. Executive Summary

This Statement of Community Involvement Addendum has been prepared by Counter Context Ltd on behalf of the Applicant, Jackson's Row Developments Ltd. It reports on the additional public consultation that has been undertaken with local communities concerning revised proposals for a new landmark mixed-use development in Manchester City Centre.

The St. Michael's Mixed-Use Development Statement of Community Involvement (January 2017), hereafter referred to the 'SCI', was originally registered in January 2017. Since then, the proposals for St. Michael's were significantly revised and the planning application was paused. Revised development proposals are now being submitted to amend the current planning application. This Addendum to the SCI, hereafter referred to as 'the Addendum', reports on the additional public consultation on the design response that has since been undertaken.

The consultation strategy was designed to reflect guidance within Manchester City Council's Statement of Community Involvement and the National Planning Policy Framework (NPPF).

The additional public consultation centred on two public exhibitions that were held on Wednesday 12 July and Wednesday 23 August 2017. Feedback could also be provided throughout July and August 2017. During this period, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- Emails sent to identified stakeholders and consultees who have provided their email addresses to the Consultation Team.
- Consultation postcards sent to 723 nearby residential and business addresses.
- Adverts placed in the Manchester Evening News during the consultation.
- Two public exhibitions to give people the opportunity to discuss the proposals with members of the Project Team and view the plans, including viewing a model of the development.
- A project-specific website, which included digital copies of the exhibition display boards and contact details for the Consultation Team.
- A project-specific email address for members of the public to send feedback and make enquiries.
- A dedicated telephone information line for people to ask questions and provide their feedback.

In total, 608 people attended the public exhibitions and 301 written consultation responses were submitted over these days. Additional feedback was received through emails. The feedback received considered a wide variety of aspects of the proposals. The main areas of interest related to:

- Regeneration of the site.
- The heritage of existing buildings on the proposed development site.
- The height of the proposed buildings and their impact on the cityscape.
- The proposed new public realm.
- The interaction of the proposals at street level.

All feedback received during the consultation has been considered by the Project Team throughout the development of the proposals. Section 6 of this SCI explains how issues raised by consultation respondents have been comprehensively addressed and where more detailed information about each of these issues can be seen within the planning application documentation.

2. Introduction

2.1 Development Overview

St Michael's will deliver a landmark scheme of the highest quality positioning it as one of the premier destinations at the heart of Manchester City Centre, located at a key interface between a number of the most successful city centre areas and emerging regeneration opportunities. Overall, the site's locational attributes mean it is ideally placed to deliver this mix and quality of uses.

Overview of the Proposed Scheme

The Proposed Scheme consists of two mixed use blocks, known as Blocks A and B, located around a new ground floor public square. Block A is located to the west of the Site, it will be formed of 6 storeys which act as a podium for a new tower consisting of an additional 33 storeys. Block B is located to the east of the Site. It is 10 full storeys high whilst incorporating the existing Southmill Street Façade of the former Bootle Street Police Station. These blocks will principally accommodate:

- Up to 189 residential units across the upper twenty-one floors within the Tower in Block A. The residential offer within these apartments will be above what is typically delivered as 'high end' in Manchester City Centre. This is in recognition of an identified need for 'Executive' level housing in the city centre.
- Up to 216 bed capacity 5* hotel within the first twelve storeys of the Tower in Block A which will offer an unrivalled level of service within Manchester City Centre.
- A 30-room boutique hotel within the existing Police Station in Block B.
- 147,000 sq. ft. of Grade 'A' office accommodation across nine storeys within Block B.
- The existing Reform Synagogue will be accommodated within the proposals within Block A.
- Ground floor commercial units that will activate the base of the buildings and promote active frontages. 90% of the perimeter is an active frontage.
- New high quality public realm that will become a focal point for activity and allow accessibility through the site.
- The retained Sir Ralph Abercromby Pub will remain in its current location.

2.2 Purpose of this Addendum to the Statement of Community Involvement

This Addendum has been prepared by Counter Context Ltd on behalf of the Applicants, to accompany the SCI submitted in February 2017. It provides:

- An account of the additional consultation undertaken with local residents and stakeholders regarding the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

The Applicant recognises the high level of public interest in this particular scheme and the appetite of local people and organisations to contribute to the development of the proposals. Local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicant or consultant team; in many cases resulting in a stronger set of proposals.

There has also been extensive consultation with a range of technical and statutory bodies during the consultation process. This is reported on in other accompanying planning documents, and is not reported on in this SCI.

3. Further Public Consultation (July – August 2017)

A planning application for the St. Michael's mixed-use development was registered in January 2017. This was put on hold in March 2017, and work has been done to revise the proposals.

In July and August 2017, public consultation was undertaken on the revised proposals for St. Michael's.

The consultation strategy was designed to reflect guidance within Manchester City Council's Statement of Community Involvement and the National Planning Policy Framework (NPPF).

The additional public consultation centred on two public exhibitions that were held on Wednesday 12 July and Wednesday 23 August 2017. These events were publicised through a variety of means that included consultation postcards, local newspaper advertising and email.

Feedback could also be provided throughout July and August 2017. During this period, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback.

Details of the consultation channels and opportunities for interested parties to participate in the process are described in Sections 3.1 to 3.5 of this report.

Consideration of the feedback received through the consultation channels is demonstrated in Section 4 of this document.

3.1 Finding Out More and Providing Feedback

Project Website

The project-specific website (www.st-michaels.com) was updated during the consultation. The consultation displays from the two public exhibitions were available to download from the website. The Consultation Team contact details were also publicised on the website.

A screenshot of the project website is displayed as Figure 1.

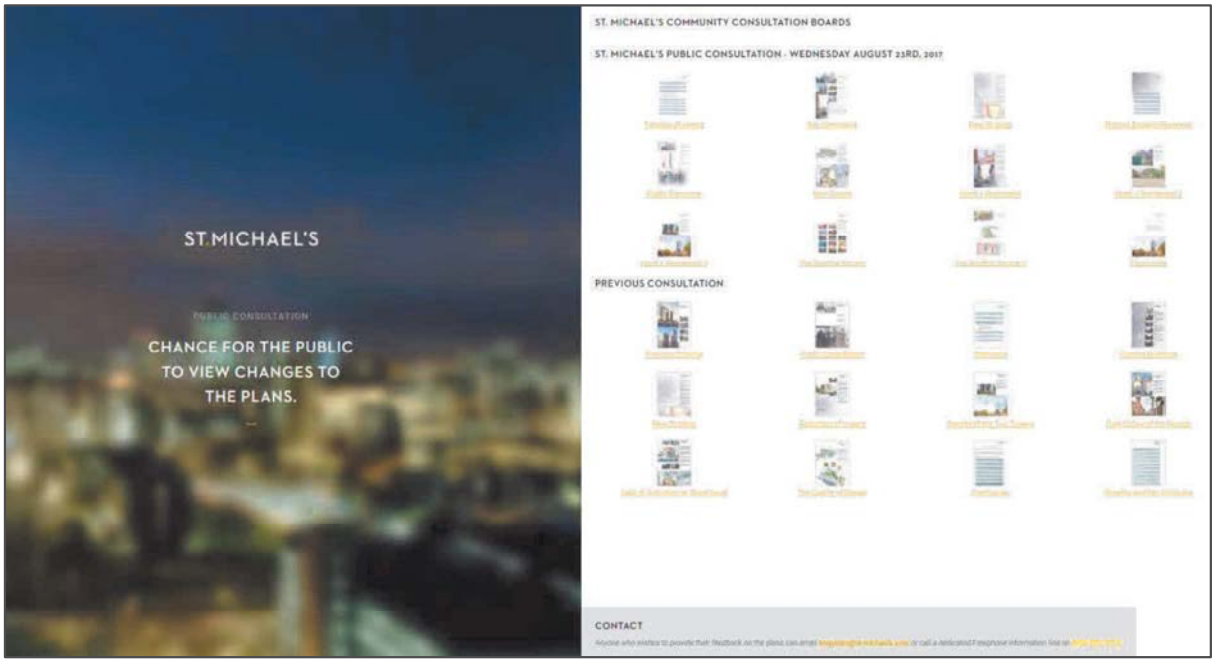
Project Email Address

A project-specific email address (enquiries@st-michaels.com) was available for interested parties to submit comments, feedback, or queries to the Project Team. The email account was monitored on an ongoing basis. Enquiries were responded to and feedback received was considered by the Project Team.

Project Phoneline

A project-specific Freephone information line (0800 032 5725) was available for members of the public to call to raise enquiries and submit feedback.

Figure 1: A screenshot of www.st-michaels.com (taken on 01/09/2017)



3.2 Consultation Postcards

Consultation postcards were sent to an identified distribution area that included 723 residential and business addresses. This distribution area is displayed as Figure 2.

Consultation postcards were produced and distributed ahead of each public exhibition to notify local residents and stakeholders of the event details. The postcards also publicised the available channels for finding out more information, namely the project website, the dedicated email account, and the Freephone information line.

The first consultation postcard was distributed on the 06 July 2017, and is provided as Appendix 1.

The second consultation postcard was distributed on the 14 August 2017, and is provided as Appendix 2.

Figure 2: Consultation postcard distribution area (Image courtesy of Google Maps 2017)

3.3 Consultation Emails

During the pre-application consultation, consultees were invited to provide a contact email address to the St. Michael's Consultation Team. This was to allow the Applicant to keep interested individuals updated of project progress.

Emails were sent to identified stakeholders and consultees who had provided their email addresses to the Consultation Team ahead of each public exhibition, to notify them of the event details. The emails also publicised the available channels for finding out more information, namely the dedicated email account and the Freephone information line.

Emails as described above were sent out on 7 July 2017 and 14 August 2017.

3.4 Newspaper Adverts

Quarter page (200mm x 112mm) colour adverts were placed in the Manchester Evening News (MEN) ahead of each public exhibition, to notify local stakeholders of the event details. The newspaper adverts also publicised the available channels for finding out more information, namely the project website, the dedicated email account, and the Freephone information line.

The first newspaper advert was published in the Thursday 6 July edition of the Manchester Evening News. A copy of this advert is provided as Appendix 3.

The second newspaper advert was published in Tuesday 15 August edition of the Manchester Evening News. A copy of this advert is provided as Appendix 4.

3.5 Public Exhibitions

Two public exhibitions were held to provide members of the public with the opportunity to find out more about the development proposals and submit their feedback.

The public exhibitions were held at well-known and accessible venues in close proximity to the application site.

3.5.1 Public Exhibition on Wednesday 12 July 2017

The first public exhibition was held on Wednesday 12 July 2017 from 11am to 7pm. The exhibition was held at Manchester Central Library, St. Peter's Square. The event was publicised through a consultation postcard, consultation email, press advert, press release and social media.

12 exhibition boards were produced and on display at this event, along with a 3D architectural model of the proposals. These materials provided information about the scheme and the latest visual representations of the designs. Members of the Project Team were present to discuss the proposals with visitors and to answer any questions they may have had. Attendees had the opportunity to complete a written feedback form to provide their comments on the proposals and the exhibition.

The exhibition boards are provided as Appendix 5.

The feedback form is provided as Appendix 6.

A total of 413 people visited the public exhibition held at Manchester Central Library, and 182 feedback forms were completed and submitted on the day.

Photographs of the public exhibition held on Wednesday 12 July 2017 are displayed as Figure 3.

Figure 3: Photographs of the public exhibition at Manchester Central Library on 12 July 2017

3.5.2 Public Exhibition on Wednesday 23 August 2017

The second public exhibition was held on Wednesday 23 August 2017 from 11am to 7pm. The exhibition was held at Royal Exchange Theatre, Manchester. The event was publicised through a consultation postcard, consultation email, press advert, press release and social media.

12 exhibition boards were produced and on display at this event, along with a 3D architectural model of the proposals. These materials provided information about how the scheme design had progressed and displayed the latest visual representations of the proposals. Members of the Project Team were present to discuss the proposals with visitors and to answer any questions they may have had. Attendees had the opportunity to complete a written feedback form to provide their comments on the proposals and the exhibition.

The exhibition boards form this event are provided as Appendix 7.

The feedback form from this event is provided as Appendix 8.

A total of 195 people visited the public exhibition held at Royal Exchange Theatre, and 119 feedback forms were completed and submitted on the day.

Photographs of the public exhibition held on Wednesday 12 July 2017 are displayed as Figure 4.

Figure 4: Photograph of the public exhibition at Royal Exchange Theatre on 23 August 2017

4. Consultation Feedback

4.1 Summary of Feedback Received

Throughout the public consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The Freephone information line (0800 032 5725).
- The enquiries email address (enquiries@st-michaels.com).
- The project website (www.st-michaels.com).
- A written feedback form available at the public exhibitions.

In total, 322 formal responses to the public consultation were received. These are broken down into the relevant channels below.

Table 1 – Number of Consultation Responses Received

Feedback method	Number of responses
Email and phoneline	21
Exhibition feedback form	301
Total	**322**

All of the responses received during the consultation period have been considered by the Project Team as they have continued to refine the proposals. Written responses to the consultation are available on request.

4.2 Analysis of Feedback Forms

Comments received through open questions in the feedback forms and by email are summarised and addressed in Section 4.3, in particular Table 2.

The feedback form also asked a selection of closed questions. The responses to these questions are presented in the following graphs.

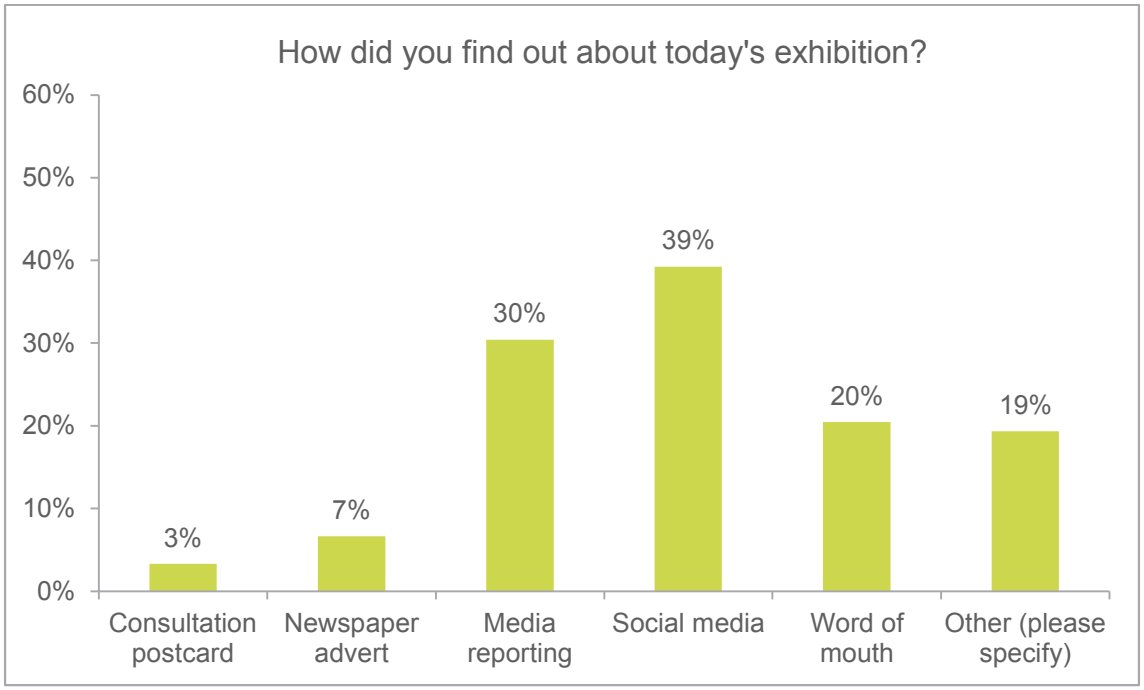
4.2.1 Feedback from the public exhibition on 12 July 2017

182 feedback forms were completed and submitted at this event. A summary and analysis of the multiple-choice questions are presented in this section.

How did you find out about today's exhibition?

181 respondents completed this question.

According to the feedback submitted, social media and traditional media reporting were the most effective channels for notifying individuals of the exhibition. A number of respondents selected 'Other' as their answer to this question. Within this, a number of responses cited the email from the Consultation Team as notifying them of the exhibition.

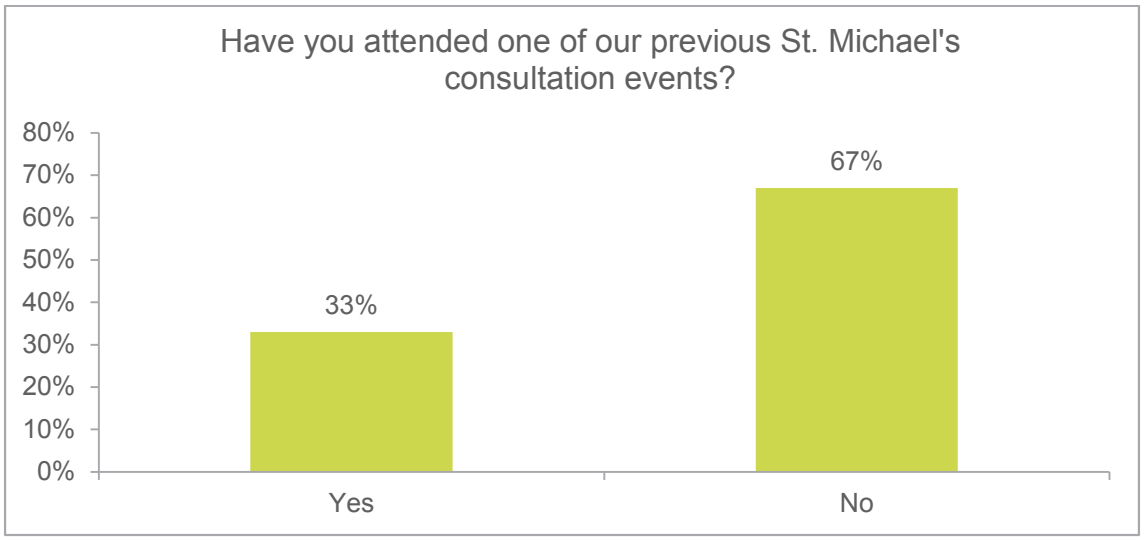


NB: Respondents could logically have been notified of the consultation through multiple channels, hence the response percentages exceeding 100%.

Have you attended one of our previous St. Michael's consultation events?

182 respondents completed this question.

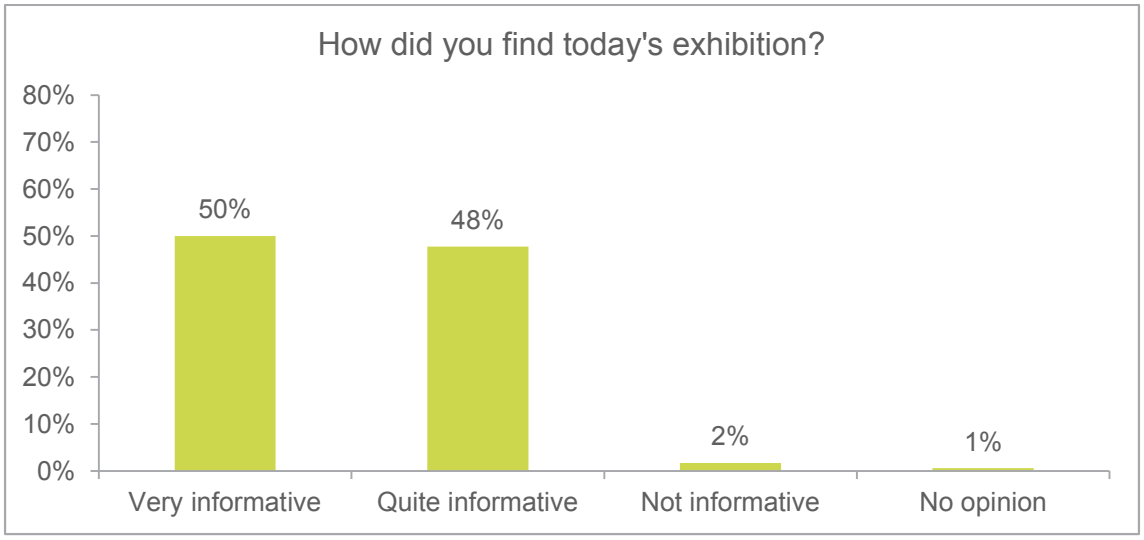
The majority of respondents (67%) hadn't attended a previous consultation event on the St. Michael's proposals.



How did you find today's exhibition?

178 respondents completed this question.

The vast majority (98%) of respondents found the exhibition informative, to varying degrees. 2% of respondents selected 'Not informative'.

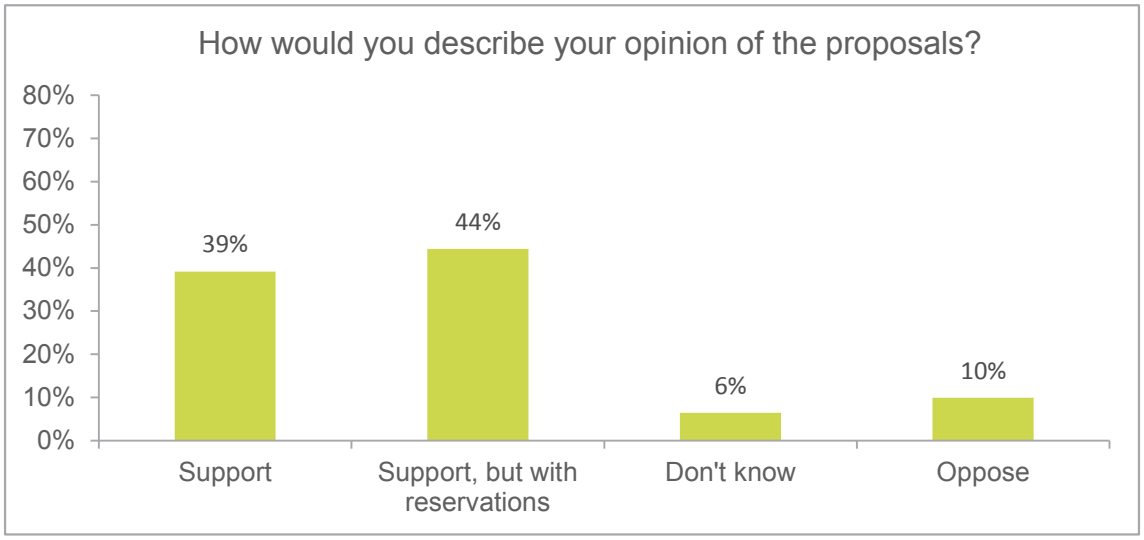


How would you describe your opinion of the proposals?

171 respondents completed this question.

83% of respondents expressed support for the proposals to a varying degree.

10% of respondents expressed opposition to the proposals.

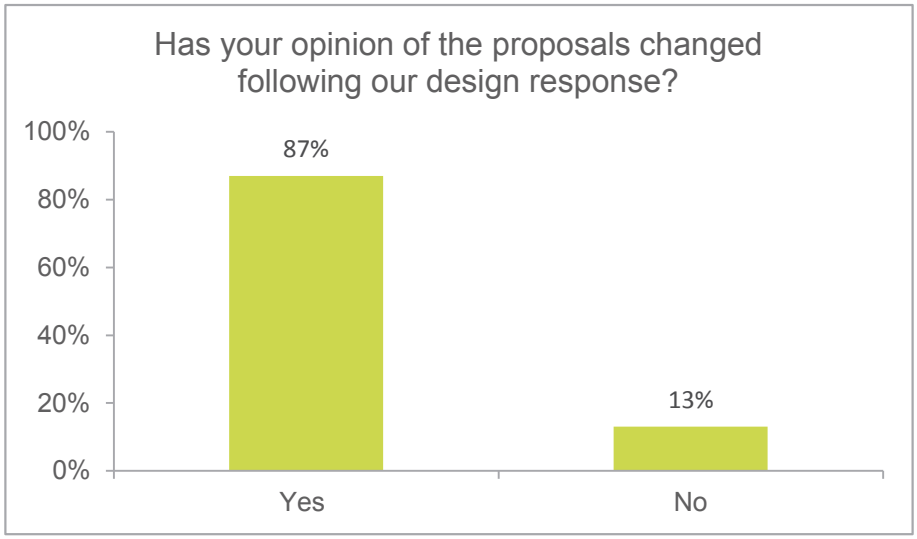


Has your opinion of the proposals changed following our design response?

169 respondents completed this question.

A significant majority (87%) of respondents indicated that their opinion of the proposals had changed following the design response. Respondents who selected 'Yes' to this question were asked to briefly explain how and why their opinion of the proposals had changed.

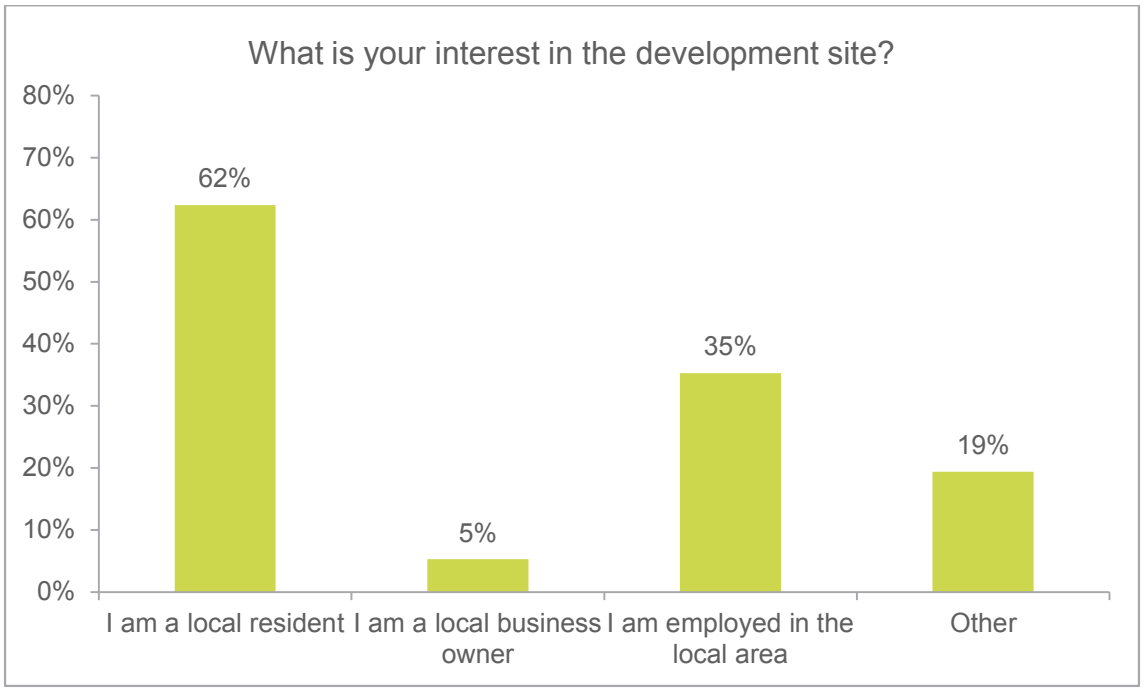
The majority of respondents who responded 'Yes' noted that their opinion had improved. Features of the proposals such as the retention of the Sir Ralph Abercromby Pub and former Bootle Street Police Station, the perceived improved interaction at street level and the proposal of one tall building on the site rather than two were all cited as reasons.



What is your interest in the development site?

170 respondents completed this question.

The majority (62%) of respondents identified as being a local resident.



NB: Respondents could logically select multiple answers to this question, hence the response percentages exceeding 100%.

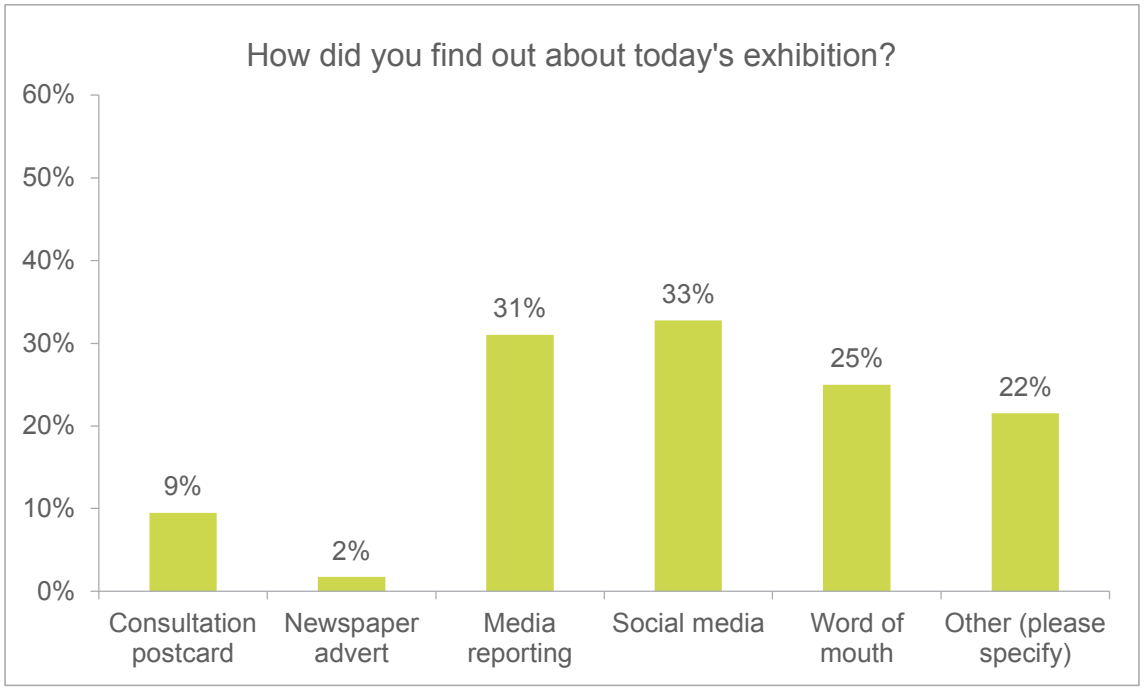
4.2.2 Feedback from the public exhibition on 23 August 2017

119 feedback forms were completed and submitted at this event. A summary and analysis of the multiple-choice questions are presented in this section.

How did you find out about today's exhibition?

116 respondents completed this question.

According to the feedback submitted, social media and traditional media reporting were once again the most effective channels for notifying individuals of the exhibition. Word of mouth and other means also notified a significant number of respondents of the exhibition. Of those who selected 'Other' as an answer, a number of respondents cited the email from the Consultation Team as notifying them of the exhibition.

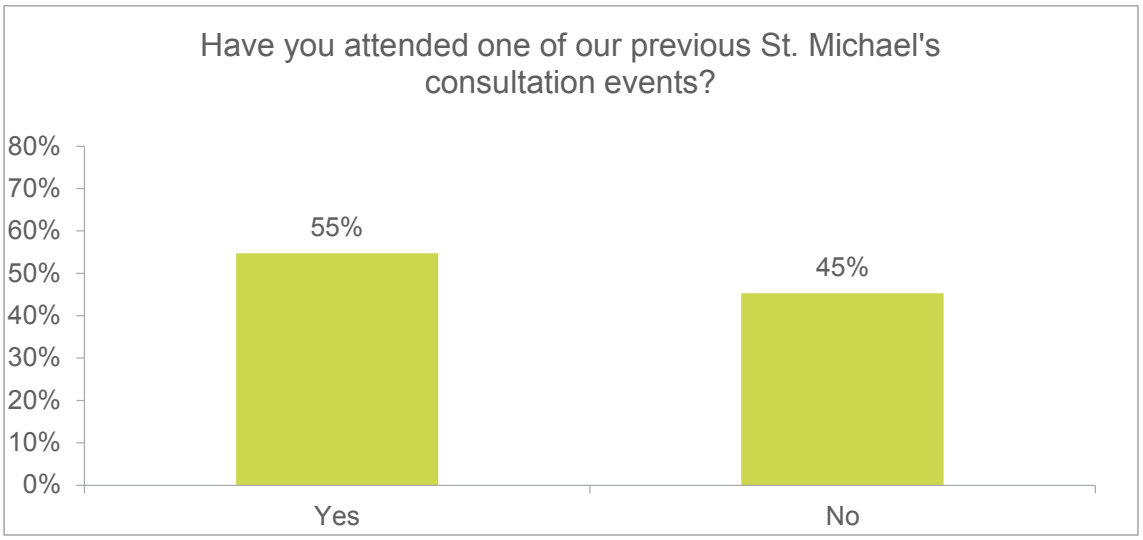


NB: Respondents could logically have been notified of the consultation through multiple channels, hence the response percentages exceeding 100%.

Have you attended one of our previous St. Michael's consultation events?

117 respondents completed this question.

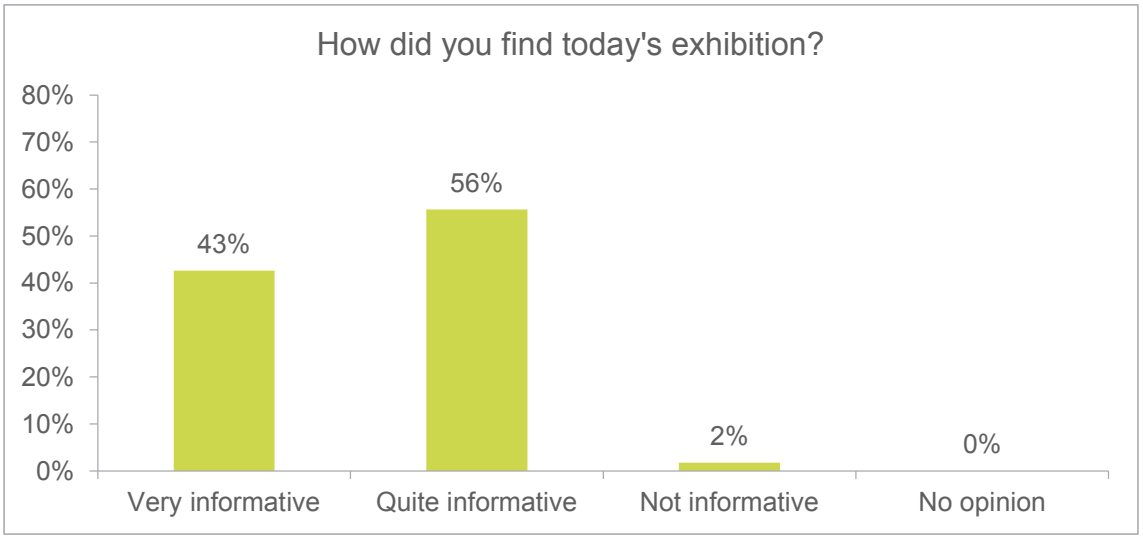
The majority of respondents (55%) had attended a previous consultation event on the St. Michael's proposals.



How did you find today's exhibition?

115 respondents completed this question.

The vast majority (99%) of respondents found the exhibition informative, to varying degrees. 2% of respondents selected 'Not informative'.



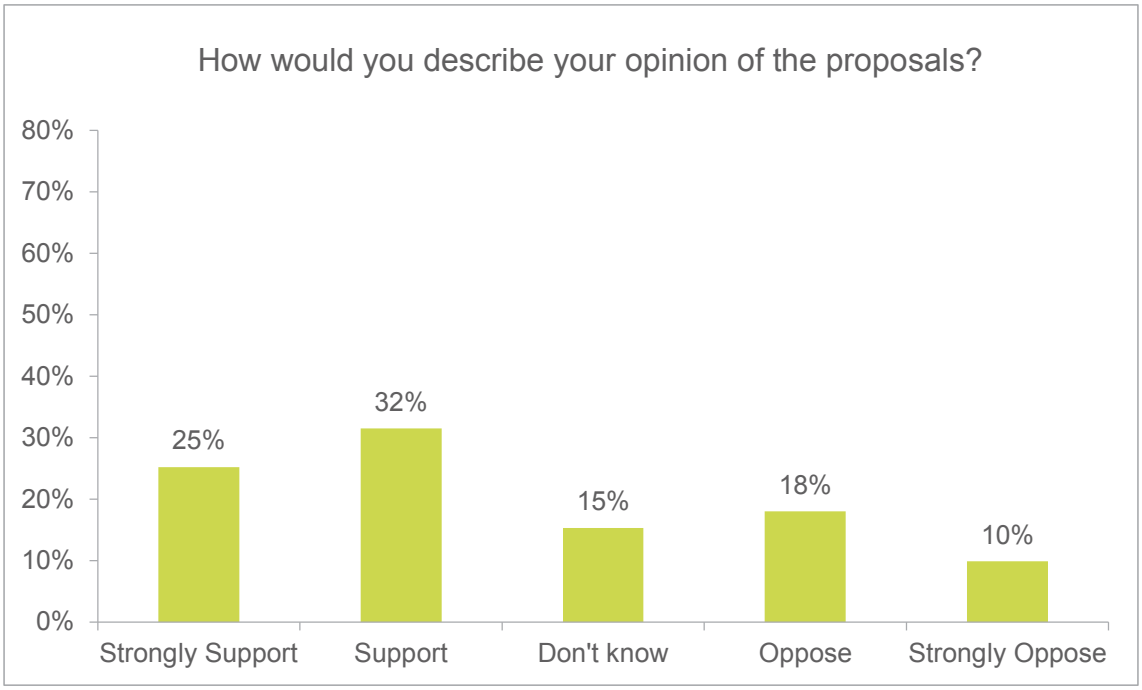
How would you describe your opinion of the proposals?

111 respondents completed this question.

57% of respondents expressed support for the proposals, to a varying degree.

28% of respondents expressed opposition to the proposals, to a varying degree.

15% of respondents selected 'Don't know'.

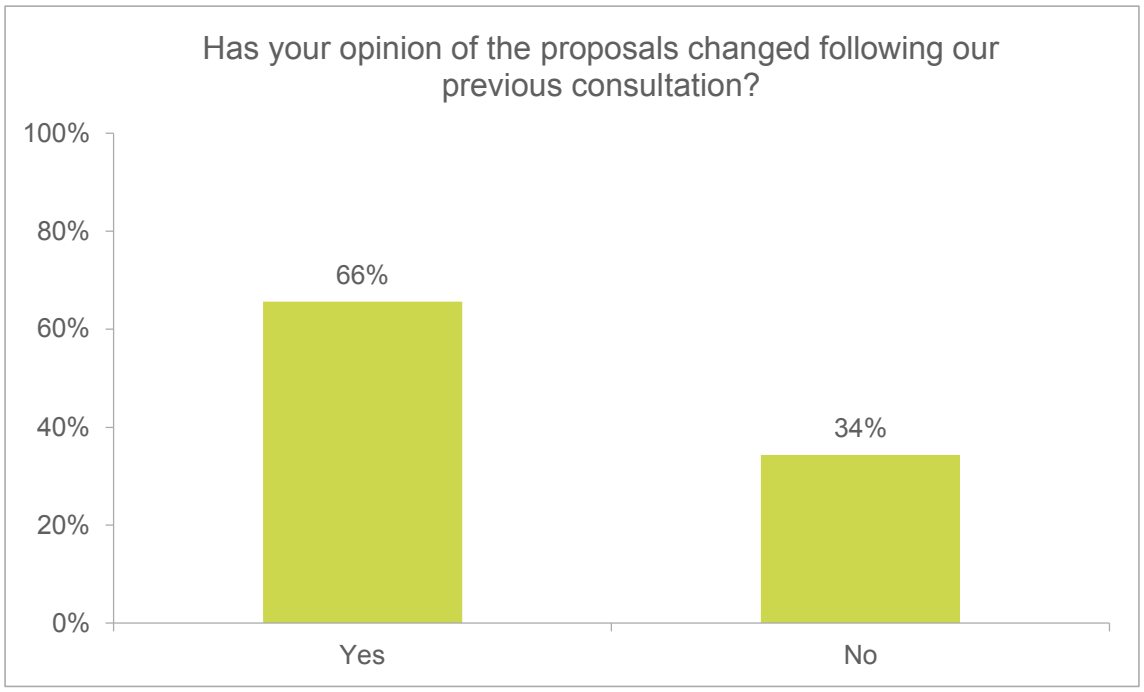


Has your opinion of the proposals changed following our previous consultation?

96 respondents completed this question.

The majority (66%) of respondents indicated that their opinion of the proposals had changed following the design response. Respondents who selected 'Yes' to this question were asked to briefly explain how and why their opinion of the proposals had changed.

The majority of respondents whose opinion had changed noted their opinion had improved. One of the main reasons given for this at this event was the revised tower design and its re-orientation on the site. Some commented that while their opinion had improved, they still were of the opinion that the proposed tower was too tall.

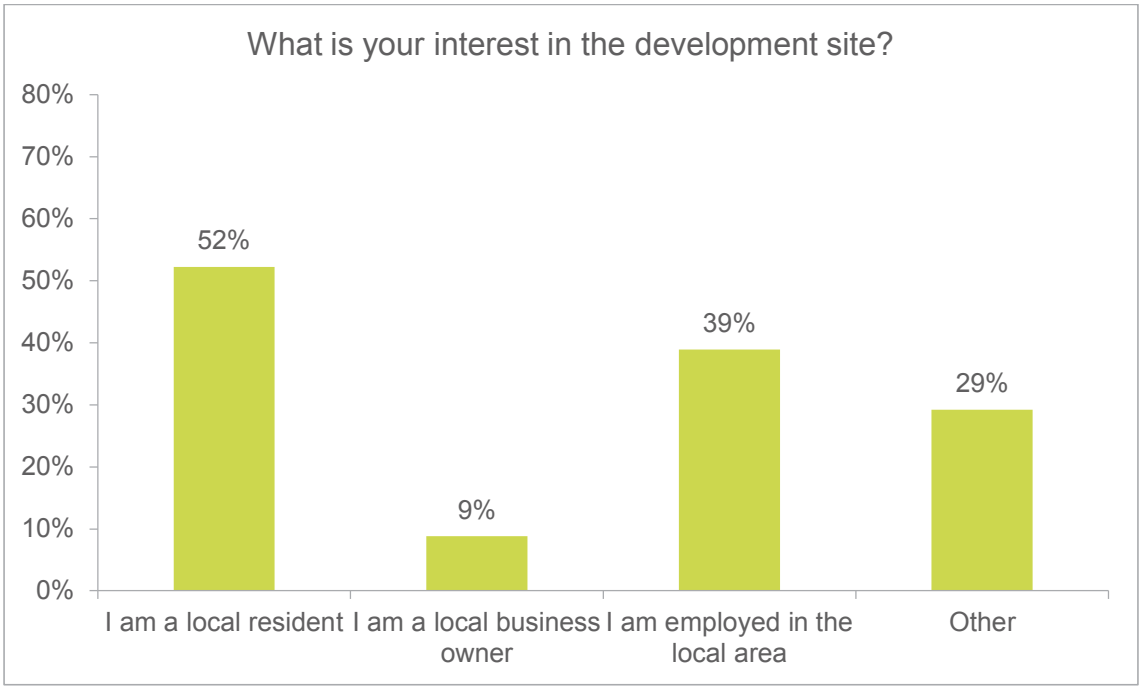


What is your interest in the development site?

113 respondents completed this question.

The majority (52%) of respondents identified as being a local resident. A significant number of respondents identified as working in the area.

29% of respondents selected 'Other' when answering this question. Within these responses, attendees cited interests such as being members of the nearby Friends Meeting House and having an interest in Manchester's development and architecture.



NB: Respondents could logically select multiple answers to this question, hence the response percentages exceeding 100%.

4.3 Main Findings and Consideration of Issues

An extensive summary of the issues raised by members of the local community (through all feedback methods) and how they have been considered and responded to is provided in Table 2 below.

Table 2 – Consultation Feedback

Comment	Response
Development Height	
Comments in support for developing tall buildings within the central core of Manchester to ensure the area remains vibrant and has a dynamic skyline suitable to its importance and reputation.	Noted.
Comment that the massing should be bigger than currently proposed, and that the proposed tower could be taller.	The development of the site needs to carefully balance the regeneration objectives for the site with its heritage setting, comprising non-designated heritage assets on the site, conservation areas and nearby listed buildings. The scheme also needs to balance construction costs against future values. Detailed assessments of the development on townscape, heritage, views, and local climatic conditions have all played a part in determining the overall height and massing of the development. It is considered that the development proposed in its current form maximises public benefits whilst minimising impacts as far as possible.
Comment that the proposed height of the tower is too tall, and should be reduced. Comment that the height of podium closest to the former Bootle Street Police Station façade is too tall and subsequently is overbearing.	
Suggestion that the design form could be reduced in height but wider.	
Concerns raised regarding the impact the tall building may have on Albert Square.	The overshadowing assessment in the ES (Chapter 11) identifies that there will be negligible overshadowing impacts on Albert Square. An assessment of the impacts of the development in townscape, visual and heritage terms from Albert Square, and other key views, is included in the Environmental Statement Chapters 8, 9 and the Heritage Impact Assessment. This includes a modelled CGI view of the development from Albert Square with the Grade I Listed Albert Memorial in the foreground and the proposed tower behind. It could be argued that this represents the 'worst case' view of the proposed development from Albert Square. The assessments conclude that significant visual and heritage impacts will arise as a result of the development within this view. The Heritage Assessment states that 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

Comment	Response
	directly behind the Grade I listed Albert Memorial, which is a highly visual intrusion. However, it goes on to state that this view of Albert Square and the Albert Memorial 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. The impact of the development within this, and other views, will be considered by Members when the application goes to planning committee and it will be taken into the overall balance when determining the application.
Comment that the building is inappropriate for a conservation area.	The Project Team understands that good, high-quality architecture has been important to Manchester's development and has allowed the city to showcase itself. They believe that this must continue. It has been proven by existing schemes that it is possible to create distinctive design that adds to the wider character of an area. This is of particular importance within a Conservation Area where high quality design is paramount. However, this does not necessarily mean that modern design should be discounted. There are numerous examples which demonstrate that a sensitive design can sit comfortably alongside the historic built environment. The Applicant is committed to ensuring that St. Michael's becomes a leading example of this. Historic England, during consultation regarding the evolution of the revised scheme, have commented as follows "The synagogue is not proposed for retention but its loss and replacement with new development enables the creation of a new through route and public square which have the potential to enhance the conservation area. The new masterplan with its commitment to mixed use development and active street frontages is a more positive urban design response, outward looking and engaging with the street. It is therefore welcomed and presents a positive response to our concerns [that wholesale demolition represented

Comment	Response
	substantial harm to the special character and appearance of the conservation area]. (Historic England letter 30th June 2017). Further information can be found in the accompanying Design and Access Statement.
Comment that the proposed site is not the correct location for a development of this scale.	The location for St. Michael's has been identified as a key strategic site for redevelopment. A number of Strategic Regeneration Frameworks (SRF) and masterplans have been adopted, or are emerging, within key areas around St Michael's. An important element to any development at St Michael's will be how it capitalises on adjacent areas, linking key regeneration initiatives and objectives. The area surrounding St Michael's has a very strong regeneration impetus and St Michael's currently stands out as a gap site. The Applicant is committed to achieving the required regeneration of the site in a manner that is sensitive and well-considered. The Regeneration Statement and the Design and Access Statement explain the regeneration objectives for the site and the latter document explains why the scale of development proposed is required on this site in order to provide significant public benefits to the city. Such benefits would not be realised to the same level, or at all, if the development were proposed in a more peripheral location.
Comment that the height of this proposed development would set a precedent for further development on this scale.	There are already numerous planning consents for tall buildings within and around the periphery of the city centre. Each planning proposal is assessed on its merits and given that every site is unique, it does not follow that tall buildings will automatically be considered appropriate in other locations within the city centre.
Concern that the tallest elements of the proposals may be visible in the skyline above Manchester Central Library.	The Applicant acknowledges that, as well as developing spaces that attract people to St. Michael's, the scheme needs to value its location at the crossroads of a number of other regeneration areas and important civic buildings. As such, key views will be respected as part of the design. This has necessitated
Comment that development will intrude on historic landmarks. Request that the proposed	

Comment	Response
development's impact on views of Central Library is given particular consideration.	clear thought into the location of any height within the scheme. The assessment of the impact of the development on key views and heritage assets throughout the city have formed a significant element of the work in the evolving design of the scheme (see the Heritage Impact Statement, Chapters 8 - Townscape and Visual Impact Assessment and 9 – Heritage of the ES, and the Design and Access Statement). Following the response to the original proposals, the proposed tower has been reoriented and relocated, as well as reduced in height, so that it does not project above the roof line of Vincent Harris' Central Library to any significant degree when viewed from St. Peter's Square. The design team has worked hard in order to reduce impacts on views of Manchester Central Library and this was a key aspect of the comments received by Historic England. The impacts are now assessed as 'negligible' within the Heritage Impact Assessment and 'minor adverse' in the Townscape and Visual Impact Assessment of the Environmental Statement.

5. Influence of Consultation Feedback on the Proposals

Feedback received through consultation has been considered by the Project Team on an ongoing basis. This has ensured that the issues raised could be addressed during the development of the proposals. Please see Table 2 provided in Section 4 for an overview of all of the different topics and issues raised and corresponding responses from Project Team.

The consultation outlined in this Addendum is itself evidence of the significant influence that feedback has had on the St. Michael's proposals. The public consultation exercises in July and August 2017 were undertaken to consult on the significant revised design, which is a response to the feedback already received.

For example, consultation feedback has revealed the emotional importance attributed to the Sir Ralph Abercromby Pub and the Former Bootle Street Police Station building. Consequently, the proposals have been revised to incorporate and retain these features. Feedback regarding the impact of the proposals on the cityscape and current views has also been taken into account, evidenced by the design response to propose one tower, rather than two, which itself has been re-orientated and re-positioned on site in consideration of its impact.

Feedback received during the public consultation described in this Addendum has continued to influence the St. Michael's proposals. For example, the design of the building cladding and the proposed public realm has developed in response to feedback submitted.

The Applicant is grateful to members of the local community for contributing their views during the consultation process and looks forward to further constructive dialogue going forwards.

Appendices

Appendix 1 – Consultation postcard to publicise event on 12 July 2017

Appendix 2 – Consultation postcard to publicise event on 23 August 2017

Appendix 3 – MEN Advert to publicise event on 12 July 2017

Appendix 4 – MEN Advert to publicise event on 23 August 2017

Appendix 5 – Exhibition displays from event on 12 July 2017

Appendix 6 – Feedback form from event on 12 July 2017

Appendix 7 – Exhibition displays from event on 23 August 2017

Appendix 8 – Feedback form from event on 23 August 2017

ST.MICHAEL'S

MANCHESTER

The St. Michael's Partnership is providing the public with a chance to view revised plans for its city centre site at Jackson's Row.

A revised scheme will soon be submitted to Manchester City Council under the original planning application.

You are invited to attend a drop-in event to find out more.

Wednesday 12th July
11am to 7pm

Rooms 2 & 3
Manchester Central Library
St. Peter's Square
Manchester
M2 5PD

www.st-michaels.com
enquiries@st-michaels.com
0800 032 5725

ST.MICHAEL'S

MANCHESTER

The Partnership behind the St. Michael's development would like to invite you to its second consultation to view the further details of its proposals.

The event forms part of an ongoing consultation process, which will continue until the final plans are submitted in a planning application to Manchester City Council in the autumn.

You are invited to attend a second consultation to find out more.

Wednesday 23rd August
11am to 7pm

The Grand Hall
Royal Exchange Theatre,
Manchester
(access from Cross Street and Deansgate)

www.st-michaels.com
enquiries@st-michaels.com
0800 032 5725

ST.MICHAEL'S

MANCHESTER

PUBLIC CONSULTATION

CHANCE FOR THE PUBLIC TO VIEW CHANGES TO THE PLANS

The St. Michael's Partnership is providing the public with a chance to view revised plans for its city centre site at Jackson's Row.

The plans will soon be submitted as part of the original planning application. Next week's consultation event is being held at Central Library.

Members of the public are welcome to attend the event to view the plans, discuss the proposals with key members of the project team and provide their feedback.

Venue: Rooms 2 & 3, Central Library, St Peter's Square, Manchester
Date and Time: Wednesday 12th July, open from 11am to 7pm

Information will be available to view online from 12th July and can be found by visiting **www.st-michaels.com**

Anyone who wishes to provide their feedback on the plans can email **enquiries@st-michaels.com** or call a dedicated Freephone information line on **0800 032 5725.**

www.st-michaels.com

ST.MICHAEL'S

MANCHESTER

SECOND CONSULTATION

TO BE HELD AT
ROYAL EXCHANGE THEATRE, MANCHESTER

The St. Michael's Partnership is providing the public with another opportunity to see design features of its revised plans for the city centre site at Jackson's Row.

The second consultation will provide people with an opportunity to view the latest designs for the project including further detail on the facades and treatments of the commercial, residential and hotel elements of the scheme. The exhibition will also reveal the intention around the design and animation of the outdoor spaces. Members of the public are therefore once again welcome to attend to view the plans, discuss the proposals with key members of the St Michael's project team and provide valued feedback.

Venue: THE GRAND HALL, ROYAL EXCHANGE THEATRE, MANCHESTER
Entrance: Cross Street and Deansgate
Date and Time: Wednesday 23rd August, from 11am to 7pm

Information will be available to view online from 23rd August and can be found by visiting **www.st-michaels.com**

Anyone who wishes to provide their feedback on the plans can email **enquiries@st-michaels.com** or call a dedicated Freephone information line on **0800 032 5725.**

www.st-michaels.com

WELCOME TO

ST.MICHAEL'S 01

Previous Scheme

hodder+partners

View towards the town hall

The garden stage

St. Michael's Square

The steps

View from New Cathedral Street

WELCOME TO

ST.MICHAEL'S Public Consultation Key Comments

02

hodder+partners

- The demolition of all the existing buildings
- Reduction of impact on the heritage assets and conservation area
- The density of the two towers

- Dark colour of the facade
- Lack of activation at street level
- The quality of design

Stephen Hodder appointed by Manchester City Council to undertake an independent design review.	February 2017
Gary Neville asks Manchester City Council to pause the planning application pending consideration of the review.	March 2017
At the request of the Partnership, Hodder+Partners met with Historic England to outline a new urban plan, predicated on the retention of the Police Station frontage and the Sir Ralph Abercromby pub. The strategy is supported subject to addressing;	22 May 2017

- The interface with the Police Station
- The interface with the Sir Ralph Abercromby pub.
- The perceived height of the buildings when viewed from St. Peter's Square.

Hodder+Partners collaborate with Make Architects to develop the new strategy.	25 May 2017
Hodder+Partners assume the role as lead architects.	19 June 2017
Meeting with Historic England to present developed proposals.	21 June 2017

Jackson's Row / Southmill Street

Jackson's Row - Police Station

Internal - Police Station

Jackson's Row Synagogue

Internal- Jackson's Row Synagogue

Sir Ralph Abercromby pub

The Police Station

The introspective nature of the Police Station, and in particular, the austere façades of the brick 'wings' to Jackson's Row and Bootle Street, is one of the reasons why the respective streets are hostile and inactive. Alterations to the wings to redress this would be so significant that their retention is simply not possible.

The north/south visual permeability through the arches across the courtyard is noteworthy. Its neo classical Portland stone frontage however makes a contribution to the conservation area, and the glimpses from Library Walk and Albert Square important from a townscape perspective.

Conclusion
The Police Station frontage should be retained.

Jackson's Row Synagogue

The Synagogue was extended in the 1960s with low quality extensions which has undermined its architectural value. Additionally, the authoritative 'Jewish Heritage in England', by Sharman Kadish (2nd Edition) does not accord any meaningful significance to the building. It is an 'object' building and not a 'street-making' building, with poor and unsafe spaces around it. Furthermore, the building no longer fits the needs of its congregation.

Conclusion
The Synagogue should be demolished in support of the wider regeneration.

The Sir Ralph Abercromby pub

It is recognised that the pub has social and community significance and value. But in townscape terms its intervention into Bootle Street when viewed from Southmill Street is also of value and makes a contribution to the conservation area. As a 'traditional back street local' it is characteristic of its type within the city.

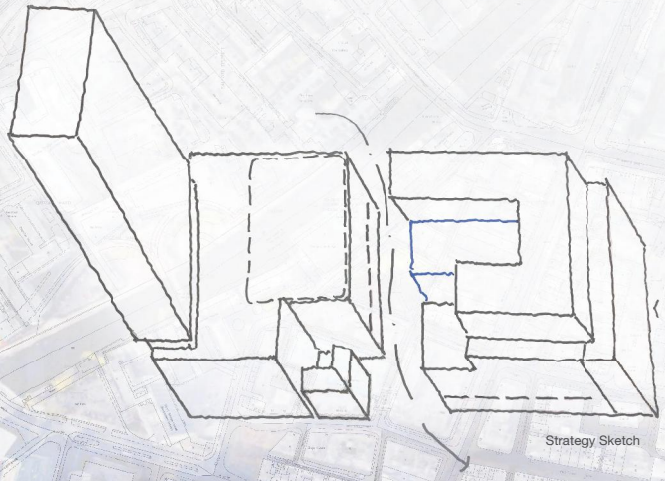
Conclusion
The Sir Ralph Abercromby pub should be retained.

WELCOME TO

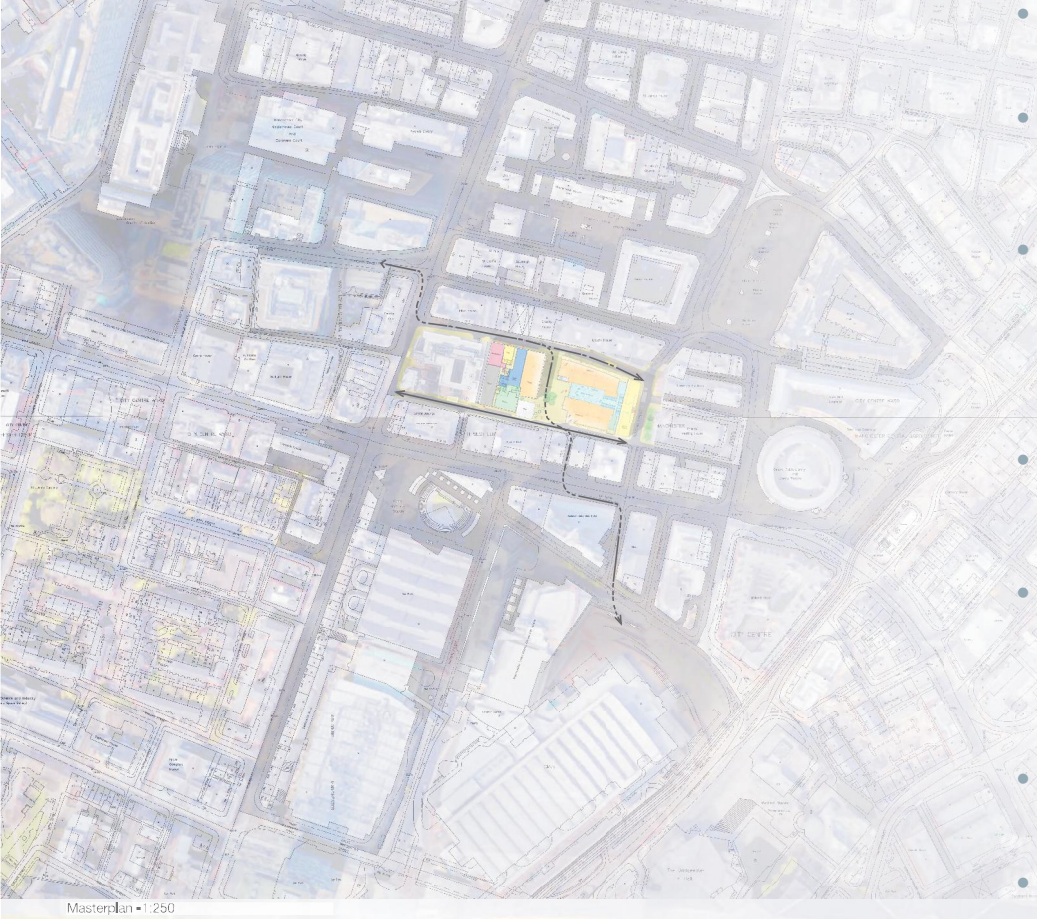
ST.MICHAEL'S New Strategy

05

hodder+partners



Strategy Sketch



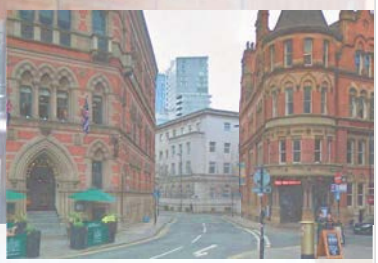
Masterplan - 1:250

The key attributes of the new strategy are;

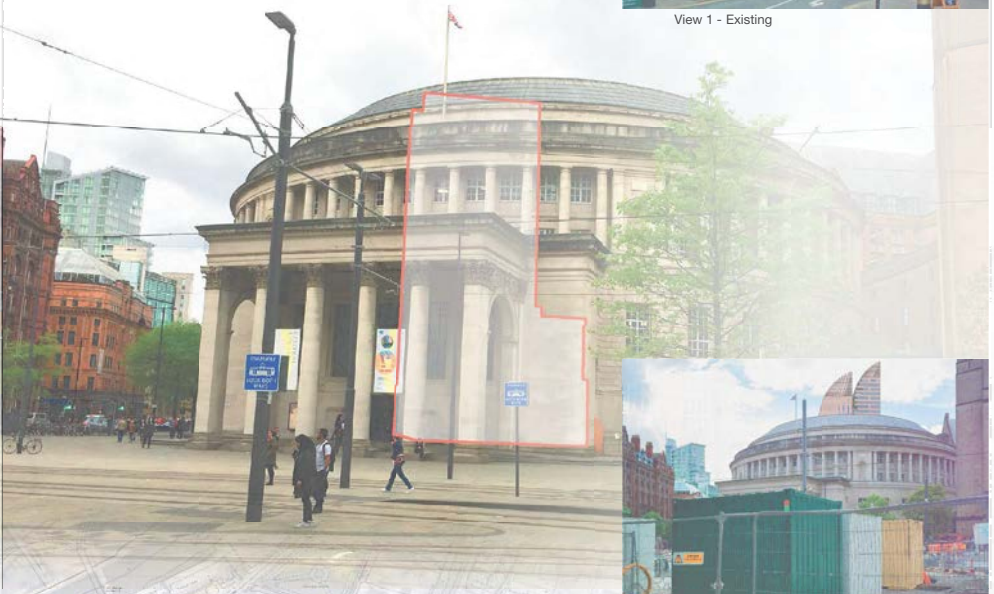
- The retained Police Station frontage is to be refurbished, with a highly glazed addition at roof level.
- The Sir Ralph Abercromby pub is restored and refurbished.
- A medium-rise podium re-makes the street frontages, and makes a scale relationship to adjoining buildings.
- The podium is bisected by a new south-facing square (of approximate size as Lincoln Square), facilitating a north/south connection from Deansgate to Manchester Central, a public focus for St. Michael's and a setting for the Abercromby.
- A nine storey Grade A office building, with ground floor retail space, is to the east of the square, abutting the Police Station frontage.
- To the west of the square the podium is six storeys in height and contains further ground floor retail space, a new Synagogue, and ancillary accommodation for the hotel by way of a ballroom, conference centre and spa.
- An extensive managed outdoor amenity space extends across the entire roof of the podium.
- A new tower sits atop the west podium at the lowest part of the site, and contains a 5* hotel and high quality apartments.

Reduction of Impact

View 1 - Proposal

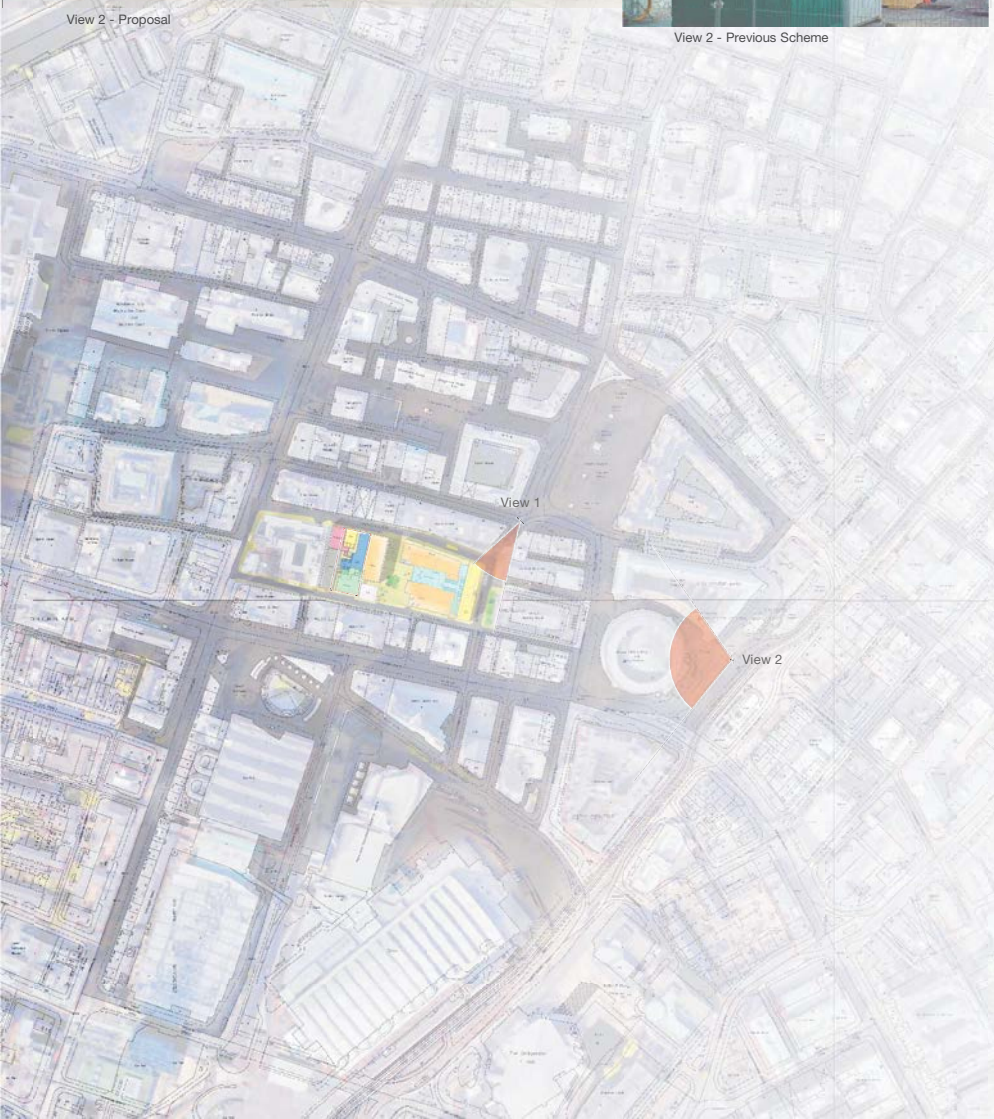


View 1 - Existing



View 2 - Proposal

View 2 - Previous Scheme



The impact of the development may be perceived at both the immediate and city scale levels.

The office building is a medium-rise building, and not only of an appropriate scale as it interfaces with the retained Police Station frontage, but also in response to its relationship with adjoining buildings, and those surrounding the civic core.

The tower is located at the extreme west of the site, at topographically the lowest point of the development site. It is further away from the civic core and in the background, with the new office building and existing buildings being in the foreground.

Furthermore, it has been rotated through 90 degrees so as to present a more appropriate elevation to Albert Square and Deansgate.

More particularly, this orientation presents the building's slender north elevation to St. Ann's Square.

Thus the open aspect from New Cathedral Street, and the juxtaposition to St. Ann's Church in the foreground is respected.

Its location on the site, and its reduced height, is such that it does not project above the roof line and pure form of Vincent Harris' Central Library when viewed from St. Peter's Square.

Density of the two towers

Previous Scheme - View from Albert Square

It is recognised that the juxtaposition of the two towers of the previous proposal would have resulted in a coalescence of the two above the existing roof scape.

Particularly when viewed from a distance, presenting an impenetrable 'wall' of built form from key vantage points.

The new proposal comprises a single elegant and well-proportioned tower whose impact on the city has been given the fullest consideration in line with the advice given by Historic England.

Proposed - View from Albert Square

Facade Precedents

WELCOME TO

ST.MICHAEL'S

Dark colour of the facade

08

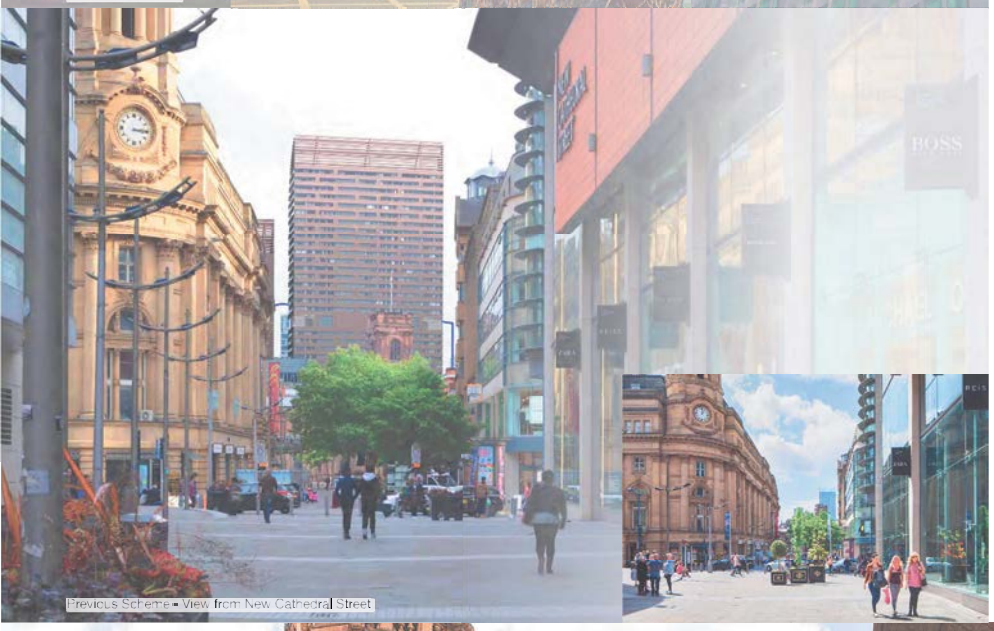
hodder+partners

Concern has been expressed regarding the dark colour of the aluminium cladding to the previous proposals. This was compounded by the solidity and scale of the detail.

The new proposals are highly glazed and transparent, albeit that solid anodised aluminium panels enclose the Synagogue and ballroom to the hotel.

A honed pre cast concrete colonnade forms a visual base for the buildings, affording an appropriate robust and human-scale plinth to the street and for the buildings above.

The anodised aluminium curtain walling is a warm nickel colour, and ascending the podium, becomes progressively finer.



Previous Scheme - View from New Cathedral Street

Existing- View from New Cathedral Street

Proposed - View from New Cathedral Street

Lack of activation at street level

Existing - Southmill Street / Jackson's Row

Previous Scheme - Southmill Street / Jackson's Row

Proposed - Southmill Street / Jackson's Row

Jackson's Row and Bootle Street, and indeed St. Michael's as a whole, represent potentially significant urban links between the commercial district of Spinningfields and the civic core. They should be far more than streets for servicing adjoining buildings, and metered car parking.

The new proposals, by way of entrances to the hotel, Synagogue, and residential apartments, together with extensive retail frontage, will bring active uses to Jackson's Row and Bootle Street, and the 'ripple impact' will be enormous, both socially and economically.

The active frontage of the development will amount to 90% of the perimeter of the site.

The new south-facing square will be another public space with the city's growing infrastructure for people, a space that will be activated by the shops that front onto it, the entrance to the major new office building, and a new space to dwell.

But not a static space, a vibrant space that will physically connect diagonally from Deansgate to Manchester Central.

Existing - Bootle Street

Previous Scheme - Bootle Street

Proposed - Bootle Street

The quality of design

The new proposals represent a different approach to the regeneration of St. Michael's. They seek to make a positive contribution to the conservation area, and to an under-used and often overlooked part of the city centre. The urban design strategy addresses the key concerns raised previously.

The design retains those buildings that also contribute, whilst demolishing those that do not.

Reduction of impact, street activation, connectivity, integration with the city's fabric, detail, colour and how people will engage with the development have all been primary considerations.

We believe these proposals now realise the high quality we all aspire to.

The new proposals have been developed in collaboration with Manchester City Council and Historic England.

Historic England's response to the planning application of the previous proposal stated;

"The development misses the opportunity to enhance this part the conservation area, instead creating an inwardly-focussed development with little interaction with the surrounding streets. The form of the proposal responds aggressively to its context, in particular the relationship of the towers to the enormously valued group of Town Hall and Library and the spaces in which they sit."

Historic England's most recent advice on the new proposal states;

"The Synagogue is not proposed for retention but its loss and replacement with new development enables the creation of a new through route and public square which have the potential to enhance the conservation area."

"The new masterplan with its commitment to mixed use development and active street frontages is a more positive urban design response, outward looking and engaging with the street. It is therefore welcomed and represents a positive response to our concerns."

"The retention of the former police station with additional, carefully articulated, development above enables the building to continue to contribute positively to the setting of both Albert Square but also to the Town Hall itself. In addition it contributes positively to the setting of the Lawerence Buildings and the Friends Meeting House on Mount Street."

"The decision to locate one tall building to the western edge of the site, taking advantage of the sloping topography and placing it further away from the civic 'campus' is also a welcome step."

"The decision to re-orient the tower so that it presents its slimmer elevation in views from St Anne's Square has also gone some way to address concerns raised about the impact of taller development upon the setting of this important Grade 1 listed church."

"The new masterplan has the potential to enhance the conservation area by delivering active street fronts, an improved public realm and, in particular, a new public space adjacent to the retained Abercrombie public house."

"Major steps have also been taken to address the concerns regarding the impact of tall development upon heritage assets of the highest significance. Whilst we know that there is further work to be done our view is that the approach now being taken is the basis for a much more successful scheme."

Benefits and Key Attributes

Contribution to the UK treasury over 10 years: £147.1 million (this encompasses business rates, national insurance, and income tax.)	£147 M
GVA Creation : £96 million	£96 M
Jobs on completion	1,449
International 5* Hotel	
Grade - A Offices	
High quality leisure space	
Feature rooftop square with architectural staircase	
Preservation of Historic Sir Ralph Abercromby pub and Police Station	
A range of high quality apartments	
New Abercromby Walk	

ST.MICHAEL'S

MANCHESTER

YOUR FEEDBACK ON TODAY'S EXHIBITION

Thank you for attending today's exhibition. We would be grateful if you could take a few minutes to complete this feedback form. Your views can help us to refine our proposals and our approach to consultation.

1. How did you find out about today's exhibition?

- ◯ Consultation postcard
- ◯ Newspaper advert
- ◯ Media reporting
- ◯ Social media
- ◯ Word of mouth
- ◯ Other (please state) ……

2. Have you attended one of our previous St. Michael's consultation events?

- ◯ Yes
- ◯ No

3. How did you find today's exhibition?

- ◯ Very informative
- ◯ Quite informative
- ◯ Not informative
- ◯ No opinion

4. What are the main issues that you wish to provide feedback on or ask questions about?

Issue *e.g. Regeneration*	**Detailed feedback / question** *e.g. Support redevelopment of the site*

5. Are there any other topics or considerations you would like to raise as these proposals continue to be finalised?

……
……
……
……
……

6. How would you describe your opinion of the proposals?

- ◯ Support
- ◯ Support, but with reservations
- ◯ Don't know
- ◯ Oppose

7. Has your opinion of the proposals changed following our design response?

◯ Yes (please explain below e.g. I am now more / less supportive of the proposals, because…)

◯ No, my opinion has not changed

……
……
……
……
……

8. What is your interest in the development site?

- ◯ I am a local resident
- ◯ I am a local business owner
- ◯ I am employed in the local area
- Other ……

9. If you don't mind, what is your home postcode? ……

10. We would like to keep in touch with you about progress on the project. To enable us to do this, please fill in the details below. Your data will be stored in accordance with the Data Protection Act and will not be passed on to any third parties.

Name ……

Email Address ……

Timeline of events

Stephen Hodder appointed by Manchester City Council to undertake an independent design review.	February 2017
Gary Neville asks Manchester City Council to pause the planning application pending consideration of the review.	March 2017
At the request of the Partnership, Hodder + Partners met with Historic England to outline a new urban plan, predicated on the retention of the Police Station frontage and the Sir Ralph Abercromby pub. The strategy is supported subject to addressing;	22 May 2017

- The interface with the Police Station
- The interface with the Sir Ralph Abercromby pub.
- The perceived height of the buildings when viewed from St. Peter's Square.

Hodder + Partners collaborate with Make Architects to develop the new strategy.	25 May 2017
Hodder + Partners assume the role as lead architects.	19 June 2017
Meeting with Historic England to present developed proposals.	21 June 2017
First public consultation of the revised scheme held at Manchester Central Library.	12 July 2017
Second public consultation of the revised scheme held at the Royal Exchange.	23 Aug 2017

WELCOME TO

ST.MICHAEL'S

Key Comments

02

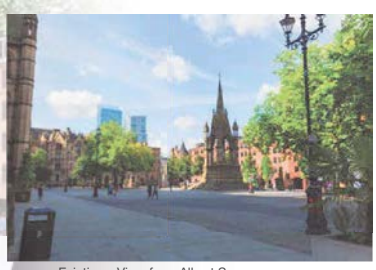
hodder+partners

Previous Scheme - View from St Peter's Square

Existing- View towards Southmill Street

Previous Scheme - View from Albert Square

Existing - View from St Peter's Square


Existing - View from Albert Square

Previous Scheme- View from New Cathedral Street

Existing - View from New Cathedral Street

To the original proposals;

- The demolition of all the existing buildings
- Reduction of impact on the heritage assets and conservation area
- The density of the two towers
- Dark colour of the facade
- Lack of activation at street level
- The quality of design

Historic England's response to the planning application of the previous proposal stated;

"The development misses the opportunity to enhance this part the conservation area, instead creating an inwardly-focussed development with little interaction with the surrounding streets. The form of the proposal responds aggressively to its context, in particular the relationship of the towers to the enormously valued group of Town Hall and Library and the spaces in which they sit."

WELCOME TO

ST.MICHAEL'S 03

New Strategy

hodder+partners

New Strategy Sketch

The key attributes of the new strategy are;

- The retained Police Station frontage is to be refurbished as a boutique hotel, with a highly glazed bar/restaurant at roof level.
- The Sir Ralph Abercromby pub is restored and refurbished.
- A medium-rise podium re-makes the street frontages, and makes a scale relationship to adjoining buildings.
- The podium is bisected by a new south-facing square (of approximate size as Lincoln Square), facilitating a north/south connection from Deansgate to Manchester Central, a public focus for St. Michael's and a setting for the Sir Ralph Abercromby pub.
- A nine storey Grade A office building, with ground floor retail space, is to the east of the square, abutting the Police Station frontage.
- To the west of the square the podium is six storeys in height and contains further ground floor retail space, a new Synagogue, and ancillary accommodation for the hotel by way of a ballroom, conference centre and spa.
- An extensive managed outdoor amenity space extends across the entire roof of the podium.
- A new tower sits atop the west podium at the lowest part of the site, and contains a 5* hotel and high quality apartments.

Masterplan - 1:250

Historic England Response

The new proposals have been developed in collaboration with Manchester City Council and Historic England.

Historic England's most recent advice on the new proposal states;

"The Synagogue is not proposed for retention but its loss and replacement with new development enables the creation of a new through route and public square which have the potential to enhance the conservation area."

"The new masterplan with its commitment to mixed use development and active street frontages is a more positive urban design response, outward looking and engaging with the street. It is therefore welcomed and represents a positive response to our concerns."

"The retention of the former police station with additional, carefully articulated, development above enables the building to continue to contribute positively to the setting of both Albert Square but also to the Town Hall itself. In addition it contributes positively to the setting of the Lawerence Buildings and the Friends Meeting House on Mount Street."

"The decision to locate one tall building to the western edge of the site, taking advantage of the sloping topography and placing it further away from the civic 'campus' is also a welcome step."

"The decision to re-orient the tower so that it presents its slimmer elevation in views from St Anne's Square has also gone some way to address concerns raised about the impact of taller development upon the setting of this important Grade 1 listed church."

"The new masterplan has the potential to enhance the conservation area by delivering active street fronts, an improved public realm and, in particular, a new public space adjacent to the retained Abercrombie public house."

WELCOME TO

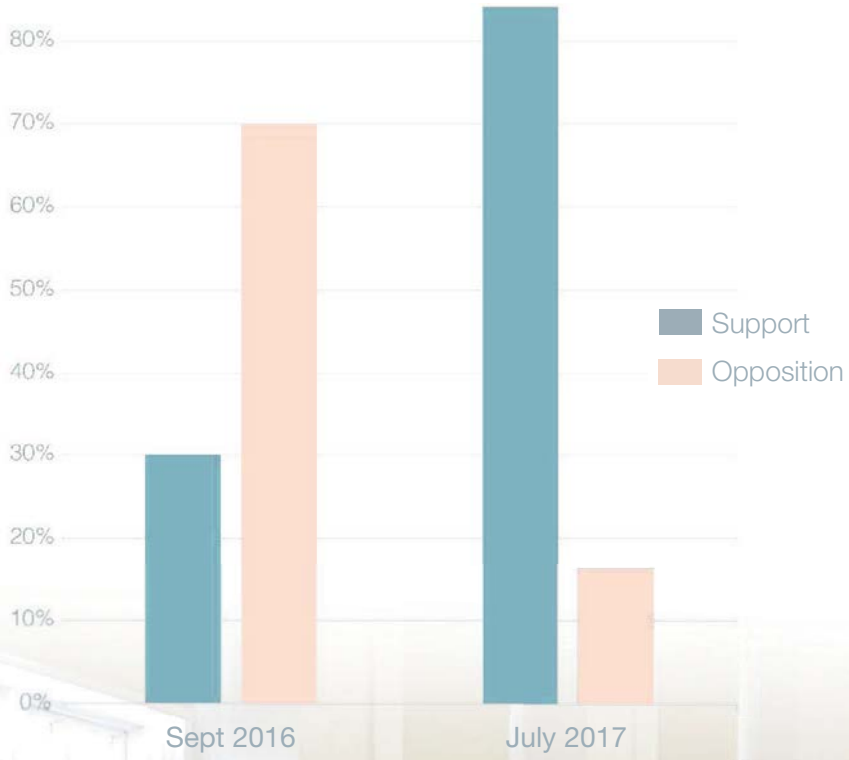
ST.MICHAEL'S

Public Response

05

hodder+partners

The July 2017 consultation showed a shift in public response;



- 400+ attendees at latest public consultation.
- 182 feedback forms were completed.
- 84% support to a varying degree, compared to 70% opposition to the previous scheme.

Jackson's Row and Bootle Street, and indeed St. Michael's as a whole, represent potentially significant urban links between the commercial district of Spinningfields and the civic core. They should be far more than streets for servicing adjoining buildings, and metered car parking.

The new proposals, by way of entrances to the hotel, Synagogue, and residential apartments, together with extensive retail frontage, will bring active uses to Jackson's Row and Bootle Street, and the 'ripple impact' will be enormous, both socially and economically.

The active frontage of the development will amount to 90% of the perimeter of the site.
The new south-facing square will be another public space with the city's growing infrastructure for people, a space that will be activated by the shops that front onto it, the entrance to the major new office building, and a new space to dwell. But not a static space, a vibrant space that will physically connect diagonally from Deansgate to Manchester Central.

Proposed– Abercromby Walk

Proposed - View of Abercromby Walk from Bootle Street

Proposed - View from Deansgate

Proposed - View from New Cathedral Street / St Ann's

The impact of the development may be perceived at both the immediate and city scale levels.

The office building is a medium-rise building, and not only of an appropriate scale as it interfaces with the retained Police Station frontage, but also in response to its relationship with adjoining buildings, and those surrounding the civic core.

The tower is located at the extreme west of the site, at topographically the lowest point of the development site. It is further away from the civic core and in the background, with the new office building and existing buildings being in the foreground.

Furthermore, it has been rotated through 90 degrees to enable north/south orientation, with residential accommodation facing east and west. This orientation presents a more appropriate elevation to Albert Square and Deansgate, and more particularly the building's slender blade-like north elevation to St. Ann's Square. Thus the open aspect from New Cathedral Street, and the juxtaposition to St Ann's Church in the foreground is respected.

The accommodation is arranged around a central core so that when viewed in the round, the tower never turns its back on the city. The building shape is wider at the waist, narrowing towards each end, with a gentle curvilinear form, encouraging views to the city beyond. The form diminishes the width of the building, generating an elegant silhouette against the sky.

"We think the new architects behind the masterplan and the various buildings on the St. Michael's site, Hodder + Partners, should aim to make a big, bold statement here. They should go for broke and give us something remarkable etched on the Manchester skyline."

Jonathan Schofield

Previous Scheme - View from St Peter's Square

It is recognised that the juxtaposition of the two towers of the previous proposal would have resulted in a coalescence of the two above the existing roof scape, particularly when viewed from a distance, presenting an impenetrable 'wall' of built form from key vantage points.

The new proposal comprises a single elegant and well-proportioned tower whose impact on the city has been given the fullest consideration in line with the advice given by Historic England.

Its location on the site, and its reduced height, is such that the impact on the Central Library and St Peter's Square is minimised.

Proposed - View from St Peter's Square

Previous Scheme - View from Albert Square

Concern had been expressed regarding the dark colour of the aluminium cladding to the previous proposals. This was compounded by the solidity and scale of the detail.

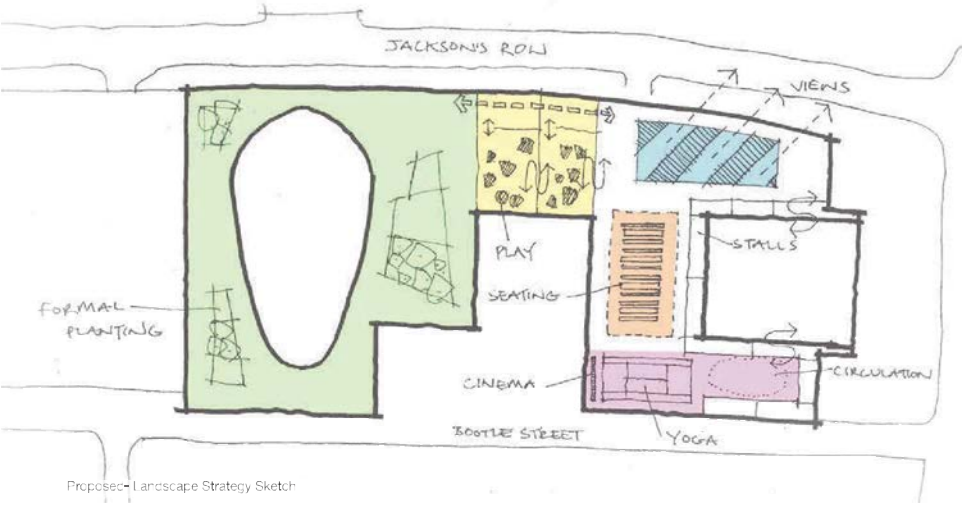
The new proposals are highly glazed and transparent, albeit that solid nickel coloured anodised aluminium panels enclose the Synagogue and ballroom to the hotel.

A honed pre cast concrete colonnade forms a visual base for the buildings, affording an appropriate robust and human-scale plinth to the street and for the buildings above.

The anodised aluminium curtain walling is a warm nickel colour, and ascending the podium, becomes progressively finer. The curve of the facade serves to diminish the overall breadth of the tower.

Typical upper plans

Proposed - View from Albert Square



Proposed Landscape Strategy Sketch

The Rooftop Square

The new proposals represent a different approach to the regeneration of St. Michael's. They seek to make a positive contribution to the conservation area, and to an under-used and often overlooked part of the city centre.

The urban design strategy addresses the key concerns raised previously. The design retains those buildings that also contribute, whilst demolishing those that do not.

Reduction of impact, street activation, connectivity, integration with the city's fabric, detail, colour and how people will engage with the development have all been primary considerations.

We believe these proposals now realise the high quality we all aspire to.

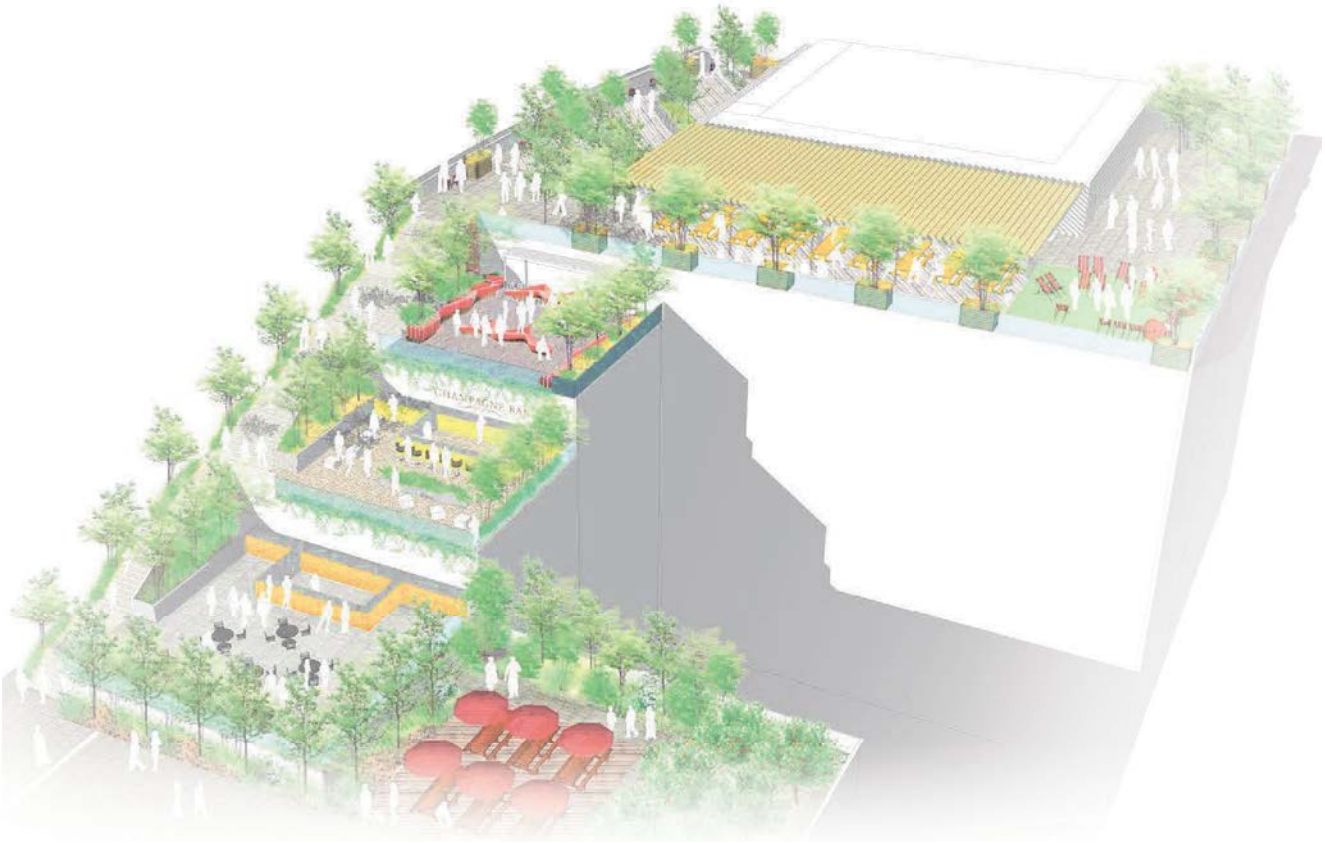
Proposed - Rooftop View

WELCOME TO

ST.MICHAEL'S 11

The Rooftop Square

hodder+partners



Proposed - Rooftop Square

Roof plan - 1:250

Conclusion

"A tall building should never turn its back on the city."

Stephen Hodder

"Major steps have also been taken to address the concerns regarding the impact of tall development upon heritage assets of the highest significance. Whilst we know that there is further work to be done our view is that the approach now being taken is the basis for a much more successful scheme."

Historic England

ST.MICHAEL'S

MANCHESTER

YOUR FEEDBACK ON TODAY'S EXHIBITION

Thank you for attending today's exhibition. We would be grateful if you could take a few minutes to complete this feedback form. Your views can help us to refine our proposals and our approach to consultation.

1. How did you find out about today's exhibition?

- ◯ Consultation postcard
- ◯ Newspaper advert
- ◯ Media reporting
- ◯ Social media
- ◯ Word of mouth
- ◯ Other (please state) ……

2. Have you attended one of our previous St. Michael's consultation events?

- ◯ Yes
- ◯ No

3. How did you find today's exhibition?

- ◯ Very informative
- ◯ Quite informative
- ◯ Not informative
- ◯ No opinion

4. What are the main issues that you wish to provide feedback on or ask questions about?

Issue *e.g. Regeneration*	**Detailed feedback / question** *e.g. Support redevelopment of the site*

5. Are there any other topics or considerations you would like to raise as these proposals continue to be finalised?

……
……
……
……
……

6. How would you describe your opinion of the proposals?

- ◯ Strongly support
- ◯ Support
- ◯ Don't know
- ◯ Oppose
- ◯ Srongly oppose

7. Has your opinion of the proposals changed following our previous consultation?

◯ Yes (please explain below e.g. I am now more / less supportive of the proposals, because…)

◯ No, my opinion has not changed

……
……
……
……
……

8. What is your interest in the development site?

- ◯ I am a local resident
- ◯ I am a local business owner
- ◯ I am employed in the local area
- ◯ Other ……

9. If you don't mind, what is your home postcode? ……

10. We would like to keep in touch with you about progress on the project. To enable us to do this, please fill in the details below. Your data will be stored in accordance with the Data Protection Act and will not be passed on to any third parties.

Name ……

Email Address ……