SECTION 73

HERITAGE IMPACT ASSESSMENT

ECEM ER 2022

The Heritage Impact Assessment comprises:

- 2022 Addendum
- 2021 Addendum
- 2019 Addendum, and
- 2017 Heritage Impact Assessment

All reports are contained within this document.

HERITAGE IMPACT ASSESSMENT

2022 Addendum

22nd November 2022

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

1.0 Introduction & Background

Further to the S73 applications in 2019 and 2021, more 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: -

- Loading bay and car park ramp switched positions on Bootle Street;
- Synagogue entrance at ground floor replaced with office entrance for upper floor offices;
- Hotel restaurant and reconfigured hotel entrance replaces the two retail units at ground floor in No.2 St Michaels;
- Residential entrance reconfigured;
- Removal of hotel restaurant, reconfiguration of hotel bar and living space, including enclosing additional terrace space to create additional internal space, reconfiguration of external terrace space;
- Additional Level 41 with generally the same layout as approved Level 40.
- Configured plant space on roof.
- AOD height of roof level amended from 171.6m to 172.35m.
- Corresponding changes to elevations including relocation of louvres, entrances, solid panels, enclosure of podium roof-terrace.
- Column spacing at ground floor amended to match No.1 St Michaels.

Due to the nature of the changes to the design of the proposed development, which are minor/ localised in nature, views 13, 15, 23 and 27 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 SOM, 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 and 2021 HIA Addenda.

2.0 Addendum Impact Assessment

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

View 13

2017 Assessment:

Magnitude of Impact: High

Overall Impact: Minor Adverse

This viewing place provides oblique views of the Grade II listed Elliot House to the extreme left, and the Grade II Listed Lloyds House to the far left end of Jackson's Row, which along with the western elevation of the Grade II Listed Nos. 1-5 Central Street, which terminates the view, which although can all still be fully appreciated as Victorian warehouses/offices are better represented from other viewing places.

This view illustrates how the proposed development would create a varied roofline to the south side of the street. The fragmented character of the south side of Jackson's Row, and its undefined streetscape, can be seen to be enhanced and reinforced, strengthening the historic curve of the street which has been lost since the 1940s. The proposed development will be seen to bridge this void in the built form around the Subject Site; its podium, which appears to be visually detached from the taller tower element of the design, helps to connect the already established height and scale of buildings within the view, whilst lessening the overall scale of the tower. New materials and detailing are introduced to the street, which help delineate historic built form from new.

The main impact in this view is the alteration of the historic skyline; the proposed building rises over Jackson's Row, blocking a substantial amount of sky. The existing building to the extreme right of the view is contemporary, however, its proportions and materials are reminiscent of the earlier buildings on Jackson's Row. The podium level of the proposed building actively seeks to continue this established height, creating a more human scale at ground level by continuing the exaggerated, double-height ground floor level and vertical emphasis which can be seen to emulate that of the contemporary building to the right.

The proposed development will result in the loss of the Synagogue and rear wings of the Police Station but will not affect the settings of any of the identified listed buildings. Consequently the magnitude of impact will be minor adverse largely due to the loss of the buildings within the Subject Site.

Revised Scheme Assessment:

Comparing Figures 1A and 1B demonstrates that the main impact remains the alteration of the historic skyline. The reduced cantilever in the new proposals reduces the extent to which the podium element is a separate and distinguishable element which seeks to continue the established building height. Nevertheless the scheme remains a positive one in reinforcing the historic building line of the streetscape. The loss of the existing buildings remains an adverse heritage impact. Consequently the impact will remain as minor adverse.

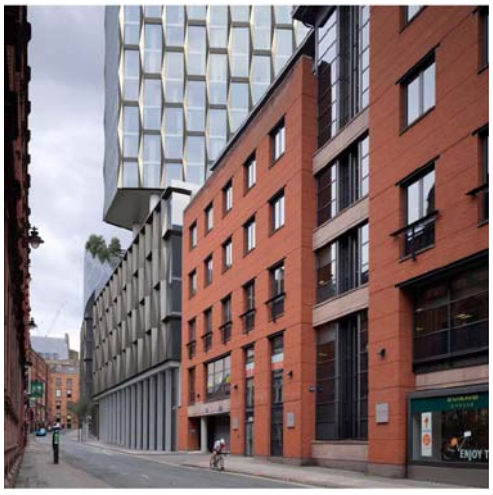


Figure 1A, left. View 13 2017 proposals



Figure 1B, right. View 13 revised proposals, 2022

View 15

2017 Assessment:

Magnitude of Impact: High

Overall Impact: Negligible

The proposed development in part dominates the background in this view; this is visually lessened by the positioning of the tower element which is set back from the street edge, and partially concealed behind the projecting podium. Dynamism is given to the planar elevations of the proposed building through the play of projections and stepped forms, and the street line has more definition due to the empty plot behind the Synagogue now being occupied.

A narrow open arcade of concrete piloti will result in enhancement to the public realm and pedestrian environment, creating an inviting route towards, and into the proposed pedestrian link through the site and onto Jackson's Row beyond. Active street frontages will further enhance the streetscape by providing activity and vitality which is currently absent. The variation in materials and building height is highly perceivable here, and the distinctive lozenge form of the tower element of the design can begin to be clearly viewed.

The proposed buildings do not eclipse any of the listed buildings, nor adversely affect their settings.

Revised Scheme Assessment:

Minor changes to detailing on the tower element will not alter the impact of the scheme. The removal of the glazed element above the ground floor reduces the active frontages previously proposed. The removal of the projecting podium will not increase the visibility of the tower due to the increase in height of the podium, which now accords with the existing buildings. It will also produce a building line that is more in accordance with that established on the street.

Overall, the impact will remain as negligible.

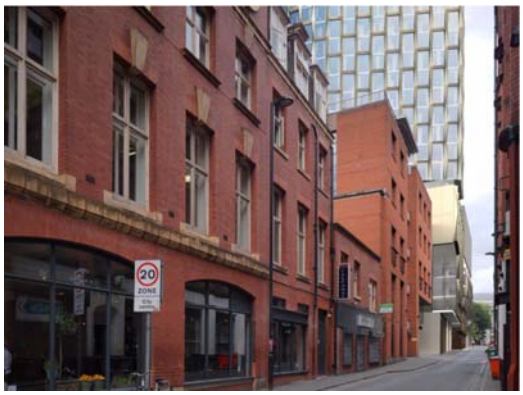


Figure 2A, left. View 15 2017 proposals



Figure 2B, right. View 15 revised proposals, 2022

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.

Revised Scheme Assessment:

Comparing Figures 3A and 3B 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 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 3A, left. View 23 2017 proposals



Figure 3B, right. View 23 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.

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 change to impact is minimal. Alterations to detailing on the narrow side elevation reduce its prominence in the view, which helps to mitigate its visibility behind the Albert Memorial to a limited extent. Overall the impact will remain moderate-to-major adverse.



Figure 4A, above. View 27 2017 proposals

Figure 4B, below. View 27 revised proposals



3.0 Conclusion

The amended proposals will not affect the conclusions of the 2017 Heritage Impact Assessment or the accompanying ES Chapter.

HERITAGE IMPACT ASSESSMENT

2021 Addendum

9th September 2021

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

1.0 Introduction & Background

Further to the S73 application in 2019, more changes have 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: -

- Level 10 terrace balustrade height increased from 1.5m (on the S37 and it was 1.2m originally) to 3m height of roof top plant deck increased by 1.87m.
- Height of rooftop extension to the police station increased, the previous S73 plant box was at +65.03m, with the roof of the wider glass volume at +63.40m. It is proposed to remove the plant box and raise the glass volume to +64.65m (top of balustrade).
- The footprint of the plant deck has increased across the terrace by 4m towards Jacksons Row (and Albert Square). The increase in width is by 8m, but is kept at 4m towards Jackson's Row and 4m towards Bootle Street to maintain symmetry with the Police Station.

Due to the nature of the changes to the design of the proposed development, which are minor/ localised in nature, views 16 (Bootle Street), 21 (Friends Meeting House) and 27 (Albert Square) will be reassessed - all other views have been discounted due to the fact they would not be visible.

This addendum impact assessment should be read in conjunction with additional information from SOM, 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 Heritage Impact Assessment Addendum.

2.0 Addendum Impact Assessment

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

View 16

2017 Assessment:

Magnitude of Impact: High

Overall Impact: Minor Adverse

The proposed development will transform this view. Read as a number of different elements, the dynamic play between the projecting and recessed forms results in a building of superior quality which in turn results in a new vitality to the view. The Sir Ralph Abercromby Inn will still be visible within this view, marking the entrance of the new area of public realm and pedestrian route through the site, which is reminiscent of the character and historic street plan of the Deansgate/Peter Street Conservation Area; which is largely formed of small, tertiary side streets.

The retention of the former Bootle Street Police Station entrance block to the right of the view maintains and adds interest to the setting of the Grade II Harvester House, on the opposite corner (left), and character of the streetscape along Southmill Street.

The resulting magnitude of impact on the heritage significance of the view is low adverse, primarily due to the significant change in the skyline, the loss of the rear wings of the former Police Station and the ability to appreciate the historic scale and character of the view towards the Sir Ralph Abercromby pub.

Revised Scheme Assessment:

Comparing Figures 1A and 1B illustrates the key changes to the proposed scheme is in relation to the articulation of the return to the extension adjoining the former Police Station building. The amended proposals will more emphatically articulate the separation between the two buildings.

Overall, because the mass, form, scale and height of the amended scheme has not changed, the impact will remain as minor adverse.



Figure 1A, left. 2017 proposals



Figure 1B, right. Revised proposals

View 21

2017 Assessment:

Magnitude of Impact: High

Overall Impact: Moderate Adverse

The proposed development will be highly visible. The tower element will only be partly concealed by the presence of the retained former Bootle Street Police Station entrance frontage to the centre of the view.

Although the existing Grade II Friends Meeting House to the left of the view, and the Grade II Lawrence Buildings to the right of the view will not be eclipsed from this perspective, the proposals will significantly alter the appreciation of the listed buildings in the foreground, which will erode the historic character and scale of this view. The feeling of open space is affected by the significantly altered skyline, highly impacting the roofscape above the former Police Station.*

This view presents the proposed central tower almost in its entirety and demonstrates the differing heights, shapes and massing of the separate elements of the proposed scheme. 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 listed buildings, creating an imposed, and distracting emphasis away from the overall view and settings of the historic buildings in the foreground.

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.

Although the retention of the former Police Station building forms a positive element of the scheme, it is considered that the understanding and appreciation of the heritage values of the Grade II and Grade II listed buildings will be eroded to a clearly discernible extent.*

Revised Scheme Assessment:

Comparing Figures 2A and 2B illustrates the key changes to the proposed scheme are in relation to the height and articulation of the façade rising up behind the former Police Station. The revised scheme proposes a uniform glazed façade which is less visually distracting than the consented 2017 scheme.

Overall, despite the increase in height of the amended scheme, the uniform glazed appearance, and the fact the overall mass and form of the scheme has not changed, the impact will remain as moderate adverse.



Figure 2A, left. 2017 proposals

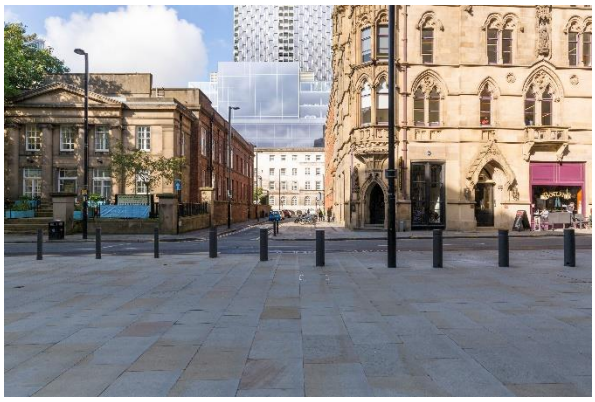


Figure 2B, right. Revised proposals

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.

Revised Scheme Assessment:

Comparing Figures 3A and 3B illustrates the key changes to the proposed scheme are in relation to the height and articulation of the block between the former Police Station and the tower. The revised scheme proposes a more uniform glazed façade treatment which is less visually distracting than the consented 2017 scheme.

Overall, despite the increase in height of the amended scheme, the uniform glazed appearance, and the fact the overall mass and form of the scheme has not changed, the impact will remain as moderate-to-major adverse.



Figure 3A, above. 2017 proposals

Figure 3B, below. Revised proposals



3.0 Conclusion

The amended proposals will not affect the conclusions of the 2017 Heritage Impact Assessment or the accompanying ES Chapter.

HERITAGE IMPACT ASSESSMENT

2019 Addendum

18 November 2019

ADDENDUM Heritage Impact Assessment: St Michael's, Jackson's Row Manchester

Introduction

Further to changes made as part of the post-planning detailed design stages an additional HERITAGE IMPACT ASSESSMENT (HIA) was undertaken. This required re-assessment of both the ***direct impact*** (i.e. physical changes to heritage assets) and the ***indirect impact*** (i.e. visual changes to the setting and character of identified heritage assets.

All the views previously assessed in the 2017 HIA were re-evaluated, in order to understand the potential ***indirect*** **impact** that the proposed design changes could have on the historic built environment. The results are set out below.

This **ADDENDUM** Heritage Impact Assessment (November 2019) should be read in conjunction with additional information from SOM, 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). The latter of which is appended to this statement.

Overview: Heritage Impact Assessment

The proposed alterations would have **no further direct heritage impact** on the identified heritage assets (either designated, or non-designated) including on: the fabric, character, experience, or appearance of the Peter Street Conservation Area.

The potential **indirect (or visual) heritage impacts** of the operational phase have been reviewed using verified photography (as per 2017). This utilised the same baseline information and key views (as identified and agreed with the Council and Historic England) in order to understand the potential indirect heritage impact on the: character, experience, and appreciation of the heritage assets in the study area.

It is clear that, despite the change to the proposed building design, the relatively-minor material alterations would have an **imperceptible additional indirect impact** on the appreciation of the identified heritage assets. Therefore, having reviewed all the views previously considered in the 2017 ES Chapter 9 Built Heritage, the additional heritage impact on the majority of the considered views was revealed as neutral, as the changes would not be visible from most of the identified vantage points.

However, the proposed amendments to the consented development are revealed in a small number of **views numbered: Nos 13, 14, 15, 16 & 27.** Consequently, these views were specifically considered in terms of the potential indirect heritage impact that the minor material changes could have on the historic built environment and its components (i.e. the identified heritage assets).

The HIA methodology was consistent with that used in the 2017 Heritage Impact Assessment (Appended to this Statement) and confirm that overall the proposed minor material changes to the consented development would result in no perceptible change to the: fabric, experience or appreciation of the identified heritage assets.

The above identified views and the Heritage Impact Assessment conclusions are discussed briefly below.

View 13 ***(see Figures 1A and 1B below).***

2017 assessment View 13: Level of Importance: Local. Heritage Value: Low.

Magnitude of Impact: High. Overall Impact: Minor Adverse.

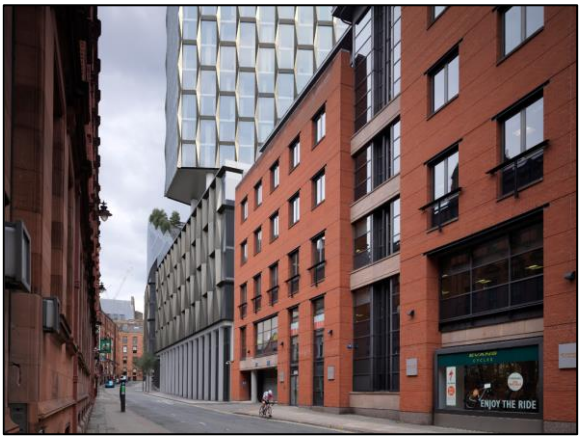
This view illustrates how the proposed development would create a varied roofline to the south side of the street. The fragmented character of the south side of Jackson's Row (and its undefined streetscape) can be seen to be enhanced and reinforced, strengthening the historic curve of the street which has been lost since the 1940s. The proposed development will be seen to bridge this void in the built form around the Site. Its podium, which appears to be visually detached from the taller tower element of the design, helps to connect the already established height and scale of buildings within the view, whilst lessening the overall scale of the tower. New materials and detailing are introduced to the street, which help delineate historic built form from new.

The main indirect impact in **View 13** is the alteration of the historic skyline, as the proposed building rises over Jackson's Row, blocking a substantial amount of sky. The existing building to the extreme right of the view is contemporary, however, its proportions and materials are reminiscent of the earlier buildings on Jackson's Row. The podium level of the proposed building actively seeks to continue this established height, creating a more human scale at ground level by continuing the

exaggerated, double-height ground floor level and vertical emphasis which can be seen to emulate that of the contemporary building to the right.

2019 Assessment View 13:

Comparing **Figures 1A** and **1B** illustrates the key changes to the proposed scheme from **View 13** are in relation to the articulation of the façade of the tower and the corner of the podium. The amended proposals will create a more clearly defined entrance to the new synagogue within the development and provide a greater presence at street level.



View 13. Figure 1A: 2017 proposed scheme.



Figure 1B: 2019 amended proposed scheme.

Overall, the change in the indirect heritage impact is negligible from **View 13.** The mass, form, scale and height of the amended scheme has not changed, the overall heritage impact will remain as minor adverse.

View 14 ***(see Figures 2A and 2B below)***

2017 assessment View 14: Level of Importance: Local. Heritage value: Low

Magnitude of Impact: High. Overall Impact: Minor Adverse

The alignment of the proposed development, to the southern side of Jackson's Row will continue to reinforce (and in parts restore) the historic building-line of the street, and will provide a sense of street-level vitality, enhancing the large block forms of buildings within **View 14** and providing enclosure to the south side of the street.

View 14 contains a partially oblique view of part of the Grade II listed Lloyds House to the right of the view, which can still be fully appreciated as a former Victorian shipping warehouse, clearly still articulating the corner of Jackson's Row and Southmill Street, denoting the historic character along

the northern side of Jacksons Row. The south (rear) elevation of the Grade II listed Elliot House can be glimpsed to the far end of Jackson's Row; its setting can be seen not to be affected by the development on the southern side of the street

The skyline to the south side of Jackson's Row is completely altered, giving Jackson's Row a significantly more vertical emphasis. The proposed buildings add to the variety of materials and create a juxtaposition with the uniformity and historic character of the northern side of the street.

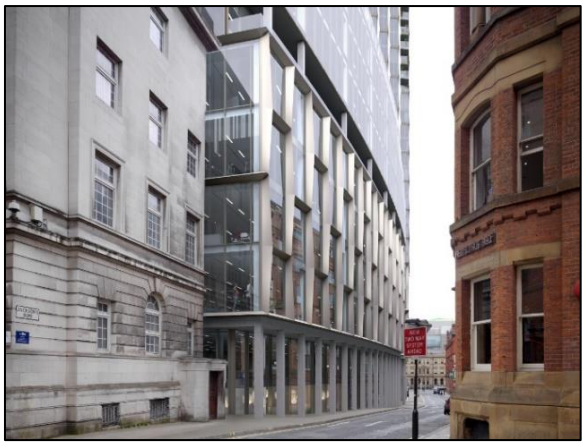
The retention of the principal frontage of the former Bootle Street Police Station, to the left foreground, maintains, in part, the existing streetscape when viewed within close proximity at the junction of Jackson's Row from Southmill Street, allowing views of the new buildings to be partly screened when viewed within the immediate location of the street corner.

None of the Grade II listed buildings are obscured from this perspective, and their settings remain unaltered.

2019 Assessment View 14:

Comparing **Figures 2A** and **2B** illustrates the key changes to the proposed scheme are in relation to the articulation of the façade of the tower and the podium.





View 14. Figure 2A: 2017 proposed scheme.

Figure 2B: 2019 amended proposed scheme.

Overall, the change in the indirect heritage impact on **View 14** is negligible. The mass, form, scale and height of the amended scheme has not changed, the heritage impact will remain as minor adverse.

View 15 ***(see Figures 3A and 3B below)***

2017 Assessment View 15: Level of Importance: Local. Heritage Value: Low.

Magnitude of Impact: High. Overall Impact: Negligible.

The proposed development in part dominates the background in **View 15** this is tempered by the positioning of the tower element which is set back from the street edge, and partially concealed behind the projecting podium. Dynamism is given to the planar elevations of the proposed building through the play of projections and stepped forms, and the street line has more definition due to the empty plot behind the Synagogue now being occupied.

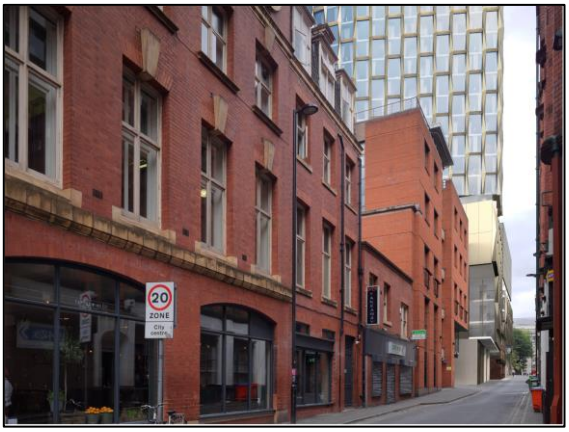
A narrow open arcade of concrete piloti will result in enhancement to the public realm and pedestrian environment, creating an inviting route towards, and into the proposed pedestrian link through the site and onto Jackson's Row beyond. Active street frontages will further enhance the streetscape by providing activity and vitality which is currently absent.

The variation in materials and building height is highly perceivable here, and the distinctive lozenge form of the tower element of the design can begin to be clearly viewed.

The proposed buildings do not eclipse any of the listed buildings, nor adversely affect their settings.

2019 Assessment View 15:

Comparing **Figures 3A** and **3B** illustrates the key changes to the proposed scheme are in relation to the articulation of the façade of the tower and the podium. The amended proposals will allow for the existing Abercromby pub to be marginally more visible within the streetscape.



View 15. Figure 3A: 2017 proposed scheme.



Figure 3B: 2019 amended proposed scheme.

Overall, the change in the indirect heritage impact is negligible from **View 15**. The proposed mass, form, scale and height of the amended scheme has not changed, the heritage impact will remain as negligible.

View 16 ***(see Figures 4A and 4B below)***

2017 Assessment View 16:

Level of Importance: Local. Heritage Value: Medium.

Magnitude of Impact: High. Overall Impact: Minor Adverse.

The proposed development will transform this view. Read as a number of different elements, the dynamic play between the projecting and recessed forms results in a building of superior quality which in turn results in a new vitality to the view. The Sir Ralph Abercromby Inn will still be visible within this view, marking the entrance of the new area of public realm and pedestrian route through the site, which is reminiscent of the character and historic street plan of the Deansgate/Peter Street Conservation Area; which is largely formed of small, tertiary side streets.

The retention of the former Bootle Street Police Station entrance block to the right of **View 16** maintains and adds interest to the setting of the Grade II Harvester House, on the opposite corner (left), and character of the streetscape along Southmill Street.

2019 Assessment View 16:

Comparing Figures 4A and 4B illustrates the key changes to the proposed scheme are in relation to the articulation of the façade of the tower and the podium. The marginally amended proposals will allow for the existing Abercromby pub to remain prominent within the streetscape, although this is not a substantive change.



View 16. Figure 4A: 2017 proposed scheme.



Figure 4B: 2019 amended proposed scheme.

Overall, because the mass, form, scale and height of the amended scheme from **View 16** has not changed, the heritage impact will remain as minor adverse.

View 27 (see Figures 5A and 5B below)

2017 Assessment View 27.

Level of Importance: National. Heritage Value: High

Magnitude of Impact: High. Overall Impact: Moderate-to-Major Adverse

From **View 27** 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, and is a highly visual intrusion from this location. 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.

2019 Assessment View 27.

Comparing **Figures 5A** and **5B** illustrates the key changes to the proposed scheme are in relation to the articulation of the façade of the tower and the podium.



View 27. Figure 5A: 2017 proposed scheme.



Figure 5B: 2019 amended proposed scheme.

Overall, because the mass, form, scale and height of the amended scheme has not changed from **View 27**, the heritage impact will remain as moderate-to-major adverse.

Conclusion

Having reviewed both the potential direct and indirect heritage impacts which would result from the relatively-minor amendments to the consented 2017 development, it is clear that the amended proposals would have an imperceptible additional impact on the identified heritage assets.

Therefore, the relatively-minor material changes would not affect or alter the conclusions of the 2017 Heritage Impact Assessment.

HERITAGE IMPACT ASSESSMENT

2017 Heritage Impact Assessment

St Michaels

Manchester

Heritage Report: Impact Assessment

Prepared for

Jacksons Row Development Ltd

December 2017

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ST MICHAELS, MANCHESTER. HERITAGE REPORT – IMPACT ASSESSMENT

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Contents

1. Introduction 4
1.1 Purpose 4
1.2 Research methodology and reference sources 4
1.3 Structure of the report 5
1.4 Authorship 5
2 Impact Assessment 6
2.1 Introduction 6
2.2 Impact Assessment Criteria 6
2.3 Mitigation 7
2.4 Key viewpoints 7
2.5 Assessment of key viewpoints 10
2.6 Assessment of former kinetic view tracks 68
2.7 Impact Assessment Summary 83
3 NPPF and Planning Policy Statement 86
3.1 Introduction 86
3.2 National Planning Policy Framework (NPPF) 86
3.3 Local Planning Policy – Saved UDP 90
4 Summary and Conclusion 91
5 Appendices 92
5.1 Appendix i: Historic England visual impact assessment matrices 92

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1. INTRODUCTION

1.1 Purpose

Stephen Levrant Heritage Architecture Ltd (SLHA) have been commissioned by Jacksons Row Development Ltd to prepare a heritage report in support of the Proposed Development on the site known as the Jacksons Row Site, Manchester (the subject site). The site comprises of the area bounded by Jacksons Row, Southmill Street and Bootle Street.

The current scheme has been developed in regard to the consultation responses received in respect of the former scheme, and seeks to address concerns that were made in regards to impact on the historic environment and active use at street level.

The site is located within the Deansgate/ Peter Street Conservation Area and comprises of the 1953 United Reform Synagogue, Jacksons Row, the 1934 former A-Division Police Headquarters, Bootle Street, and the early 19th century Sir Ralph Abercromby public house, also on Bootle Street.

The current proposals include:

> *Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works*

A Heritage Statement is required to support the planning application due to the potential impact the Proposed Development could have on identified heritage assets and the wider historic environment.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. The statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the potential impact of the Proposed Development on the identified heritage assets.

A separate report by SLHA on the significance of the built heritage resource is provided (Heritage Report: Significance, SLHA, November 2017).

This statement should be read in conjunction with the drawings and Design and Access Statement by Hodder&Partners Architects and Planning and Tall Building Statement by Zerum.

1.2 Research methodology and reference sources

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding areas were conducted between April 2016 and November 2017 by visual inspection. Consideration has also been given to the historical development, non-designated heritage assets, building types and materials, key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

The following sources have been accessed as part of this appraisal:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Policy Guidance: conserving and enhancing the historic environment
- National Planning Policy Framework
- Manchester City Council Core Strategy Policies
- Conservation Principles Policies and Guidance, Historic England (2008)
- Seeing History in the View, Historic England (2011)

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- Listing Selection Guides, Historic England
- Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2015)
- Historic England's Advice Note 1: Conservation Areas (2016)
- Historic England's Advice Note 2: Making Changes to Heritage Assets (2016)
- Historic England's Advice Note 4: Tall Buildings (2015)
- Manchester City Council Conservation Area statements for Albert Square, Deansgate/ Peter Street and St Peter's Square
- Archives within the Police Museum, Manchester
- Building control records within Archives+, Manchester Central Library
- Manchester City Council online images collection
- John Rylands Library online historic mapping resource

1.3 Structure of the report

Following this introductory section, the report is structured as follows:

- Section 2 appraises the impact of the proposed scheme;
- Section 3 tests the proposals against the heritage policies in the NPPF; and
- Section 4 provides a summary and conclusion

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

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2 IMPACT ASSESSMENT

2.1 Introduction

This assessment aims to appraise the heritage significance of identified views and the potential visual impact of the proposed development on the individual assets identified and the view as a whole.

Whilst static views have been utilised to form the basis of the visual impact assessment, videos, presenting kinetic views, have been developed to provide a better understanding of the potential impact. Earlier iterations of the proposed scheme had the potential for a greater visual impact (see Figures 1 and 1A) and consequently the current scheme has reviewed the need for all the previously agreed kinetic views. Figures 2 and 3 illustrate the location of the viewpoints assessed, whilst Figure 4 illustrates the location of the previous kinetic views that are now presented as static views.

This impact assessment utilises the guidance and evaluation criteria as set out in Historic England's *Seeing the History in the View: A Method for Assessing Heritage Significance Within Views* (2011) and *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3* (2015).

Reference to Section 6.3 of SLHA's *Heritage Report: Significance* should be made, which provides details of the significance of the settings of the identified Listed Buildings, and Section 6.4 which provides further details of the character and appearance of the identified Conservation Areas. Reference to the *Townscape and Visual Impact Assessment*, by Plan-it, should also be made for further details of the methodologies used in preparing the visual material for this assessment.

2.2 Impact Assessment Criteria

The impact assessment criteria utilises a series of matrices to determine overall impact. Full details of the definitions of the values and matrices used are produced in Appendix 5.1.

Identifying the importance of the assets and the view

The detailed visual appraisal of the impact of proposed development has been made using accurate photomontage "verified view" perspectives. A description of the baseline is provided to identify the importance of the assets and the view.

- Value/ importance of individual heritage assets identified within the view and the value/ importance of the view as a whole are measured as being **high, moderate** or **low**

Assessing the magnitude of the impact

The assessment of magnitude of impact attempts to be objective and quantifiable as far as possible and descriptions are given to demonstrate the reasons for arriving at the level of impact. The extent to which heritage significance within a view may be changed or affected by the proposal as a result of its location and/or design is also considered.

The extent to which specific design parameters influence the impact of the proposal on the heritage significance within a view is relevant. Aspects of design such as scale, mass, silhouette, and materiality/ reflectivity may be relevant to impact on heritage significance within a view. Impacts may be beneficial or adverse.

If changes are proposed which enhance heritage values then the impact on heritage significance within the view will be deemed to be beneficial; however, if changes are proposed which fail to sustain heritage values then the impact on heritage significance within the view will be deemed adverse.

- Assessing the magnitude of impact on heritage significance within a view is measured as being **high beneficial, moderate beneficial, low beneficial, imperceptible/none, low adverse, moderate adverse** or **high adverse**.

Determining the overall impact

No formal guidance exists for the assessment of significance of effects on heritage assets or heritage significance within views. However, the severity of the effect on heritage assets and heritage significance within views may depend on both the magnitude of impact and the value and importance of the resource; this is how the overall impact of the proposed development is determined.

- Determining the overall impact measures the magnitude of impact against the value. This results in a **major effect, moderate effect, minor effect** or **negligible effect**

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2.3 Mitigation

This impact assessment, alongside the design development of the proposed scheme, has been an iterative process to minimise harm to heritage significance of individual assets and within views.

Mitigation in respect of any impact upon settings of listed buildings and conservation areas is formulated upon the overall public benefits which the proposed development may provide. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole.

Public benefits are expounded within the Planning and Tall Building Statement by Zerum.

2.4 Key viewpoints

The key viewpoints assessed have evolved from discussions with Historic England, Manchester City Council, and the design team, following an analysis of the baseline conditions and assessment of the zone of visual impact. The agreed static key viewpoints are shown in Figures 1 and 2 and the location of the former kinetic views, now static views, are illustrated in Figure 3.

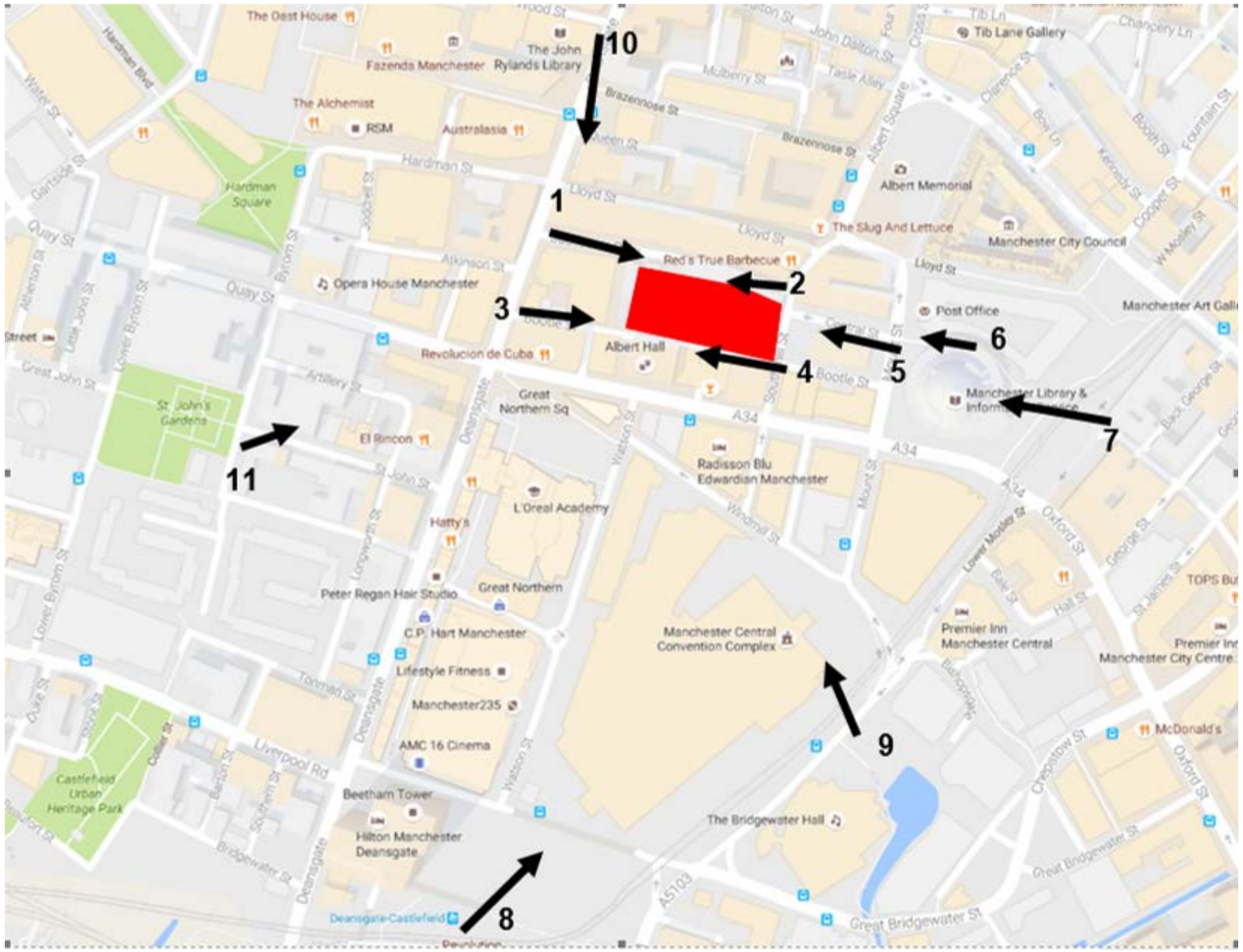


Figure 1: *map identifying the locations of key short-range views around subject site, which is shown in red*

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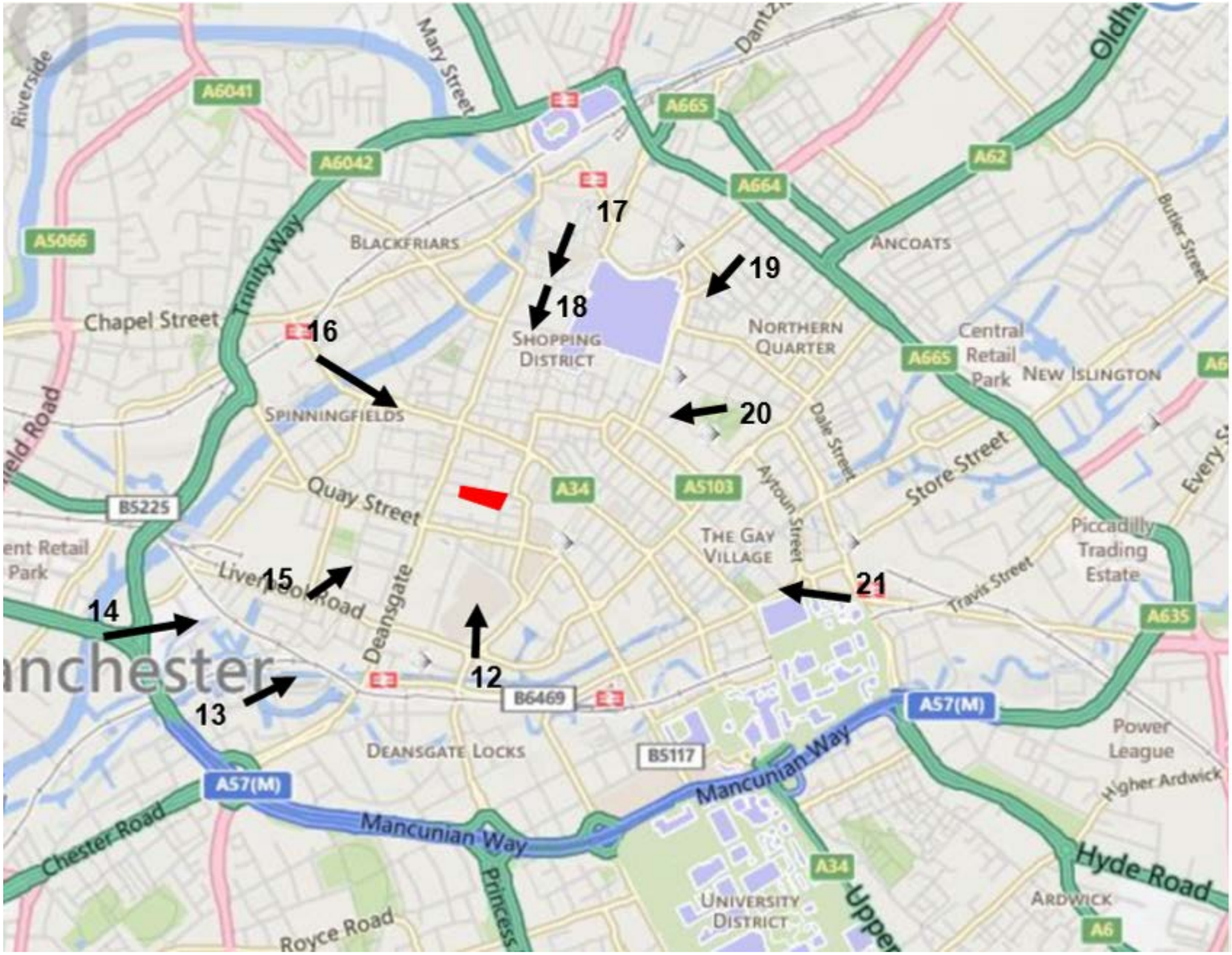


Figure 2: *map identifying the locations of key medium-range views around subject site, which is shown in red*

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Former Kinetic Views/ Track Locations – now static views

Track 1 View A

Kinetic track north-west along Princess Street and turning into Albert Square at its north-eastern corner. The track travels towards the south-western corner of the square.

Track 2 View B

Kinetic track from the corner of Chepstow Street, along Oxford Street to Lower Mosley Street

Track 3 View C

Kinetic track along Princess Street to Mosley Street

Track 4 View D

Kinetic track from the corner of King Street, along Cross Street, cutting to Princess Street

Track 5 View E

Kinetic track from the corner of Camp Street, along Deansgate to St. John Street

KINETIC TRACK

CHARACTER CHANGE

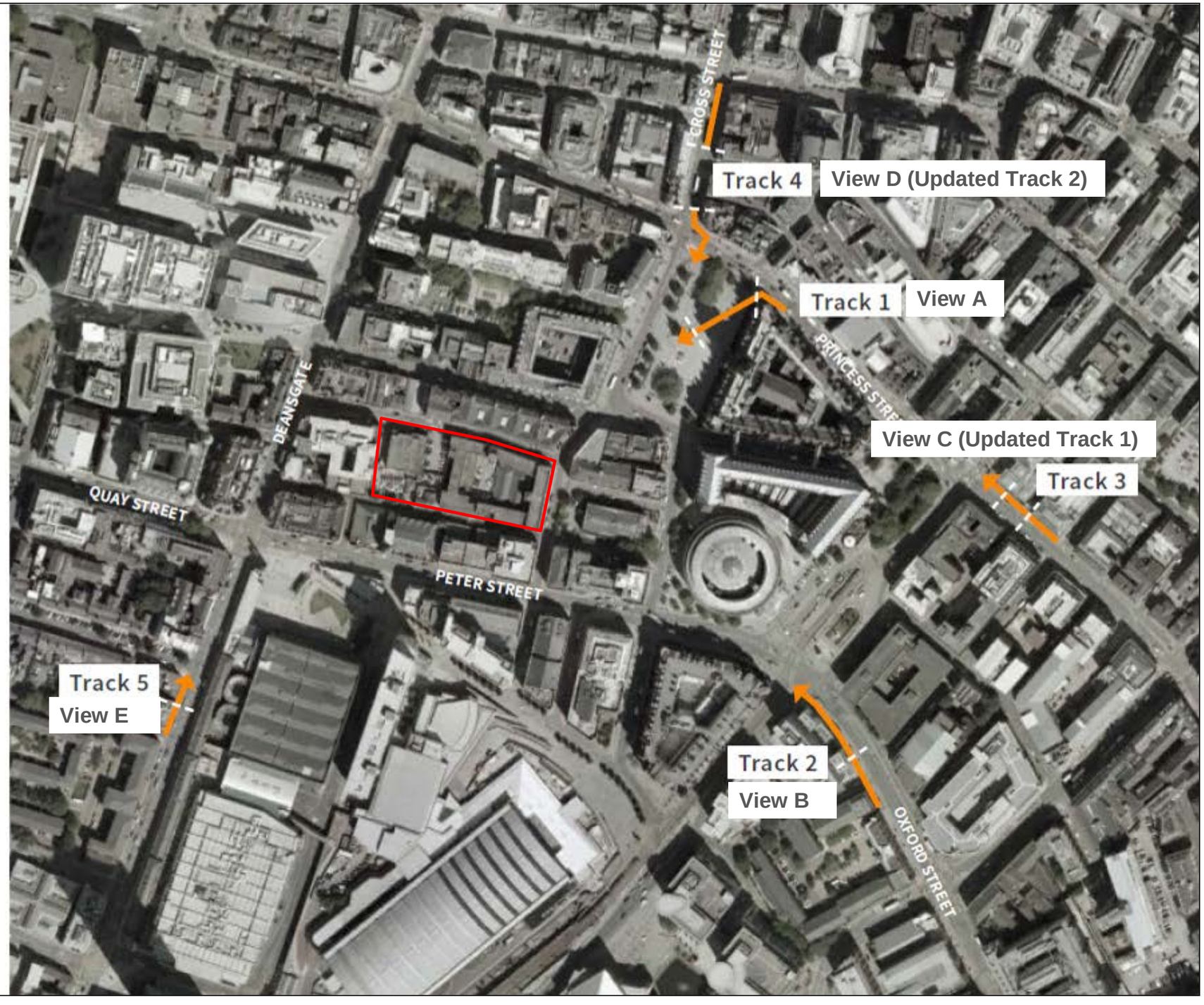


Figure 3: *map identifying the locations of the previous kinetic views/tracks, around subject site (shown in red), which are now presented as static images – except updated Tacks 1 and 2 (views C & D), which have been updated.*

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2.5 Assessment of key viewpoints

(N.B. Refer to Appendix iv for Historic England's *Seeing the History in the View* matrix tables for full definitions and Sections 6.4 and 6.5 of the *Heritage Report: Significance*).

Viewpoint 1 (see Figure 1) – baseline – Figure 4A

Level of Importance: Local

Heritage value: Low

This view lies on the boundary of the Deansgate/ Peter Street Conservation Area and Albert Square Conservation Area, looking west down Jackson's Row. The view is dominated by the former Police Station to the left and the corner of Grade II listed Lloyds House to the right. The Grade II listed Elliot House can be seen articulating the western end of Jacksons Row, at its junction with Deansgate. The Grade II listed 184-186 Deansgate building terminates the view.

The principal elevations of Lloyd's House are to Lloyd Street and the Lloyd Street/ Southmill Street corner are orientated towards Albert Square, in recognition of the higher status of the space, compared to the secondary and tertiary spaces of Southmill Street and Jacksons Row. Consequently, this view of the subject site, which includes the corner of Lloyd's House to Jacksons Row does not best represent the aesthetic value of the building.

Generally, the buildings within this view are 3 to 4 storeys with basement, dating largely from the late 19th to early 20th centuries with no apparent alterations to the exteriors. Jackson's Row is characterised by a relatively uniform skyline, use of materials, scale and proportions. The historic character of Jackson's Row and the heritage assets, designated and non-designated, are not best represented in this view.

Viewpoint 1 – impact assessment – Figure 4B

Magnitude of Impact: High

Overall Impact: Minor Adverse

The alignment of the proposed development, to the southern side of Jackson's Row will continue to uphold, and in parts restore the historic building line of the street, and will provide a sense of street-level vitality, enhancing the large block forms of buildings within this view from this position, providing enclosure to the south side of the street.

This viewing place contains a partially oblique view of part of the Grade II listed Lloyds House to the right of the view, which can still be fully appreciated as a former Victorian shipping warehouse, clearly still articulating the corner of Jackson's Row and Southmill Street, denoting the historic character along the northern side of Jacksons Row. The south (rear) elevation of the Grade II listed Elliot House can be glimpsed to the far end of Jackson's Row; its setting can be seen not to be affected by the development on the southern side of the street

The skyline to the south side of Jackson's Row is completely altered, giving Jackson's Row a significantly more vertical emphasis. The proposed buildings add to the variety of materials and create a juxtaposition with the uniformity and historic character of the northern side of the street.

The retention of the principal frontage of the former Bootle Street Police Station, to the left foreground, maintains, in part, the existing streetscape when viewed within close proximity at the junction of Jackson's Row from Southmill Street, allowing views of the new buildings to be partly screened when viewed within the immediate location of the street corner.

None of the Grade II listed buildings are obscured from this perspective, and their settings remain unaltered. The magnitude of impact will be minor adverse, due to the loss of the rear wings of the former Police Station and the loss of the established historic scale of the street.

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Figure 4A: *View 1, above. As existing.*

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Figure 4B: *View 1, above. As proposed*

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Viewpoint 2 (see Figure 1) – baseline – Figure 5A

Level of Importance: Local
Heritage Value: Low

From this view the front of the Synagogue and rear of the Police Station are partially visible, within the subject site. To the left is the east side of Grade II listed Elliot House, with a contemporary red brick building occupying most of the view to the right (201 Deansgate). The Grade II Nos. 1-5 Central Street is visible in the middle-ground and terminates the view. The fragmented building line and juxtaposition of buildings from different periods is apparent, giving a lack of coherence to the streetscape character and varied skyline. Some uniformity is gained by the use of similar materials, such as red brick, and vertical glazing seen in the Synagogue and the contemporary building to the right. This view does not best represent the heritage values of the heritage assets within the view, nor does it allow for the significance of their settings to be understood or appreciated. As such, this view does not best represent the character or appearance of the Deansgate Conservation Area.

Viewpoint 2 – impact assessment – Figure 5B

Magnitude of Impact: High
Overall Impact: Minor Adverse

This viewing place provides oblique views of the Grade II listed Elliot House to the extreme left, and the Grade II Listed Lloyds House to the far left end of Jackson's Row, which along with the western elevation of the Grade II Listed Nos. 1-5 Central Street, which terminates the view, which although can all still be fully appreciated as Victorian warehouses/offices are better represented from other viewing places.

This view illustrates how the proposed development would create a varied roofline to the south side of the street. The fragmented character of the south side of Jackson's Row, and its undefined streetscape, can be seen to be enhanced and reinforced, strengthening the historic curve of the street which has been lost since the 1940s. The proposed development will be seen to bridge this void in the built form around the Subject Site; its podium, which appears to be visually detached from the taller tower element of the design, helps to connect the already established height and scale of buildings within the view, whilst lessening the overall scale of the tower. New materials and detailing are introduced to the street, which help delineate historic built form from new.

The main impact in this view is the alteration of the historic skyline; the proposed building rises over Jackson's Row, blocking a substantial amount of sky. The existing building to the extreme right of the view is contemporary, however, its proportions and materials are reminiscent of the earlier buildings on Jackson's Row. The podium level of the proposed building actively seeks to continue this established height, creating a more human scale at ground level by continuing the exaggerated, double-height ground floor level and vertical emphasis which can be seen to emulate that of the contemporary building to the right.

The proposed development will result in the loss of the Synagogue and rear wings of the Police Station but will not affect the settings of any of the identified listed buildings. Consequently the magnitude of impact will be minor adverse largely due to the loss of the buildings within the Subject Site.

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Figure 5A: *View 2, above. As existing.*

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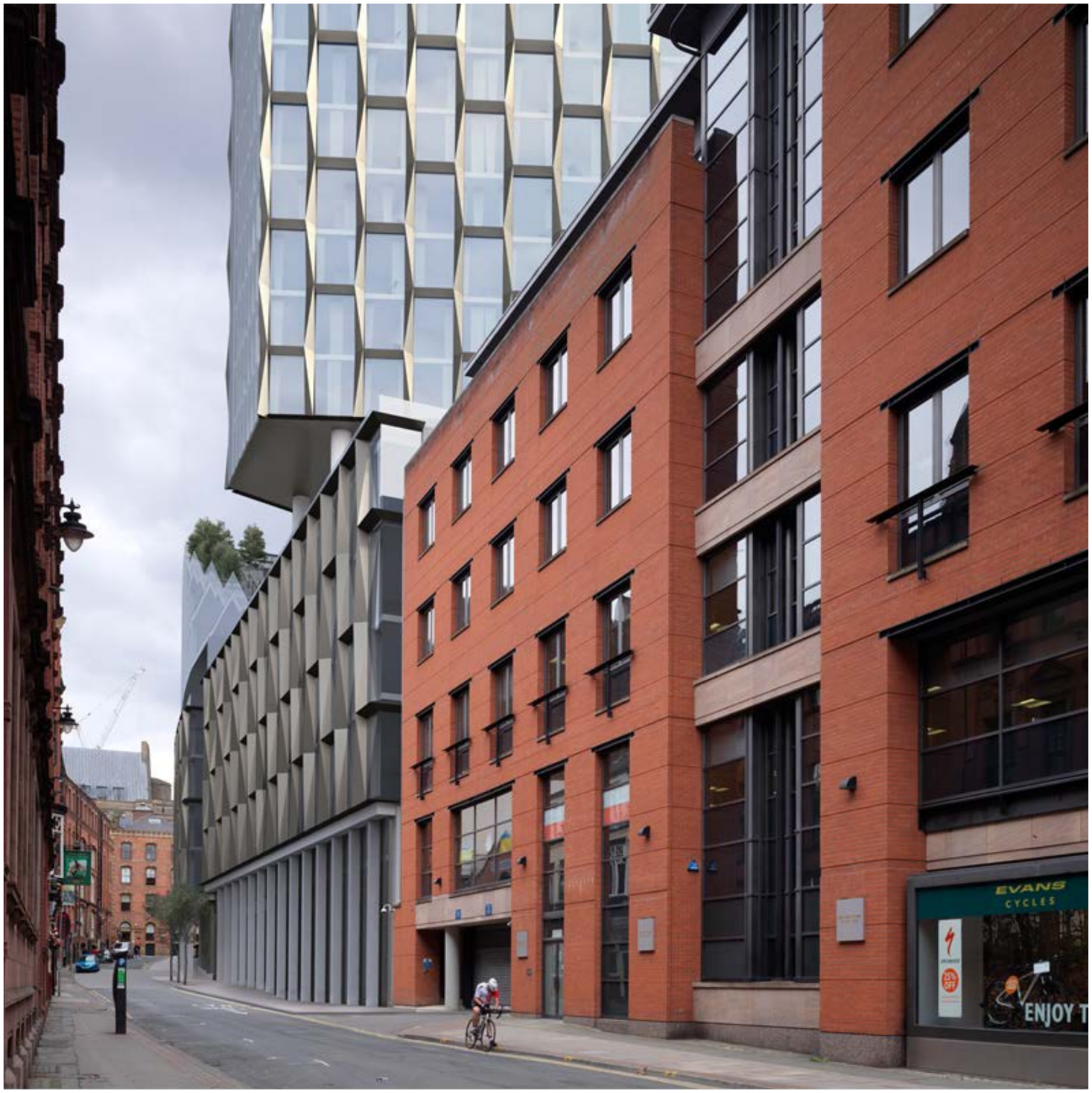


Figure 5B: *View 2, above. As proposed*

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Viewpoint 3 (see Figure 1) – baseline – Figure 6

Level of Importance: Local
Heritage Value: Medium

This view is from Southmill Street looking west down Bootle Street with the former Police Station to the right and Grade II listed Harvester House to the left (only partially visible). Much of this view is occupied by the former Police Station's frontage and the side elevation. In the background, one of the towers of the Grade II listed Sunlight House is partially visible. The roofline of the former Police Station is undisturbed and clearly read in this view and steps down as it progresses along Bootle Street. This provides some legibility of the interior space and hierarchy of the Police Station and contributes to the historic character of the street as a tertiary space, or 'back street'. The domestic form of the Sir Ralph Abercromby Inn is understand and appreciated, nestled in the middle of the street. As described in Section 6.4 of the Heritage Report: Significance, the settings of the heritage assets identified within this view are appreciated and understood from elsewhere.

Viewpoint 3 – impact assessment – Figure 6

Magnitude of Impact: High
Overall Impact: Minor Adverse

The proposed development will transform this view. Read as a number of different elements, the dynamic play between the projecting and recessed forms results in a building of superior quality which in turn results in a new vitality to the view. The Sir Ralph Abercromby Inn will still be visible within this view, marking the entrance of the new area of public realm and pedestrian route through the site, which is reminiscent of the character and historic street plan of the Deansgate/Peter Street Conservation Area; which is largely formed of small, tertiary side streets.

The retention of the former Bootle Street Police Station entrance block to the right of the view maintains and adds interest to the setting of the Grade II Harvester House, on the opposite corner (left), and character of the streetscape along Southmill Street.

The resulting magnitude of impact on the heritage significance of the view is low adverse, primarily due to the significant change in the skyline, the loss of the rear wings of the former Police Station and the ability to appreciate the historic scale and character of the view towards the Sir Ralph Abercromby pub.

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Figure 6A: *View 3, above. As existing.*

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Viewpoint 4 (see Figure 1) – baseline – Figure 7A

Level of Importance: Local
Heritage Value: Low

This view is within the Deansgate/ Peter Street Conservation Area and is taken from Bootle Street looking north-east towards Southmill Street. The Grade II listed Onward Building is well represented and can be seen on the left; the significance of the setting of this building is its articulation and position on the corner of Southmill Street/ Deansgate, and being read as part of the historic streetscape to Deansgate.

Terminating Bootle Street is the partially obscured Grade II listed Lancashire House. Red brick is the predominant material in this view. There is a variation in building height and the street is not characterised by any defined lines; there are empty plots (behind the Synagogue) on the street, which break up the skyline and sense of enclosure to the street.

Viewpoint 4 – impact assessment – Figure 7B

Magnitude of Impact: High
Overall Impact: Negligible

The proposed development in part dominates the background in this view; this is visually lessened by the positioning of the tower element which is set back from the street edge, and partially concealed behind the projecting podium. Dynamism is given to the planar elevations of the proposed building through the play of projections and stepped forms, and the street line has more definition due to the empty plot behind the Synagogue now being occupied.

A narrow open arcade of concrete piloti will result in enhancement to the public realm and pedestrian environment, creating an inviting route towards, and into the proposed pedestrian link through the site and onto Jackson's Row beyond. Active street frontages will further enhance the streetscape by providing activity and vitality which is currently absent.

The variation in materials and building height is highly perceivable here, and the distinctive lozenge form of the tower element of the design can begin to be clearly viewed.

The proposed buildings do not eclipse any of the listed buildings, nor adversely affect their settings.

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Figure 7A: *View 4, above. As existing.*

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Figure 7B: *View 4, above. As proposed*

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Viewpoint 5 (see Figure 1) – baseline – Figure 8A

Level of Importance: Regional
Heritage Value: Medium

There aesthetic heritage values of the two listed buildings within this view are well represented; the Grade II* listed Lawrence Buildings is to the right and the Grade II listed Friends Meeting House is to the left. The prominent corner position of the Lawrence Buildings, and the formal stepped approach to the Friends Meeting House allow the buildings to be understood and appreciated as part of the wider grouping of historic buildings seen in kinetic views from this viewing place; particularly to the north, towards Albert Square and the Town Hall. The high quality pedestrian environment along Mount Street, adjacent to the Town Hall Extension and Central Library affords a greater appreciation of the settings to these buildings. The view is at the centre of the St Peter's Square Conservation Area and gives it a high heritage and townscape value. The principal front of the former Police Station is clearly visible in the background and contributes to the historic character by providing a clear link to the civic architecture of the Town Hall complex behind this viewing point. The skyline in this view is undisturbed, providing a clear vista and termination point, despite the glimpse of the No.1 Spinningfields development which protrudes above the roofline of the former Police Station.

Viewpoint 5 – impact assessment – Figure 8B

Magnitude of Impact: High
Overall Impact: Moderate Adverse

The proposed development will be highly visible. The tower element will only be partly concealed by the presence of the retained former Bootle Street Police Station entrance frontage to the centre of the view.

Although the existing Grade II Friends Meeting House to the left of the view, and the Grade II* Lawrence Buildings to the right of the view will not be eclipsed from this perspective, the proposals will significantly alter the appreciation of the listed buildings in the foreground, which will erode the historic character and scale of this view. The feeling of open space is affected by the significantly altered skyline, highly impacting the roofscape above the former Police Station.

This view presents the proposed central tower almost in its entirety and demonstrates the differing heights, shapes and massing of the separate elements of the proposed scheme. 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 listed buildings, creating an imposed, and distracting emphasis away from the overall view and settings of the historic buildings in the foreground.

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.

Although the retention of the former Police Station building forms a positive element of the scheme, it is considered that the understanding and appreciation of the heritage values of the Grade II and Grade II* listed buildings will be eroded to a clearly discernible extent.

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Figure 8A: *View 5, above. As existing.*

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Figure 8B: *View 5, above. As proposed*

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Viewpoint 6 (see Figure 1) – baseline - Figure 9A

Level of Importance: Regional
Heritage Value: Medium/High

The two Grade II* listed buildings on either side of the pedestrian route; the Central Library to the left and Town Hall extension to the right; dramatically frame this view of the Grade II listed Friends' Meeting House on Mount Street, and the principal range of the former Police Station beyond. Beyond the Police Station is No1 Spinningfields; a contemporary development denoting the continuation of the city beyond; which is much more dominant in this view than Viewpoint 5, thereby affecting the sense of scale and established roofscape of the former Police Station. Although the Grade II* buildings are not fully understood or appreciated within this view, here they are appreciated within a very intimate setting which is enhanced by the narrow, curved pedestrian path of Library Walk.

Views from Library Walk are only fully appreciated when traveling west, where the two Grade II* listed buildings dramatically limit the view of the skyline and create a dramatic vertical emphasis that gradually reveals the sky and full extent of the Grade II Friends Meeting House (see Viewpoint 5).

Viewpoint 6 – impact assessment – Figure 9B

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.

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Figure 9A: *View 6, above. As existing.*

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Figure 9B: *View 6, above. As proposed*

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Viewpoint 7 (see Figure 1) – baseline – Figure 10A

Level of Importance: National
Heritage Value: High

This view is taken from within the St Peter's Square Conservation Area and is of national importance as there are three Grade II* listed buildings that are highly visible within the view: the Midland Hotel, Peter Street (left), Central Library, St Peter's Square (centre), and Manchester Town Hall Extension (right). The Central Library is fully visible and is the main focus of the view. The other two Grade II* listed buildings are partially visible, but still clearly perceivable. The historic skyline is intact with exception of the contemporary high rise building in the background, between the Midland Hotel and Central Library. The area from which this view is taken is a key pedestrian and traffic node in central Manchester with the Central Library as a notable landmark central to this view. See Section 6.4 of the *Heritage Report: Significance* for further appraisal of the settings of these buildings.

Viewpoint 7 – impact assessment -Figure 10B

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.

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Figure 10A: *View 7, above. As existing.*

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Figure 10B: *View 7, below. As proposed*

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Viewpoint 8 (see Figure 1) – baseline – Figure 11A

Level of Importance: Local
Heritage Value: Low/ Medium

This view is experienced from the tram stop of Deansgate/ Castlefield and is at an elevated level from the street. The focal point of this view is the south side of the Grade II* listed Manchester Central Convention Centre complex. This view has a fragmented skyline with varying building heights, and the townscape is characterised by a large open space with peripheral high rise buildings including the Beetham Tower and the Great Northern Tower; the spire of the Grade I Town Hall can be glimpsed beyond the contemporary roofscape. This viewpoint does not best represent the heritage values of the Manchester Central building or the Town Hall (refer to Section 6.4 of the *Heritage Report: Significance* for further details).

Viewpoint 8 – impact assessment – Figure 11B

Magnitude of Impact: Minor
Overall Impact: Negligible

The proposed building is visible in the background, to the left-hand side of the Great Northern Tower. From this perspective the building would have a negligible impact on Manchester Central and upon the Town Hall spire, and is perceived to be at a comparable height in respect of the other buildings. The relationship between the existing buildings and the proposed is stronger in this view; some similarities can be drawn from the proposed design such as the similar use of materials and contemporary detailing seen in the later contemporary, high rise buildings. There is also a natural gradation in height from right to left within the image, between the Great Northern Tower, the proposed building and the Beetham Tower.

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Figure 11A: *View 8, above. As existing.*

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Figure 11B: *View 8, above. As proposed*

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Viewpoint 9 (see Figure 1) – baseline – Figure 12A

Level of Importance: Local/ Regional
Heritage Value: Medium

This view contains a variety of different buildings ranging from the 19th to the 21st centuries. Two partially visible listed buildings, the Grade II* Manchester Central and Grade II* Midland Hotel, frame this view with a range of buildings visible between. There is no defined townscape character - each building within this view varies in height, form, mass and materials, creating an eclectic mix. Kinetic views, moving north or south along Lower Mosley Street provide viewpoints that provide better places from which to understand and appreciate the heritage values of the heritage assets in this view, and understand their historic connection to each other.

Viewpoint 9 – impact assessment – Figure 12B

Magnitude of Impact: High
Overall Impact: Minor Adverse

The proposed building is at the centre of the skyline and would dominate this view. Similar to View 8, the increase in height of the proposed building against its surroundings is more gradual by comparison with views 1-7. The proposed building does not obscure or directly impact the heritage assets in this view, but the visual impact on the townscape is considerable as the proposed development becomes the focal point, blurring the prominence of the heritage assets to a minor extent. The green wireline illustrates the extent of the proposed 24 Mount Street development; it is considered that the cumulative impact of the confirmed scheme would not be significant in this instance, nor would it affect the outcome of the above assessment.

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Figure 12A: *View 9, above. As existing.*

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Figure 12B: *View 9, above. As proposed*

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Viewpoint 10 (See Figure 1) – baseline – Figures 13A and 13B

The proposed development will be only glimpsed from this viewpoint, and following the redevelopment of the Lincoln House/ 123 Deansgate site (left of the image, outlined in green in Figure 13B), which is currently on site, the proposed development will not be visible.



Figure 13A: *View 10, above. As existing.*

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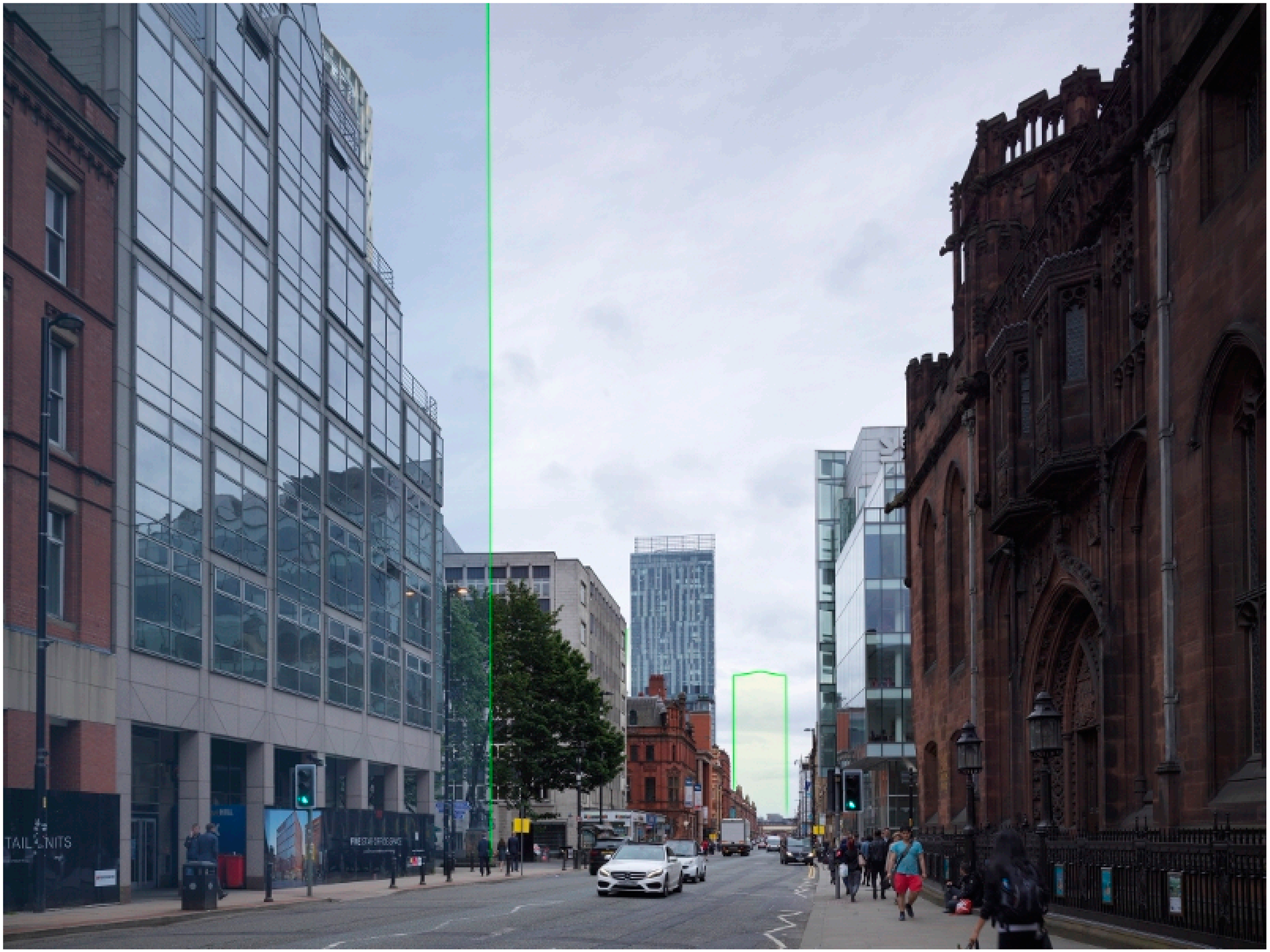


Figure 13B: *View 10, above. As proposed*

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Viewpoint 11 (see Figure 1) – baseline – Figure 14A

Level of Importance: Local
Heritage Value: Medium

This view is taken from Byrom Street within the St. John Street Conservation Area looking towards the group of Grade II listed buildings which forms the historic streetscape of St John's Street / Byrom Street. The townscape is characterised by the uniformity of the late 18th century townhouses: typically of three storeys, constructed of red brick with red sandstone dressings, timber sash windows, slate roof coverings and red brick walls. Although the townhouses have largely been converted for office use, the exterior historic character is undisturbed and the area retains its high quality, residential character. The significance of the settings of these listed buildings is in their group value providing a formal approach from Deansgate to the former St Johns Churchyard to the western end of the street. This viewing place does not best represent the group value or the settings of these buildings.

Viewpoint 11 – impact assessment – Figure 14B

Magnitude of Impact: Low-to-Medium
Overall Impact: Minor Adverse

From the St. John Street Conservation Area, the proposed development is only just partially visible behind the roofline of St John's Street. The materials and form of the proposed building differ from the uniform red brick buildings in the foreground and are clearly understood as being a minor feature of the backdrop to the buildings and as being set within a different part of the city. However, the proposed development will interrupt the established historic skyline which will affect, to a minor extent, the ability to understand and appreciate the significant group of historic buildings.

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Figure 14A: *View 11, above. As existing.*

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Figure 14B: *View 11, above. As proposed*

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Viewpoint 12 (see Figure 1) – baseline – Figure 15A

Level of Importance: District/Regional
Heritage Value: Medium

The focal point of this view is the opposing, dominant form of the vertical Beetham Tower (to the left) against the horizontal form of the Grade II* listed Manchester Central building (occupying the right-hand side of the view); the development under construction to the middle of the view (Axis) will become the prominent feature within this view once complete. This view has a fragmented skyline and the townscape is characterised by the predominance of the road infrastructure. Above the roofline of Manchester Central, the top of the Great Northern Tower is discernible. To the extreme right hand side of the image, the Grade II listed 13-17 Albion Street building can be seen.

Viewpoint 12 – impact assessment – Figure 15B

Magnitude of Impact: Medium
Overall Impact: Minor Adverse

The top storeys of the proposed development are highly visible above the roofline of the Grade II* listed Manchester Central building. Although the form of the listed building is robust, disrupting the existing roofline will erode, to a minor extent, the ability to understand and appreciate the heritage values of the building, especially when viewed alongside the completed Axis development (the extent of which is outlined in green). The effect upon the setting of the Grade II listed 13-17 Albion Street would be negligible.

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Figure 15A: *View 12, above. As existing.*

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Figure 15B: *View 12, above. As proposed*

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Viewpoint 13 (see Figure 2) – baseline – Figures 16A and 16B
The proposed development will not be visible from this viewpoint



Figure 16A: *View 13, above. As existing.*

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Figure 16B: *View 13, above. As proposed*

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Viewpoint 14 (see Figure 2) – baseline – Figure 17A

Level of Importance: Local
Heritage Value: Low

This view is taken from Regent Road bridge, which feeds onto the ring road. This is a slightly elevated view overlooking Manchester's contemporary skyline. Starting from the left, the mid-high rise buildings include: Manchester Civil Justice Centre, Spinningfields, the Great Northern Tower and the Beetham tower. The spire of the Grade I listed Town Hall is partially visible in this view, although it is largely obscured by the City Tower to the rear.

This view is characterised by the linear distribution of tall buildings interspersed with lower buildings. The conservation areas that fall within this view cannot be appreciated, nor can any of the designated or undesignated heritage assets. This view also demonstrates the open nature of the space around the ring road. Due to the location of this view on a main traffic route, of low heritage and townscape values, in conjunction with the limited ability to appreciate heritage assets, this view has low sensitivity.

Viewpoint 14 – impact assessment – Figure 17B

Magnitude of Impact: High
Overall Impact: Minor Adverse

The surrounding existing mid-high rise buildings mitigate implications of scale and prevent the proposal from feeling overbearing. Furthermore, the variety of building materials in this view allows the presence of the proposed development to be amenable to the existing environment; its grain and character fitting into the pattern and variety of buildings seen from this perspective. The proposed building does not surpass the height of the Beetham Tower, but sits at a comfortable height amongst the other mid-high rise buildings. The proposed development will add visual interest to the skyline as a key landmark. In recognition of the fact the proposed development will obscure views of the Grade I Town Hall, the overall impact is considered to be minor adverse

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Figure 17A: *View 14, above. As existing.*

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Figure 17B: *View 14, above. As proposed*

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Viewpoint 15 (see Figure 2) – baseline – Figures 18A and 18B
The proposed development will not be visible from this viewpoint



Figure 18A: *View 15, above. As existing.*

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Figure 18B: *View 15, below. As proposed*

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Viewpoint 16 (see Figure 2) – baseline -Figure 19A

Level of Importance: Local
Heritage: Negligible

This view is taken from Bridge Street, over the River Irwell and looks southeast towards the direction of the subject site. The People's History Museum and Manchester Civil Justice Centre, to the right of the view, dominate the view. There is no uniformity to the built form, which gives the street an eclectic cluster of materials and shapes. The building heights and rooflines of the individual buildings have no definition, which gives a contrasted skyline. This photo is taken from the Grade II listed Albert Bridge, however, it is not perceivable and there are no other visible heritage assets in this view.

Viewpoint 16 – impact assessment – Figure 19B

Magnitude of Impact: Low
Overall Impact: Negligible

The tower element of the proposed development is partially visible in this view, rising above the roofline of the Manchester Crown Court building. Its lozenge form is visible and adds to the architectural interest of the skyline. It does not obscure any buildings of architectural interest or heritage assets. In terms of scale, materials and details, the proposal is coherent with the overall townscape character on this street.

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Figure 19A: *View 16, above. As existing.*

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Figure 19B: *View 16, below. As proposed*

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Viewpoint 17 (see Figure 2) – baseline -Figure 20A

Level of Importance: Local/ Regional
Heritage Value: High

This view has high townscape and heritage values, primarily due to the well represented listed buildings with an adjacent open green space which allows them to be appreciated and understood fully. On the left is the Grade II listed Former Corn and Produce Exchange and on the right is the Grade I listed Manchester Cathedral. The south-west tower of the Grade II listed Former Royal Exchange is clearly visible in the background and ties in the historic character to the heritage assets in the foreground. This view contains a building of national importance (the Cathedral) and is therefore highly sensitive in terms of heritage. Mid-rise buildings, partially visible in the background, are the Harvey Nichols building (its glass tower) and Selfridges. This view falls within the Cathedral Conservation Area.

Viewpoint 17 – impact assessment – Figure 20B

Magnitude of Impact: Low
Overall Impact: Negligible

The proposed development will be largely obscured by the existing Harvey Nichols building; the proposed development will continue to be obscured in kinetic views from this viewpoint, moving south, due to the denser urban grain.

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Figure 20A: *View 17, above. As existing.*

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Figure 20B: *View 17, below. As proposed*

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Viewpoint 18 (see Figure 2) – baseline – Figure 21A

Level of Importance: Regional
Heritage Value: High

The architectural expression of the two buildings in the foreground of this view is contemporary with precise horizontal accents shown in the linear patterns of the cladding of both buildings. The horizontal accents are counterbalanced by the taller southwest corner of the Grade II listed Former Royal Exchange and mid-high rise buildings in the background. The view is within the St Ann's Square Conservation Area and looks south down New Cathedral Street: a wide pedestrianised road, shopping area and thoroughfare. Although the Beetham Tower is seen in the background, the bell tower of Grade I listed Church of St. Ann terminates the view – this is a key view of the Church, where the creation of New Cathedral Street has been designed to create a strong, framed vista. Although partially obscured by the trees within St Ann's Square, there is a clear pedestrian route and connectivity between the viewing place and St Ann's Square proper. It is through kinetic views, moving into St Ann's Square, that the formal setting of the Church, which is within an enclosed square is best understood and appreciated. Consequently, although this view presents a key townscape view of the tower of the Grade I listed Church, which illustrates the significance of its setting as a local landmark, the significance of the setting of the Church is best represented within the Square (refer to Section 6.4 of the Heritage Report: Significance for my details).

Viewpoint 18 – impact assessment – Figure 21B

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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Figure 21A: *View 18, above. As existing.*

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Figure 21B: *View 18, below. As proposed*

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Viewpoint 19 (see Figure 2) – baseline -Figure 22A and 22B

The proposed development will not be visible from this viewpoint



Figure 22A: *View 19, above. As existing.*

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Figure 22B: *View 19, below. As proposed*

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Viewpoint 20 (see Figure 2) – baseline – Figure 23A and 23B

The proposed development will only be glimpsed from this viewpoint.



Figure 23A: *View 20, above. As existing.*

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Figure 23B: *View 20, below. As proposed*

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Viewpoint 21 (see Figure 2) – baseline – Figure 24A

Level of Importance: Regional
Heritage Value: High

The view looks west down Fairfield Street with the main focus being the façade of the Grade II* listed London Road Fire Station which encloses the streetscape to the right. The architectural quality of the former Fire Station is high and includes a number of details which contribute to the historic character of the street and immediate surrounding. The building's roofline is undisturbed and regularised by the rhythm of the chimneys, which correspond with the bays of its façade. In the background the Grade II listed Shena Simon 6th Form College is visible, further adding to the historic character of the streetscape. The materiality, skyline and historic character are relatively uniform and there are few perceivable alterations that erode the historic character. This view is therefore considered to be sensitive in terms of heritage, due to the prominence of the identified heritage assets.

Viewpoint 21 – impact assessment – Figure 24B

Magnitude of Impact: Low
Overall Impact: Negligible

A small section of the proposed scheme will be visible rising above the Shena Simon 6th Form College in the background. None of the aforementioned listed buildings or their immediate settings will be obscured. Visual impact is therefore negligible.

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Figure 24A: *View 21, above. As existing.*

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Figure 24B: *View 21, below. As proposed*

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2.6 Assessment of former kinetic view tracks

As discussed above, in Section 2.4, alongside assessing static key viewpoints, verified videos were previously produced to illustrate the potential kinetic views experienced along key routes around the subject site (see Figure 3). Due to significant changes to the design of the proposed development, and a significantly reduced zone of visual impact, these kinetic views are now presented as static images.

Viewpoint A (see Figure 3) – baseline – Figure 25A

Level of Importance: National
Heritage Value: High

This view is experienced from the north-eastern corner of Albert Square looking in a south-westerly direction across the Square. There are a number of listed buildings seen within this view, forming the southern perimeter of the Square, including Memorial Hall (Grade II* listed), alongside Albert Chambers, Carlton House, St Andrews Chambers, and Lloyds House (all Grade II listed). The townscape is characterised by this coherent group of historic buildings around the perimeter of the square which provides a formal setting to the Grade I listed Town Hall and Albert Memorial. The space contains numerous separately listed statues with the Albert Memorial (Grade I listed) being the main focal point of the view (to the right-hand side) whilst Heywood's Statue and Gladstone's Statue are also visible (both Grade II listed). Behind the Albert Memorial is the later 20th century Heron House which, despite its more recent date, respects the overall form and proportions of the historic square. To the extreme left-hand side of the image, part of Manchester Town Hall can be seen; this allows the formal setting and group value of the view to be understood and appreciated, despite not best representing the heritage views of the Town Hall itself. In the background, the Beetham Tower (left) and Great Northern Tower (right) are both partially visible and remain relatively subservient from this perspective.

It will be clear that the settings of each of the heritage assets identified in this view overlap, forming the historic townscape character which is integral to the character and appearance of the Albert Square Conservation Area as a whole. Further details of how the settings of the identified heritage assets contribute to their significance are provided in Section 6.4 of the *Heritage Report: Significance*. Consequently, the setting of the Grade I Albert Memorial is best understood and appreciated when experienced from the western side of Albert Square, when seen in conjunction with the Town Hall. It should also be noted that the frequency of events held within Albert Square affects the ability to understand and appreciate the group value and settings of the heritage assets together.

This view has been chosen as It provides the only direct view towards the subject site from Albert Square.

Viewpoint A – impact assessment – Figure 25B

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.

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Figure 25A: *View A, above. As existing.*

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Figure 25B: *View A, above. As proposed.*

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View B (see Figure 3) – baseline – Figure 26A

Level of Importance: Regional
Heritage Value: High

This view is experienced travelling north-west along Oxford Street towards St Peter's Square. The Central Library (centre), Manchester Town Hall Extension (right) and Midland Hotel (far left) (all Grade II* listed) are the focal points of the view. Behind the Town Hall Extension, the clock tower of Manchester Town Hall (Grade I listed) can also be glimpsed. The resulting townscape is therefore an eclectic mix of major public buildings from different periods. To the rear of the view substantial modern commercial buildings on Mount Street dominate the background. The immediate foreground is dominated by more recent transport and public realm infrastructure, including the Metrolink lines to the south-west of St Peter's Square station, which have enhanced the ability to understand and appreciate the settings of the listed buildings surrounding it (refer to Section 6.4 of the *Heritage Report: Significance* for more details).

View B – impact assessment – Figure 26B

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.

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Figure 26A: *View B, above. As existing.*

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Figure 26B: *View B, above. As proposed.*

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View C/ Updated Track 1 (see figure 3) – baseline – Figure 27A

Level of Importance: National
Heritage Value: High

This view is experienced looking westwards from the junction of Princess Street with St Peter's Square, towards the subject site. Overall, this view is highly significant in terms of heritage assets and townscape. The Grade I listed Manchester Town Hall is central to this view with the Grade II* listed Town Hall Extension to the left-hand side of the image. In the foreground is the Grade II* listed Manchester War Memorial (the Cenotaph). The foreground of this view is dominated by modern transport infrastructure including the Metrolink lines to St Peter's Square tram stop, out of shot to the left.

The transformation of St Peter's Square, including the relocation of the Cenotaph to its present location, has enhanced not only the pedestrian environment but the ability to understand and appreciate the architectural and historic interest of these buildings; the extended and largely pedestrianised square has afforded the eastern sides of the two civic buildings a more formal setting. The setting of the Cenotaph is understood as overlapping with those of the civic buildings, but also more intimately within the newly designed formal seating area.

This viewpoint demonstrates how extensive the surroundings of the listed Town Hall complex are, from the open spaces of St Peter's Square and Albert Square, to the intimate spaces of Lloyd Street and Library Walk (refer to Section 6.4 of the Heritage Report: Significance for more details).

View C/ Updated Track 1 – impact assessment – Figure 27B

Magnitude of Impact: Medium
Overall Impact: Moderate Adverse

The upper storeys of the tower element of the proposed scheme would be visible in this view, seen between the Town Hall and Town Hall Extension. Although the tower is understood as being within the background, and is subservient to the Town Hall and Town Hall Extension in terms of materiality and articulation, it will visually intrude on the ability to appreciate of the two historic buildings as key features of the historic townscape. Kinetic views, moving north-west along Princes Street, as seen in the kinetic tracked video, will reveal a greater visual intrusion.

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Figure 27A: *View C, above. As existing.*

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Figure 27B: *View C, above. As proposed.*

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View D / Updated Track 2 - (see Figure 3) – baseline – Figure 28A

Level of Importance: National
Heritage Value: High

This view is experienced from Cross Street looking in a southerly direction towards Albert Square. Cross Street comprises mostly 19th and early 20th Century mid-rise buildings of mixed materials and detailing, however, there is still an coherent historic character, with key buildings including Anglia House and the Abbey National Building (centre right) and 1-7 Princess Street (centre left) all of which are Grade II listed. The view looks south across Albert Square and at the southern edge of the square a number of other listed buildings can be seen including the Memorial Hall (Grade II*), along with Albert Chambers, Carlton House and St Andrews Chambers (all Grade II listed). The townscape is characterised by mid-rise historic buildings both along Cross Street and around the perimeter of the pedestrian square in the distance; the settings of these buildings overlap within the townscape character.

Kinetic views from this viewing place, moving south towards Albert Square, seen in the kinetic tracked view, best represent the settings and group value of the Grade I listed Town Hall and Albert Memorial (refer to Section 6.4 of the Heritage Report: Significance).

View D/ Updated Track 2 – impact assessment – Figure 28B

Magnitude of Impact: Imperceptible / none
Overall Impact: None

From Cross Street, the proposed development will not be visible.

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 it affect the outcome of the above assessment.

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Figure 28A: *View D, above. As existing.*

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Figure 28B: *View D, above. As proposed.*

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View E (see Figure 3) – baseline – Figure 29A

Level of Importance: Regional
Heritage Value: High

The main focus of this view is the Grade II listed 235-291 Deansgate terrace, which forms a screen following the line that corresponded to what was formerly the frontage to the Grade II* listed Deansgate Goods Station (the Great Northern Warehouse). At the end of the row is the Grade II listed Former Entrance to Deansgate Goods Station, which includes Nos. 223 to 233 Deansgate (seen as a continuation of the terrace). These buildings form one uniform frontage to Deansgate and contribute greatly to the historic character of the townscape. Materials include red brick with sandstone dressings, timber sash windows and slate roofs. Building heights vary between three to four storeys (including ground), however, the roofline is clearly discernible and undisturbed. The horizontality of the listed building dominates the view throughout.

Due to the length of the buildings, it has a large setting, also this is largely confined to its townscape qualities on Deansgate. Although the listed terrace buildings are integral the historic and aesthetic values of the Grade II* Northern Warehouse, the setting of the listed terrace is understood and appreciated most when experienced from outside the site, on Deansgate.

View E – impact assessment – Figure 29B

Magnitude of Impact: Medium
Overall Impact: Moderate Adverse

The impact of the proposed development is moderate as the relatively low roofline is disrupted by the tower element. The stark contrast in materials, between the existing warm red brick and the glass and anodised alumnum of the proposed tower, increases the visual intrusion on the listed terrace in this view.

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 it affect the outcome of the above assessment.

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Figure 29A: *View E, above. As existing.*

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Figure 29B: *View E, above. As proposed.*

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2.7 Impact Assessment Summary

Table 1, below, provides a summary of the listed buildings whose settings will be impacted by the proposed development. The Conservation Areas whose character and appearance will be impacted are also identified.

TABLE 1: Impact Assessment Summary

Asset No.	Asset Name	Impact	Note
1	Royal London House, Deansgate (west side) Nos.188 to 202,	Negligible	
2	Rylands Library, Deansgate (west side),	N/A	
3	Sawyers Arms Public House, No.138 Deansgate (west side),	N/A	
4	Nos.184 & 186 Deansgate (west side),	Negligible	
5	**Onward Buildings, Nos.205 to 209 Deansgate (east side),**	**Minor Adverse**	**Impact due to proximity to the proposed development**
6	**Elliot House, Deansgate (east side)**	**Minor Adverse**	**Impact due to proximity to the proposed development**
7	**Former entrance to Deansgate Goods Station Nos.223 to 233 Deansgate (east side),**	**Moderate Adverse**	**Impact due to visual intrusion**
8	Opera House Theatre, Quay Street (north side)	N/A	
9	Sunlight House, Quay Street (north side)	Negligible	
10	Masonic Temple, Bridge Street	N/A	
11	Albert Hall, No.27 Peter Street (north side),	Negligible	
12	**Harvester House, No.37 Peter Street (north side)**	**Minor Adverse**	**Impact due to proximity to the proposed development**
13	**Lancashire House, No.47 Peter Street (north side), (Includes No.9 Southmill Street)**	**Minor Adverse**	**Impact due to proximity to the proposed development**
14	Free Trade Hall, Peter Street (south side)	N/A	
15	Former Theatre Royal, Peter Street (south side) (now listed as Royale Club)	N/A	
16	Former Young Men's Christian Association, No.56 to 58 Peter Street (south side), [Includes: Nos.14 to 18 Mount Street]	N/A	

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17	The Midland Hotel, Peter Street (south side)	Negligible	
18	**Friends' Meeting House, Mount Street**	**Minor Adverse**	**Impact due to proximity and visual intrusion of the proposed development**
19	Albert Chambers, 16 Albert Square (South Side)	Negligible	
20	Carlton House, Nos.17 and 18 Albert Square	Negligible	
21	St Andrew's Chambers, Nos.20 and 21 Albert Square (South side)	Negligible	
22	**Manchester Town Hall, Albert Square**	**Moderate Adverse**	**Impact due to proximity and visual intrusion of the proposed development on the setting of the Town Hall, which overlaps with the settings of surrounding heritage assets in the townscape**
23	**Fraser's statue, Bright's statue, Heywood's statue, Gladstone's statue & Jubilee Fountain, Albert Square**	**Minor Adverse**	**Impact due to proximity and visual intrusion of the proposed development on the settings of the statues, which overlaps with the settings of surrounding heritage assets in the townscape**
24	**Albert Memorial, Albert Square**	**Moderate-to-Major Adverse**	**Impact due to proximity and visual intrusion of the proposed development on the setting of the Memorial, which overlaps with the settings of surrounding heritage assets in the townscape**
25	Abraham Lincoln statue, Brazennose Street (formerly in Platt Fields park)	N/A	
26	Roman Catholic Church of St. Mary (The Hidden Gem) Mulberry Street .	N/A	
27	**G-MEX, Windmill Street. (Formerly listed as former Central Station.)**	**Minor Adverse**	**Impact due to visual intrusion of the proposed development**
28	Lawrence Buildings, No.7 Central Street, and 2 & 4 Mount Street	Negligible	
29	Central Public Library St Peter's Square (west side)	Negligible	
30	No.1 Albert Square	Negligible	
31	**Town Hall Extension**	**Moderate Adverse**	
32	**11-17 St John Street (south side)**	**Minor Adverse**	
33	Great Northern Warehouse	N/A	
34	**Lloyd's House, 16-22 Lloyd Street**	**Minor Adverse**	**Impact due to proximity of the proposed development**
35	**Memorial Hall, 1 & 3 Southmill Street**	**Moderate Adverse**	**Impact due to proximity and visual intrusion of the proposed development**
36	**1-5 Central Street (north side)**	**Minor Adverse**	**Impact due to proximity of the proposed development**
37	Anglia House, 86 Cross Street	Negligible	

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38	Eagle House, King Street (south side), Cross Street Nos.62 TO 68 (Even)	N/A	
39	Prudential Assurance Buildings, 76-80 King Street	N/A	
40	Northern Assurance Building, 9-21 Princess Street (north east)	Negligible	
41	10 Kennedy Street (south west side)	N/A	
41	Manchester Law Library, 14 Kennedy Street (south west side)	N/A	
42	31 Princess Street (north-east side)	N/A	
43	32 and 34 Kennedy Street (south west side)	N/A	
44	Vine Inn, 42 and 44 Kennedy Street (south west side)	N/A	
45	65-71 Princess Street (north east side)	Negligible	
46	73 & 75 Princess Street	Negligible	
47	City Art Gallery, Mosley Street (east side)	N/A	
48	The Athenaeum, 81 Princess Street (north east side)	N/A	
49	14-16 Princess Street (79 Mosley Street)	Negligible	
50	Memorial Cross, St Peter's Square (south west side)	Negligible	
51	War Memorial, St Peter's Square (south west side)	Negligible	
52	St John's Street	Negligible	
53	322-330 Deansgate	N/A	
54	**235-291 Deansgate**	**Moderate Adverse**	**Impact due to visual intrusion of the proposed development**
55	**St Ann's Church**	**Moderate Adverse**	**Impact due to visual intrusion of the proposed development**
Conservation Area	St Peter's Square	Negligible	
Conservation Area	**Albert Square**	**Moderate Adverse**	**Cumulative impact of proposed development on character and appearance of the conservation area**
Conservation Area	**Deansgate/ Peter Street**	**Moderate Adverse**	**Cumulative impact of proposed development on character and appearance of the conservation area**
Conservation Area	St John's	Negligible	
Conservation Area	**St Ann's**	**Moderate Adverse**	**Cumulative impact of proposed development on character and appearance of the conservation area**

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3 NPPF AND PLANNING POLICY STATEMENT

3.1 Introduction

The National Planning Policy Framework, 2012, sets out the Government's planning policies for England and how these are expected to be applied. The relevant local plan policies contained within the Manchester Core Strategy have also been considered.

This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 12).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of *"sustainable development"* (*paragraph 7*). The fundamental planning objective is to ensure that the development contributes to the stimulation of a thriving historic environment, including the natural and built environment and as well as the economic and social aspects of people's quality of life. This requires a clear and proportionate evaluation of the significance of the affected heritage assets.

As set out in **paragraph 128**, of the NPPF, the *Heritage Report: Significance* (SLHA, October 2017) describes the significance of the identified heritage assets within a 250m radius of the Site (focus of the study area). The setting of the identified heritage assets has also been addressed sufficiently to understand the potential impact of the proposals; as well as this document, this is set out within the ES Chapter on the Built Environment.

3.2 National Planning Policy Framework (NPPF)

Through extensive consultation with Historic England (HE), the current scheme has been developed to respond to previous concerns regarding the potential impact of the previous proposals upon the built historic environment. These discussions have resulted in a new masterplan and an amended scheme for the site. HE's previous concerns, regarding the earlier scheme, included the extent of demolition, lack of engagement with the surrounding streets, and the impact of tall buildings upon the setting of highly graded listed buildings; in particular the Town Hall complex. The current scheme has addressed all these comments by:

- Retaining the Sir Ralph Abercromby Inn and the principal front block of the former Police Station, thereby reducing the extent of demolition;
- Creating new active uses, new public realm and a high quality pedestrian environment at street level, thereby engaging with the streets surrounding the site; and
- Reducing the number of tall buildings proposed to one, and repositioning it to the west end of the site, thereby reducing the impact upon the settings of the surrounding highly graded listed buildings.

The current scheme demonstrates the commitment to a high quality, mixed -use development which will regenerate this important site. The carefully articulated development, which responds to its historic context by integrating the existing Sir Ralph Abercromby Inn and principal front block of the former Police Station allows for a more positive urban response, delivering active street fronts, providing a viable use to the former Police Station, an improved pedestrian environment, new public realm and enhanced permeability and connectivity across the site.

Careful consideration of the alignment, scale, massing and materiality of the proposed development, as expounded in the accompanying Design and Access Statement, supports **paragraphs 56 – 68** of the NPPF which emphasises the need for the integration of new development into the built and historic environment (*paragraph 61*). The proposed development responds to the context of the site's surroundings in regards to the variety in massing, scale, alignment and materiality of the buildings surrounding the site. The proposed development has also responded to the local character and history and reflects the diversity of the local identity, building styles and materials. Importantly, the design of the proposed development is appropriately innovative continuing the history of independence and variety and place shaping, addressing connections between people and places **(***paragraph 58, point 4*).

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As will be evident, the proposals for the site herald further, significant investment in this part of Manchester. The proposals will clearly make a positive contribution to the vitality of this part of the city and in turn the opportunity to enhance the character and distinctiveness of the setting of the identified heritage assets surrounding the site.

The NPPF does not specifically define *'good architecture'* but puts great weight on the delivery of contextual design *(paragraph 64)* which takes the opportunities available for improving the character and quality of an area and the way it functions. The emphasis of the proposed development is thus on providing architectural space for the delivery of commercial and residential use, taking advantage of the complexity of the site in urban design terms and responding accordingly. The accompanying D&A Statement details the extensive process of design development and review that has taken place, in order to respond to the context of the site.

The non-designated heritage assets within the site, the Sir Ralph Abercromby Inn and the former Police Station, are considered to positively contribute to the character and appearance of the Deansgate/ Peter Street Conservation Area. The Inn will remain in its existing use as a public house, and the disused former Police Station will be converted into a hotel. The existing Reform Synagogue building, which is also considered to be a non-designated heritage asset, will be demolished but a new synagogue is to be incorporated within the proposed development and will reuse the most significant fixtures and fittings from the existing building.

The impact assessment demonstrates the proposed development will have a moderate-to-major adverse impact on the setting of the Grade I listed Albert Memorial. Moderate adverse impacts will be had on the Grade I listed Town Hall, Grade I listed St Ann's Church, Grade II* Town Hall Extension, the Grade II* listed Memorial Hall, the Grade II 223-233 Deansgate and Grade II 235-251 Deansgate, and the character and appearance of the Albert Square, Deansgate/ Peter Street and St Ann's Square Conservation Areas. As described in Section 2.6, the impact on the setting of the Grade I Albert Memorial will only be experienced from the north-east side of Albert Square, where there is the only direct view across to the subject site. The setting of the Grade I listed Albert Memorial is best understood and appreciated when experienced from the western side of Albert Square, when seen in conjunction with the Grade I Town Hall, where the settings of each of the heritage assets identified overlap, forming the historic townscape character which is integral to the character and appearance of the Conservation Area.

However, as expounded in the accompanying Planning and Tall Building Statement, by Zerum, these adverse impacts are outweighed by the public benefits of the scheme, which include:

Economic Benefits

- Achieving the objectives of the Jackson's Row Strategic Development Framework.
- Providing new, Grade A office accommodation of which there is an undersupply in Manchester.
- Modernising the city centre's economic infrastructure, contribute to and take advantage of agglomeration forces, providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.
- Deepening the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.
- Providing accommodation for approximately 1,800 new jobs directly, including more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and intern places taking advantage of the sectoral makeup of the new employment and industry recruitment and training approaches.
- Creating an additional c.500 jobs during the construction period, with an estimated construction value of £135m.
- Generating further, indirect supply chain employment.

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- Providing Manchester's first, purpose-built 5-star hotel, capable of securing a major 5-star brand. There is a significant undersupply of 5-star hotel rooms and associated facilities within the city centre at present. The hotel provision will also create synergies with the wider St Michael's offering. Both commercial and residential occupiers in particular will benefit from being in close proximity to high quality conferencing, banqueting, gym and spa facilities that will form part of the hotel.
- Supporting, through the construction of the hotel, Manchester's growing service economy, thriving tourist industry, Manchester's ability to hold major conferences and events, as well as providing restaurants, large-scale banqueting, and spa facilities to Manchester's residents.
- Reconnecting the key regeneration areas within the city centre, especially Spinningfields and the Civic Quarter and St Peter's Square, which are established and emerging commercial districts and hugely important to the overall success of Manchester's economy. An economy anchored by financial and professional services firms which typically locate in those areas.
- Allowing the site, which is a significant element of central Manchester, to effectively and efficiently contribute to the city's economy, including the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit, thereby acting as a catalyst to regeneration of this part of the City.
- Making a significant contribution (£32.7m over ten years) to the public sector finances through the business rates generated by the high quality office space and leisure/ commercial space.
- Making a contribution of £114.7m over ten years to the UK treasury through additional Income tax and National Insurance contributions.
- Encouraging new restaurant concepts, and innovative and independent businesses as the focus of the spaces and uses that surround them.

Social Benefits

- Retaining and incorporate the Sir Ralph Abercromby Inn within the development, enhancing its setting by integrating the building into an area of new public realm;
- Enabling required repair works to the Sir Ralph Abercromby Inn;
- Retaining the principal range of the former Police Station and through conversion to a hotel, provide sustainable long-term use for the building;
- Creating new, safe, vibrant public spaces, which will provide a year-round offer of attractions and events that exists nowhere else in the city. Such events will complement those held across the city, particularly in the nearby Albert Square.
- Providing greater activity and overlooking of existing streets to reduce the potential for crime and fear of crime.
- Providing public spaces that will be accessible to all.
- Delivering new high quality apartments for a growing and higher skilled workforce, aimed at higher earning executives and personnel.
- Meeting an identified gap in the market for such quality of development in a centrally located position at the heart of the city's economy. The apartments will set new standards of living accommodation within the city centre and will benefit from the additional support services provided by the hotel.
- Replacing the current Manchester Reform Synagogue which is not fit for purpose with a new, modern, safe, comfortable, welcoming facility. The current synagogue is in a very poor state of repair. It is increasingly, and almost prohibitively, expensive to maintain and insure. The building has electrical wiring dating from the 1950's, which is below current safety standards, and is presently uninsurable. Further, the synagogue building is unwelcoming and this deters worshippers. The consequence of the condition of the building is a downward spiral of decline as congregation members decrease, income which could have been spent on the building fabric subsequently drops further.
- Retaining and attract new members to the congregation, and better meet the needs of the existing congregation.
- Allowing the synagogue to remain in a central location in the city centre and to incorporate it into a wider development which will benefit from shared services thereby promoting a diverse and inclusive community.
- Allowing a full range of educational services to be provided by the Synagogue in the form of after school clubs and weekend services in modern, specifically designed, and attractive facilities.
- Providing full, inclusive access to the Synagogue for the elderly and disabled.
- Providing sufficient parking on site for use by the congregation of the Synagogue, especially for those with young children, the elderly and disabled.
- Allowing the rooms and facilities of the Synagogue to be offered to the wider public, including through a combined offering with the internally connected 5* hotel, which would generate an income stream to allow the Synagogue to carry out its community work.
- Allowing for the retention and relocation of the historically important fixtures and fittings of the synagogue into a new building which will ensure their preservation for years to come.

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- Providing a new, modern, energy and water efficient synagogue building with significantly reduced running and maintenance costs making more money available for the benefit of the congregation and wider community.
- Allowing for interpretation boards and/ or public art to provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.
- Providing new views of the surrounding heritage assets allowing the heritage values to be revealed and understood and appreciated within a new context.

Environmental Benefits

- Adding vibrancy and activity to an underused part of the city centre.
- Creating a landmark development which will add buildings of the highest architectural quality to the City's townscape.
- Strengthening key pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.
- Providing improved public realm beyond the site boundaries on adjacent streets to enhance movement and the wider environment, as well as linking with wider public realm improvements in Albert Square and surrounding streets thereby increasing the area of cohesive public realm design in the heart of the city and seamlessly integrating the new development into the wider townscape.
- Creating a new recognisable landmark for Manchester through the bold, high quality design of buildings, spaces and places to bolster identity and sense of place. The form and silhouette of the buildings are unique and over time will become synonymous with Manchester. Such defining architecture will reinforce Manchester's position at the national and international level.
- Redefining the heart of Manchester.
- Significantly improving existing wind conditions and pedestrian comfort at a number of locations in the local area as the tower will obstruct high-speed westerly and south westerly winds, reducing the pressure along Deansgate and Peter Street.
- There is also a major reduction in modelled wind speeds at the corner of Deansgate and Quay Street to the extent that the currently modelled 'unsafe' conditions will be made safe for pedestrians.
- Reducing surface water runoff from the site to flows of 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality and downstream of the development. Attenuation storage structures within the site will store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).
- Providing development built to high levels of sustainable design and construction including a CO2 reduction of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices will seek a BREEAM Excellent rating.
- Providing enhancements to site ecology including the creation of favourable habitat, such as the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

The NPPF stresses that *'great weight'* should be given to the objective of conserving designated heritage assets *(paragraph 132),* emphasising the need to avoid substantial harm to such designated heritage assets. Given this conservation objective, any perceived harm, from demolition to visual compromise (resulting from insensitive development within the setting of a designated heritage asset) should be avoided and at least require *'clear and convincing justification'*.

It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that where '*substantial harm'* from a development arises then consent should be refused unless it is outweighed by substantial public benefits sufficient to outweigh such harm *(paragraph 133)*. Where less than substantial harm arises then such harm should be weighed against the public benefits of the proposal in determining if permission is granted (*paragraph 134)*. Substantial harm to Grade I or Grade II* listed buildings should only occur "wholly exceptionally".

The NPPF Planning Practice Guide (2014) emphasises that, in general terms, *"substantial harm is a high test, so it may not arise in many cases"*, but it does apply to settings as well as to fabric or individual buildings. Due to the very high level of harm required to meet the "*substantial*" level, the fact that this was not noted by HE must indicate that they believe that it does not apply in this case; and that the "*high*" degree applies to the level of "l*ess than substantial harm*" generated. The 4 "tests" required in NPPF policy 133 cannot apply to settings (or conservation areas) and therefore the policy offers the alternative of "*substantial*

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benefits that outweigh that harm or loss". The requirement for "less than substantial harm," policy 134, requires that the harm "*be weighed against the public benefits*". The difference being that substantial harm requires substantial benefits.

The determination as to whether harm is "substantial" or "less than substantial" is a matter of fact and degree, but subjectivity may also apply. There are, in fact, many levels of harm within the two categories. In this instance, there is no physical harm to the identified designated heritage assets, the development within their settings is not within their curtilages, and there is no loss or destruction. We, therefore, conclude that the degree of harm falls within the "*less than substantia*l" category, albeit at a high level. Further legal opinion on this matter has also been sought, taking account of recent case law and appeals, which confirms this view; and we note that the NPPG has not been revised in this regard since 2014. That said, the public benefits are, nonetheless, "substantial," in recognition that the level of harm might be construed at the upper degrees of "less than substantial".

This report contends that the proposal offers a substantial opportunity to enhance the vitality and complement the character of the site, thereby fully complying with the national planning policy requirements as established in the NPPF.

Consequently, the proposed development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the **NPPF, paragraph 131**.

3.3 Local Planning Policy – Saved UDP

Policy CC9: Design and Heritage:
"Design of new buildings will need to be of the highest standard in terms of appearance and function […] Development in Manchester City Centre should preserve or enhance the heritage assets."
Policy EN2: Tall Buildings:
"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 […]; and will bring significant regeneration benefits."
Policy EN3: Heritage:
"New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including […] listed buildings [and] conservation areas."

As propounded in these policies, the proposed development has been designed with due regard to principles of scale, height, massing, alignment, material and use, within a contemporary architectural idiom, which is consistent with contemporary development in this area and also the character and appearance of the wider townscape. Reference to the accompanying Design and Access Statement should be made for further details.

Manchester City Council does not have any protected views and tall buildings have previously been encouraged in this part of the city. Consequently, the zone of visual influence and key views for this scheme were discussed and agreed with Historic England at pre-application stage to assess the potential visual impact of the proposed scheme. The location of the proposed development is in accordance with the Manchester Core Strategy Policy EN2 Tall Buildings. The proposed development also gives rise to significant regeneration benefits, including; the bringing back into full economic use a gap site and significant enhancements to the streetscape and wider townscape. Further details regarding the compliance to this policy are included within the Tall Building Evaluation included within the Planning Statement.

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4 SUMMARY AND CONCLUSION

- The proposed development will result in moderate-to-major adverse impacts on the setting of the Grade I Albert Memorial and moderate adverse impacts on the setting of the Grade I listed Town Hall and St Ann's Church, the Grade II* Town Hall Extension, the Grade II* listed Memorial Hall, the Grade II 223-233 Deansgate, and Grade II 235-251 Deansgate.
- Due to the adverse impacts on these highly-graded buildings, which are fundamental to the character and appearance of the conservation areas in which they are located, the proposed development will also adversely impact the character and appearance of the Albert Square, Deansgate/ Peter Street and St Ann's Conservation Areas.
- The substantial public benefits afforded by the Proposed Development are considered to outweigh the instances of harm.
- The proposed development will result in *less than substantial harm.*
- This report contends that the proposal offers a substantial opportunity to enhance the vitality and complement the character of the site, thereby fully complying with the national planning policy requirements as established in the NPPF.

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5 APPENDICES

5.1 Appendix i: Historic England visual impact assessment matrices

VALUE/ IMPORTANCE	DEFINITION
HIGH	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
MEDIUM	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) is a good, but not the best or only place to view the heritage asset.
LOW	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Table 1: Value/ importance of individual heritage assets identified within the view.

VALUE/ IMPORTANCE	DEFINITION
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Table 2: Value/ importance of the view as a whole

MAGNITUDE OF IMPACT	DEFINITION
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Table 3: Criteria for determining magnitude of impact on heritage significance within a view

	WITH HIGH VALUE	WITH MEDIUM VALUE	WITH LOW VALUE
With high magnitude of impact	Major effect	Major effect	Moderate effect
With medium magnitude of impact	Major effect	Moderate effect	Minor effect
With low magnitude of impact	Moderate effect	Minor effect	Negligible effect
Negligible/ neutral impact	Negligible effect	Negligible effect	Negligible effect

Table 4: Overall impact: magnitude of impact against value

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Tables reproduced from English Heritage, Seeing History in the View: A method for assessing heritage significance within views, 2011