Appendix 8.1

TOWNSCAPE BASELINE AND EFFECT

This Appendix has been replaced in full.
Please refer to the Environmental
Statement Addedum (2019)

Appendix 8.1: Townscape Baseline and Sensitivity

Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	Heritage dominates the immediate townscape. No Listed Buildings within the Site boundary. However, within the setting of a large number of listed structures, including the Grade I Listed Town Hall, Albert Memorial and John Ryland's Library, as well as other key Grade II* Listed city landmarks such as the Midland Hotel, Central Library and Town Hall Extension. Grade II Listed buildings lie adjacent to the Site's northern, eastern and southern boundaries. The Site is located within the Deansgate/ Peter Street Conservation Area and adjacent to the St. Peter's Square Conservation Area. The existing contained nature of the Site and surrounding townscape limits intervisibility to adjacent heritage assets. Any development of scale will need to consider the impact on the setting of wider heritage assets.	Medium/ High	Medium	**Medium/ High**
Townscape Character Area – Civic Quarter	The Site is located within Manchester City Centre, as defined by the Local Plan. The Core Strategy splits the City Centre into a number of neighbourhoods, each with their own distinctive townscape character. These neighbourhoods have since been updated by the City Centre Strategic Plan 2015-2018, which redefines the Site from the Central Business District to the Civic Quarter. The strategic prominence of the Site is not reflected by the built form that sits within it. The 'lost block' notion of the Site refers to its location along secondary and tertiary streets with limited use to support the city centre. Moving away from the grand landmark buildings to the east, the Site holds a very different character. This character is less about impressive Manchester buildings within civic space. It is not a destination. Rather, it is functional and relatively forgotten. The boundaries between City Centre neighbourhoods have been tightly drawn. The Site therefore sits at a pivotal point between St. John's and Spinningfields to the west and the Central Business District to the north. The latter two are defined largely by commercial use. Spinningfields is defined further by modern commercial development, which is supplemented by high quality restaurant use and public realm. The Central Business District is defined more by its historical built form. Narrow streets of a tight urban grain provide commercial use with a mix of high end retail use. St. John's to the south-west is unique in that it provides geometric low-rise residential use within the heart of the city centre, around a rare green space. The Site's location at the centre of these neighbourhoods, combined with the relative disconnects from its existing neighbourhood highlights the importance for any new development to strengthen and support all the surrounding neighbourhoods. The opportunity exists to weave together neighbourhood characters, helping to develop a more coherent and legible city core.	Medium	Medium	**Medium**
Urban Grain	The Site lacks a coherent structure, instead providing a mixed urban grain. The former Police Station provides a strong frontage to the Site's eastern boundary, as well as defining a building line along Jackson's Row and Bootle Street. Within the west of the Site, the Synagogue and Sir Ralph Abercromby Pub are equally inefficient. For a strategic city centre location, these blocks both provide a negative solid to void ratio which causes the buildings to sit within areas of 'dead' space, breaking the frontages along Bootle Street and Jackson's Row, and give way to uses such as surface car parking which is not expected so close to the centre of the city. The Synagogue and Sir Ralph Abercromby pub provide interesting townscape value as distinctive solitary blocks. The pub in particular plays with the street frontage by stepping forward into Bootle Street. This creates interest along the streetscape and creates a townscape landmark out of a building of only minor heritage value. Within the wider area, a mix within the urban grain can largely be defined by larger, newer blocks to the west supporting key routes and space. This is supplemented by a tight grain to the north and east made up of mostly more historical plots set to the back of pavement along narrower streets. Landmark buildings can be easily picked out of the plan, given their unique shapes set within larger urban voids reflecting their associated public realm. It is only in these spaces, which give landmark buildings 'breathing space' within the city centre where streets do not display a strong sense of enclosure on both sides – reflecting the density expected for the core of a major city.	Low/ Medium	Medium	**Medium**
Land Use	The Site provides a mix of uses, which includes a former civic use in the Police Station, religious use and a Public House. Despite the mix of uses, the Site remains largely inefficient due to the amount of 'dead' space, which is not expected given the strategic location. The pivotal location of the Site between a number of neighbourhoods of different characters highlights the mix of land uses within the surrounding area. To the north and west, large areas of commercial use reflect the Central Business District and Spinningfields clusters. Hotel uses to the south is mixed with commercial defining the conference quarter. Civic use to the east sits within the Civic Quarter at the heart of the city. The uses on Site are not a true reflection of the remaining character area the Site sits within. This highlights the requirement for the Site to change – to support and enhance the Civic Quarter, but also to complement the adjacent neighbourhoods and the city centre as a whole.	Low	Low	**Low**

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Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Impact:	(Descriptive)	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Building Heights	Development on Site is provided at a scale which is largely alien to the majority of the city centre. The mix between 2-4 storeys is lost within the surrounding townscape. The surrounding tight grain, density and medium height 'hides' a large majority of the Site. This creates the opportunity for new height to be accommodated without harm. New development within Figure 8.7 of Appendix 8.4 is apparent due to gradual height increases across the city in recent years. Recent development is being brought forward at an increased scale to ensure the city is adequately densified to ensure it can operate efficiently with limited sprawl. Within the city centre, this is starting to develop a secondary cluster of tall buildings within the city centre (primary cluster along west and south of city centre), drawn down from the River Irwell, through Spinningfields and to the Great Northern Tower and the Beetham Tower. The gradual increase in scale across the city has caused the Town Hall spire to become lost within the roofscape of Manchester. The city has lost the marker for the heart of the city, instead replacing it with further markers around the edge of the city centre. Marker buildings can act as useful guides for all to navigate the city. An opportunity exists to provide a new marker at the heart of the city centre.	Low	Medium	**Low/ Medium**
Topography & Flood Risk	The Site is not located within or near a flood zone. The Site is subject to a substantial level change. The Site falls approximately 4.2 metres from its junction with Southmill Street down to Deansgate along Jackson's Row. The Site however does not fall in a similar way along Bootle Street, instead falling more gradually by 2.9 metres from Southmill Street down to Deansgate.	Low	Low	**Low**
Movement & Linkages	Due to the Site's strategic location, it is highly accessible from a number of transport nodes. The newly orientated St. Peter's Square tram stop is located 200 metres to the east of the Site, providing frequent and extensive services to the wider Greater Manchester area. This is supplemented by the Deansgate/ Castlefield tram stop 500 metres to the south. Oxford Road railway station lies within a 10-minute walk to the south-east, providing a regular regional and national rail service. Primary vehicular and pedestrian routes within the context of the Site include Deansgate to the west, Peter Street to the south and John Dalton Street to the north. The Site is connected to these via the secondary routes of Southmill Street and Jackson's Row as well as the tertiary link along Bootle Street. Due to the prominent road connections, the Site is well serviced by bus stops. In contrast to the highly accessible surroundings, the Site itself is entirely impermeable – instead pushing movement routes around its northern, eastern or southern boundaries. The lack of active use prevents these routes becoming more prominent pedestrian routes, further defining the area as a 'lost block' within the city core. Any development at the Site could potentially strengthen and activate these routes to facilitate improved permeability between Albert Square and Deansgate.	Low	Low	**Low**
Environmental Designations, Public Realm & Public Open Space	There are no formal environmental designations affecting the Site. No public realm exists within the current Site boundary. The Site's central location ensures it is surrounded by a network of public squares, with further public green spaces located to the west. Any development proposals must consider the relationship and impact on the surrounding public spaces, particularly Albert Square and St. Peter's Square due to their popularity and key civic use.	Low/ Medium	Low/ Medium	**Low/ Medium**
Site Character	The Site can be characterised as a 'lost block'. Despite the Site's strategic city core location, it provides very little activity or townscape significance to merit its location. The north-east corner of the Site acts as a key gateway into the area around the Site. Currently, this gateway is poorly defined and very few city goers are drawn across Albert Square along Southmill Street towards the Site. The landmarks to the east of the Site and key movement routes to the south and west cause city-goers to move around this 'lost block' rather than through it via Jackson's Row or Bootle Street. This is partly due to the route hierarchy, however also facilitated by a lack of draw into the Site or a lack of active use onto the surrounding streets. Localised views tend to focus towards the key landmarks.	Low	Low	**Low**

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Appendix 8.1: Townscape Residual Impacts Table: Description of Change, Magnitude and Significance

Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Impact:	(Descriptive)	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Townscape Resources	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance
Heritage Designations	Construction Phase: Potential impact on the setting of nearby Listed Buildings, including the Grade I Listed Town Hall and Albert Square Memorial. Potential impact on the setting of Deansgate/ Peter Street Conservation Area, as well as St. Peter's Square Conservation Area and Albert Square Conservation Area.	Construction works will be considered to control impacts on surrounding heritage through the accordance with a Construction Environmental Management Plan. Adverse impacts will be temporary and therefore removed after the construction phase.	**Medium/ High**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Moderately Significant
	Operational Phase: No direct impacts on listed buildings, however, indirect impacts to the setting of a high number of heritage assets, across the grades, including two grade I listed buildings. Direct impact on Deansgate/ Peter St. Conservation Area, further indirect effects on the setting of Albert Square and St. Peter's Square Conservation Area.	The Proposed Scheme is intending to be bold, and act as a landmark for the city. The bold, contemporary design ensures it can be read as a separate element within the townscape to heritage features, however it may become difficult to appreciate some elements of heritage without also reading the Proposed Development. The proposed high quality finishing and a responsive colour palette ensures where the Proposed Scheme is visible, the colours reflect the broad tones of the Civic Quarter and finishing ensures the building looks as intended.		Moderate	City Centre Scale	Long-Term Irreversible	**Minor**	**Adverse** Direct + Indirect	**Moderately Significant**
Townscape Character – Civic Quarter	Construction Phase: Minor effects primarily due to predicted impact of construction traffic and operations.	Site hoarding will visually screen construction works. Deliveries will arrive 'just in time', utilising strict 'left turn only' policy and one-way access into the Site via Deansgate - Jackson's Row and out via Southmill Street – John Dalton Street.	**Medium**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Minor Significance
	Operational Phase: The Site represents a rare opportunity to develop a strategic Site to support and enhance the growth of the city centre. A new mix of uses is proposed to directly improve the existing offer of the Civic Quarter and create a new destination. The strategic location of the Quarter and proposed mix of uses help to tie surrounding Character Areas together into a legible and coherent city centre.	The Civic Quarter demands high quality architecture. Whilst the proposed architectural style may differ from the majority of the Civic Quarter, the Proposed Development provides a contemporary alternative. Proposed materials have been chosen to reflect the broad colouration of the Civic Quarter, utilising the warm tones of the Town Hall and Town Hall Extension.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct + Indirect	**Moderately Significant**
Urban Grain	Construction Phase: Construction works will include demolition of the existing Synagogue and rear portion of the Police Station buildings on Site. The urban form associated with the Police Station frontage onto Southmill Street and the Sir Ralph Abercromby Pub will remain throughout construction and form part of the new development. The initial demolition stage will lead onto the gradual evolution of the proposed grain, with timescales associated with an urban void on site limited to approximately 9 months.	N/A	**Medium**	Minor	Local	Short/ Medium-Term Reversible	Negligible	Adverse Direct	Not Significant
	Operational Phase: The Proposed Development seeks to maximise development quantum within the Site whilst retaining and strengthening the existing building line. The retained buildings of the Sir Ralph Abercromby Pub and former Police Station façade along Southmill Street provide familiar features from which the Proposed Development arises. The interest along Bootle Street created by the stepping of the Sir Ralph Abercromby has been retained as a feature to ensure the retained forms on Site are not inundated by contemporary forms. The inclusion of the square at ground level helps to split the form of Block A and Block B, limiting consideration of the Proposed Development as one solid mass within an area of predominantly finer grain development. The proposed grain reflects a more 'efficient' layout expected for a strategic City Centre Site.	Building form, scale, massing and arrangement to reflect wider context forms 'embedded' mitigation. Alterations to the grain respond to existing building lines – allowing the Proposed Development to support and enclose the existing movement routes. The Proposed Development will also allow a new route through the Site associated with a new public space, creating a break in the building form.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct	**Moderately Significant**

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Terminology for Townscape Impact:

Townscape Value: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change
Geographical Extent of Impact: (Descriptive)

Duration: Long-term, Medium-term, Short-term
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 8.1: Townscape Residual Impacts Table: Description of Change, Magnitude and Significance

Townscape Resources	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance
Land Use	Construction Phase: The Site currently hosts limited land use. Due to the inability of the Site to be phased, Manchester Reform Synagogue will be impacted by construction works and will be required to be temporarily relocated, in an equivalent facility, during the construction period until the permanent new Synagogue is operational. The limited number of surface car parking spaces on Site will also be lost. The former Police Station is not currently occupied therefore will not cause further land use impacts. It is expected that the Sir Ralph Abercromby Pub will remain operational throughout the construction period, limiting further construction impact on existing uses.	N/A	Low	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct	Not Significant
	Operational Phase: Provision of a completely new mix of land uses, to respond to the uses within the surrounding context, including: - Replacement of Manchester Reform Synagogue within the podium of the scheme; - Retention of the Sir Ralph Abercromby public house; - Retention of the former Police Station along Southmill Street to facilitate a new Boutique Hotel; - Provision of a new 5* hotel including conference and leisure facilities; - Grade A office space to supplement offer of Spinningfields and CBD; - City core residential development; and - Retail, restaurant, cafes and drinking establishment use to supplement the above uses.	Land uses respond to the character and mix of the Civic Quarter and support and strengthen surrounding character areas. The wide mix of uses responds to the rare opportunity the Site represents to develop in this strategic location.		Major	Local	Long-Term Irreversible	**Major**	**Beneficial** Direct + Indirect	**Moderately Significant**
Building Heights	Construction Phase: Initial construction stage will result in the demolition of the existing Synagogue and rear portion of the Police Station prior to the erection of new structures. The Site will then undergo construction of the proposed development – where the construction impact is likely to increase as the tower is built to its full height.	A single construction phase construction approach reduces the length of construction works.	Low/ Medium	Moderate	City Centre Scale	Short/ Medium-Term Reversible	Moderate	Adverse Direct	Minor Significance
	Operational Phase: The Proposed Development seeks to remark the middle of Manchester, since views of the Town Hall spire have been lost amongst the surrounding townscape. The tower is proposed within an emerging secondary cluster of city core towers, to counteract development along the city centre periphery. From afar, viewers of Manchester will see an evolving skyline, with the Proposed Development central to this.	The elliptic shape to the tower helps to reduce the bulky massing, particularly along its wide elevation as the scale of the tower diminishes across its width. The vertical pattern within the façade seeks to accentuate the height, rather than the width. The behaviour of the anodised finish in differing light conditions softens the massing against the open sky.		Moderate	City Centre Scale	Long-Term Irreversible	**Moderate**	**Neutral** Direct	**Moderately Significant**
Topography & Flood Risk	Construction Phase: Minor changes in topography to facilitate construction and implement scheme.	N/A	Low	Negligible	Local	Short/ Medium-Term Reversible	Negligible	N/A	Not Significant
	Operational Phase: Minor changes in topography	Development will work with existing ground levels and tie in to the surrounding ground levels		Negligible	Local	Long-Term Irreversible	**Negligible**	**N/A**	**Not Significant**

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Movement & Linkages	Construction Phase: No existing movement routes through the Site for construction to impact. Pedestrian and vehicular access along Bootle Street, Jackson's Row and Southmill Street will be maintained throughout the construction period, with limited closure to footpaths potentially required where necessary. Wider movement routes are likely be impacted by construction traffic. New movement and linkages through the Site will be limited until after construction completes.	Site hoarding to visually screen construction works and retain the use of the existing routes during construction. Deliveries will be made 'just in time' to limit congestion on local routes, with construction vehicles utilising a 'left turn only' policy and follow one-way access through the immediate road network to minimise disruption.	**Low**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Indirect	Not Significant
	Operational Phase: The Proposed Development will retain and support the existing movement hierarchy, activating the surrounding streets along 90% of its perimeter. New public space created between the two proposed blocks allows a new north-south route to emerge through the centre of the Site, connecting Bootle Street to Jackson's Row, with further active uses facing along it.	Existing street hierarchy is retained and enhanced. Activation occurs along Jackson's Row, Bootle Street and Southmill Street, as well as onto the new public space. Inactive frontages have been minimised, and where necessary (such as access to the basement), this has been provided along Bootle Street to respond to the existing street hierarchy. New activity created by the proposed offer has the potential to enhance the vibrancy of existing routes.		Minor	Local	Long-Term Irreversible	**Minor**	**Beneficial** Direct	**Not Significant**
Environmental Designations, Public Realm & Public Open Space	Construction Phase: No existing designations or public realm within the Site for construction to impact. Access to the public realm will be limited to after construction completes. Amenity of adjacent Albert Square may be affected by the presence of nearby construction works.	N/A	**Low/ Medium**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Not Significant
	Operational Phase: The Proposed Development seeks to provide two new squares within the Site. The first is at ground level, between the proposed blocks and created to provide access and an appropriate setting for the retained Sir Ralph Abercromby public house. The new square will be supported by three retail units, the hotel lobby, office entrance and the retained public house. The second space is the roof garden, located on top of Block B, accessed by a public lift from Jackson's Row and via a landscaped feature stair from the roof of the Block A podium. Associated terraces are proposed to provide a food and beverage offer – drawing users to the roof garden, facilitating the potential for events and supporting general dwell time.	New linkages into existing public realm network – activation of spaces through adjacent units. Simple and well tested materials and finishes will be used to attenuate the retained and proposed buildings and ensure the long term look and feel of the public realm.		Major	Local	Long-Term Irreversible	**Major**	**Beneficial** Direct + Indirect	**Moderately Significant**
Site Character	Construction Phase: The Site currently lacks a strong character, due to the dominance of the vacant Police Station portraying an 'empty' and underutilised place. Any existing character will be disrupted due to the presence of construction works.	N/A	**Low**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct	Not Significant
	Operational Phase: Development will facilitate an entirely new character, overturning the existing 'lost block' nature. This character will be defined by the mix of uses proposed – creating a new destination at the heart of the city centre and supporting the growth of the city core.	Remnants of the existing character will be embedded into the design, including the Synagogue, retention of the Sir Ralph Abercromby public house and re-use of the former Police Station frontage along Southmill Street.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct	**Minor Significance**

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