

Heritage Statement

One Piccadilly Gardens

Introduction

This Heritage Statement has been prepared to assist the consideration of proposed development at One Piccadilly Gardens. It is prepared having due regard to the local planning policies within the development plan and the requirements of the National Planning Policy Framework ('NPPF').

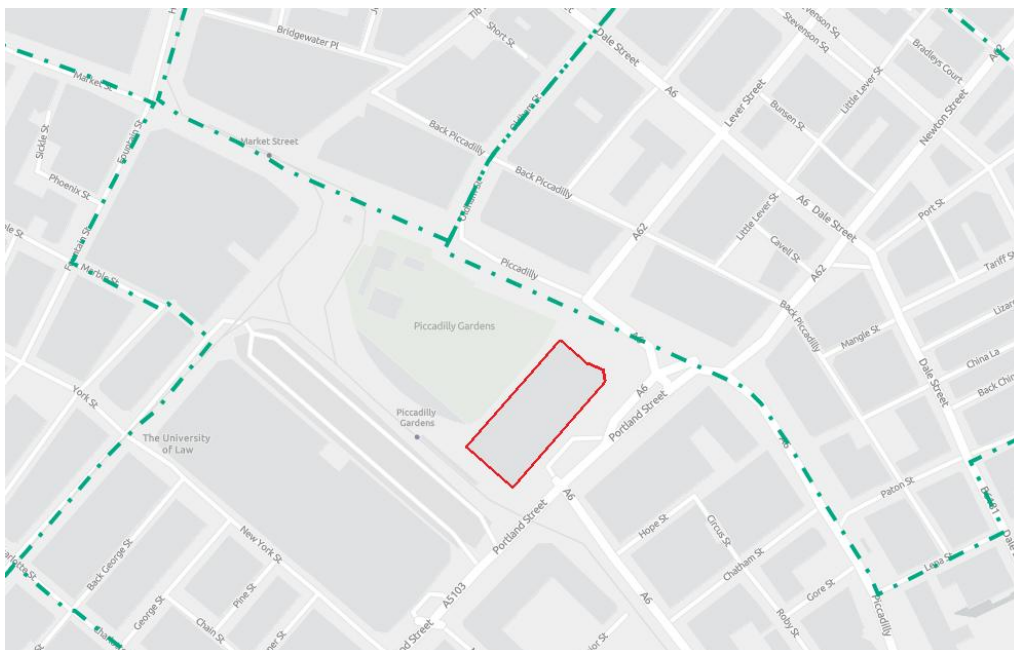
As set out in the Planning Statement submitted as part of the application, the development plan comprises the: Core Strategy (2012-2027) and the Places for Everyone Joint Development Plan Document (March 2024) ('PpE').

The application seeks planning permission for a minor development comprising a small scale extension at roof top level with associated external terrace and lift access. Other elements of the proposed development comprise enclosing an existing walkway and works to the elevations.

Site Designations and Significance

The application site is not located within a designated Conservation Area and the existing building is not statutorily or locally listed.

The Site is located to the south of the boundaries of the Smithfield and Stevenson Square Conservation Areas and to the east of the Upper King Street Conservation Area.



Source: Manchester City Council (Interactive Policy Map)

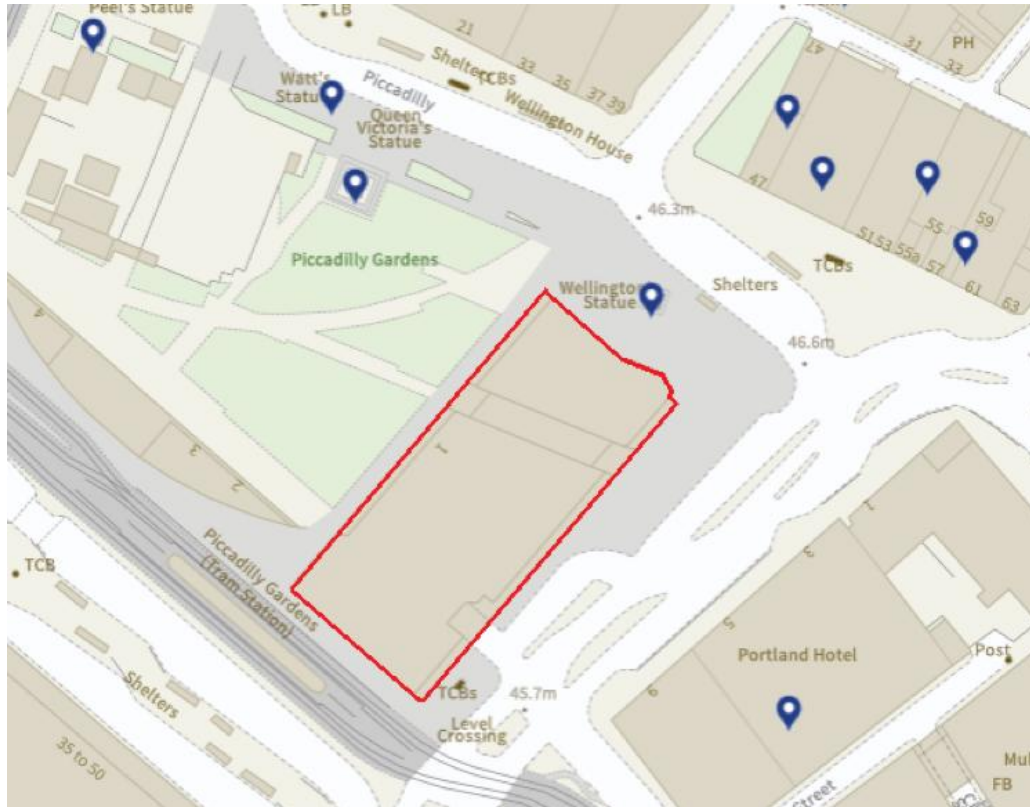
Smithfield and Stevenson Square Conservation Areas were designated in 1987 and cover the north eastern section of the City Centre (along with Shudehill).

The Upper King Street conservation area lies in the heart of the city centre and was designated by the City Council on 4th November 1970. It comprises the central financial district around the eastern portion of King Street. The area was extended on the 26 June 1985, to include properties up to Market Street and Mosley Street.

There are statutorily listed assets close to the application site including:

- Wellington Statue (Grade II)
- Queen Victoria Monument (Grade II)
- Watt Statue (Grade II)
- Peel Statue (Grade II)
- 47, 49, 51-57 (odd) and 59 – 61 Piccadilly (all Grade II)
- Gardens Hotel (Grade II)
- The Portland Thistle, 3, 5 and 9 Portland Street (Grade II)

The location of the above assets are illustrated on the map below:



Source: Historic England Interactive Map

The closest asset to the application site is the Wellington Statue. The official list entry (No. 1271115) of the Statue states:

'Monument to the Duke of Wellington. 1856, by Matthew Noble. Ashlar plinth and pedestal, bronze statuary. Rectangular plan. Base of 3 steps, plinth with projected corners bearing seated statues of 4 allegories, pedestal surmounted by standing statue of the Duke. Relief panels in sides of plinth, inscriptions in sides of pedestal.'

The other statues and listed buildings are all separated from the application site (by distance and infrastructure) and are only experienced in the same viewpoint in wider or longer views.

All of the statutorily listed buildings within the locality of the application site are deemed to have special interest but are not as rare or as exceptional of Grade I or Grade II* assets.

Planning Policy Context

National Planning Policy Framework (NPPF)

Paragraphs 207 and 208 of the NPPF state:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Savills emphasis).

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Paragraphs 215 and 216 of the NPPF state:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Development Plan

The development plan seeks to protect the historic environment and heritage assets and their settings.

Policy JP-P2 of the PFE replaces Policy EN3 of the Core Strategy and states:

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Assessment of Impact

As set out above, the application site is not located within a designated Conservation Area nor is the existing building statutorily or locally listed. It follows that there is no direct impact on any designated heritage asset.

Any impact generated by the proposed development will only be on the wider setting of the designated heritage assets.

The three Conservation Areas and all of the statutorily listed assets are set within an urban context. That includes the existing, modern office building at the Site and a variety of building types, materials, designs and land uses of the area around Piccadilly Gardens.

Tall buildings and taller elements already border Piccadilly Gardens with City Tower and Picadilly Plaza.

The proposed development is small scale and will not materially change the overall height or appearance of the building at the application site. The proposed extension at roof top level will serve the existing office floorspace and function and so is consistent with the established use of the building.

The proposed development does not introduce any form of development that is materially different from that which exists at the application site or within the wider locality of the application site.

The Design and Access Statement ('DAS') provides detail of the design rationale for the additional mass. It includes a View Study which demonstrates that the scale and design of the additional is small

scale within the context of the existing building and sensitive. The Views demonstrate that the roof top extension is only visible in a small number of longer views and that the design complements the host building.

The DAS also demonstrates that the proposed extension is of high design quality in accordance with the requirements of Policy CC 9 of the Core Strategy. The new rooftop extension will be lightweight and the materials (folded metal) are overtly different to the host building to create a 'crown' like finish.

The other elements of works comprised within the proposed development at lower level (such as the enclosure of the existing walkway) do not have any impact on the overall appearance of the building. They will have no impact on the setting of any of the designated heritage assets immediately adjacent the application site (Wellington Statute) or those in the wider locality.

Summary and Conclusion

This Heritage Statement has provided a proportionate assessment of the proposed development given its scale, location and the significance of the relevant heritage assets. It has been prepared in accordance with the relevant local and national policies and guidance.

As set out above, the proposed development will have no direct impact on any designated heritage asset. Any impact will only be on the wider setting of any relevant asset.

The proposed development is small scale and does not materially change the height or appearance of the existing building at the application site. The setting of the relevant heritage assets within the locality of the application site are already characterised by a mix of building scales and types. This includes a range of modern (including a mix of glazed and metal materials) and tall buildings.

The proposed development is consistent with the established character of development around Piccadilly Gardens and is entirely appropriate for the City Centre location.

Based on our assessment, we conclude that the proposed development will not have any adverse impact on any designated heritage assets and as such accords with the objectives of Policy JP-P2 of the PfE and Section 16 of the NPPF.