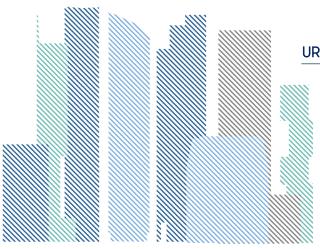


# URBINFO MANCHESTER TALL BUILDINGS REPORT

JANUARY 2020





#### URBINFO MANCHESTER TALL BUILDINGS REPORT

This is UrbInfo's third annual Manchester tall buildings report, the only annual study which tracks the progress of Manchester's tall buildings pipeline.

Over the last three years, tall buildings have started to play a much greater role in Manchester's renaissance. In 2017, just 13% of all major development applications were for buildings over 20 storeys. While in 2019, tall buildings accounted for nearly one third of all major development applications in Manchester.

This report grows in importance with each passing year, helping people understand the way our city's skyline is changing, and why.





# Introduction





#### INTRODUCTION

- ► Executive summary
- ► The need for tall buildings



#### NEWS FROM 2019



#### **INSIGHTS**

- Location
- Primary uses
- ► Building heights
- Timeline
- ▶ Timescales
- ► Providing homes for Manchester



#### PROJECT TEAMS

- ► Completed since 2010
- ► Total pipeline



#### PROJECT EXPO

- Completed in 2019
- ► Under construction
- ► Approved in 2019
- ► Currently in planning
- ▶ Proposed in 2019



#### **FUTURE SKYLINE**

- ▶ View from west
- ▶ View from north
- ▶ View from Trafford Quays
- ▶ View from New Cross
- ▶ View from Pendleton
- ▶ View from Hulme
- ▶ View from Chorlton

▼ Chart1 | Number of tall buildings in Manchester arranged by what planning/construction status they are currently at.

37

Tall buildings are now complete in Manchester, up five on last year's report

20

Tall buildings now under construction, an increase of four since last year.

25

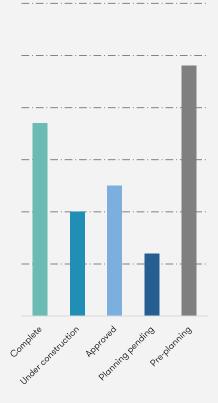
Tall buildings now approved in Manchester, an increase of eight since last year.

12

There are 12 tall buildings currently being determined by Manchester's planning authorities, down one since last uear.

48

Tall buildings at pre-planning stage.



20

Storeys or above is the minimum height for a building to be included in this report.

30

Average height of tall buildings in Manchester.

25

Number of buildings over 40 storeys existing and proposed in Manchester.

145

Tall buildings included in this report, up from 137 last year and 85 in 2017.

5

Tall buildings completed in 2019

86%

of Manchester's tall buildings pipeline are proposed as residential.

#### CURRENT TRENDS



Tall buildings in Manchester are most likely to be residential

86% of Manchester's tall buildings pipeline are proposed as residential.



Tall schemes being proposed outside central Manchester

Outer towns like Bolton and Eccles are feeling the benefit of more adventurous developers looking for higher returns outside the city centre.



Planners are becoming more demanding

Planning committee members in Manchester are demanding higher quality tall buildings with plenty of affordable housing.



Investment is becoming more international

2019 saw numerous tall building schemes proposed by internationally-based companies, such as One Heritage.

+33

New tall buildings announced for Manchester in 2019

55%

Percentage of new tall buildings announced in 2019 that are located in Salford. This report covers all tall buildings across central Manchester and Salford that are over 20 storeys in height and which have been submitted for planning, at masterplan/pre planning stage, approved planning, under construction or complete.

20 storeys is the New London Architecture (NLA) benchmark for what constitutes a tall building, and it allows us to make a direct comparison with London and other UK cities.

2019 was a staggering year for tall buildings in Manchester. Of the 108 tall buildings proposed for the city in total, 33 of them were announced in 2019, representing an increase of 31%. It follows a recordbreaking 2018, when 52 new tall buildings were announced.

Tall buildings in Greater Manchester have delivered over 5,000 homes over the last decade, and the current pipeline of schemes has the capacity to deliver nearly 30,000 additional homes across Manchester and Salford – contributing significantly to easing the city's housing crisis.

Of the 33 new schemes announced for Greater Manchester in 2019, 55% of them are in Salford, reflecting the scale of development pace across the borough. There are two emerging tall buildings clusters in Salford: the first is Greengate, which borders Manchester City Centre. Here, Renaker have already delivered two tall buildings at One GreenGate and Anaconda Cut. The second is Salford Quays, where a steady stream of investment has been pouring in for over fifteen years. New schemes announced there this year include Anchorage Quay (Cole Waterhouse), Cotton Quay (Royalton Group & Frogmore) and X1 Michigan Avenue II (Peel & Tokenhouse).

Together with a booming Salford Quays, 2019 saw the emergence of tall building proposals in Greater Manchester's outer towns – namely Eccles and Bolton. In Eccles, Cheshire Estates submitted a planning application for a 22-storey residential scheme at Albert Street, while Silverlane submitted proposals for a 23-storey tower across the road, on Church Street. While in Bolton, the council approved Beechlane's plans to build a 20-storey residential tower at Trinity Gateway.

# To maximise land efficiency



Two decades ago, Manchester City Centre was surrounded by a ring of post-industrial dereliction which created a donut of surface car parks and derelict land encircling the centre of the city. While that is still true in some areas, the rate of development witnessed in Manchester in recent years means that there are now just six vacant sites inside the Inner Ring Road which don't have developments proposed on them.

It is vital that developments which come forward for the city centre, surrounding areas and Greater Manchester's district and outer towns maximise their land area efficiently. This does not always have to mean tall buildings, as density can manifest itself in other ways. However, solving Manchester's housing demand crisis and providing more jobs and places for visitors to stay in sustainable locations can only be done by maximising efficiency, achieved by constructing buildings of height.

# To help meet demand for housing and office space



Greater Manchester needs to build over 200,000 new homes by 2037 to keep up with demand. The Greater Manchester Spatial Framework, published in January 2019, sets a target for 50,000 of these homes, as well as over 16 million sqft of office space, to be built in the compact city centre. Tall buildings will be fundamental to achieving these goals.

We believe that the Greater Manchester Combined Authority's dwelling per hectare guidelines are not ambitious enough, and will force us to build on green belt land to ease demand for housing in the region. Increasing the minimum number of dwellings per hectare for sites in central locations and near Metrolink/rail stations will mean no more green belt land needs to be built on in Greater Manchester.

Manchester's current tall buildings pipeline has the potential to deliver nearly 30,000 new homes, using very little land area in and around city and town centres. If all 30,000 new homes were built in green belt housing developments instead, this would mean developing an area even larger than the City of Manchester's entire areen belt.

It is also important that new homes delivered provide a sizeable amount of affordable and social tenures to help ease Manchester's homelessness crisis.

# To ease pressure on transport infrastructure



Manchester's compact city centre makes it easily accessible on foot or by bike, so concentrating homes, offices and leisure there reduces the need for people to travel across the region which could ease traffic congestion. Likewise, building at height around Metrolink and rail stations will make it easier for people to use the public transport network to travel around, placing less pressure on the road network.

However, it's important that Manchester's tall buildings are coupled with improvements to walking, cycling and public transport infrastructure to ensure that these networks are supported and do not struggle under the pressure of increased use.

# To support town and city centre businesses



Concentrating workplaces, hotels and homes in tall buildings in Greater Manchester's town and city centres creates more footfall, encouraging retail and leisure spend and supporting local businesses.

People who live and/or work in major city centres are less likely to shop online because all the shops they need are a short walk away. Towns which have struggled recently due to more people shopping online have an opportunity for resurgence by increasing the number of people living in town centres.





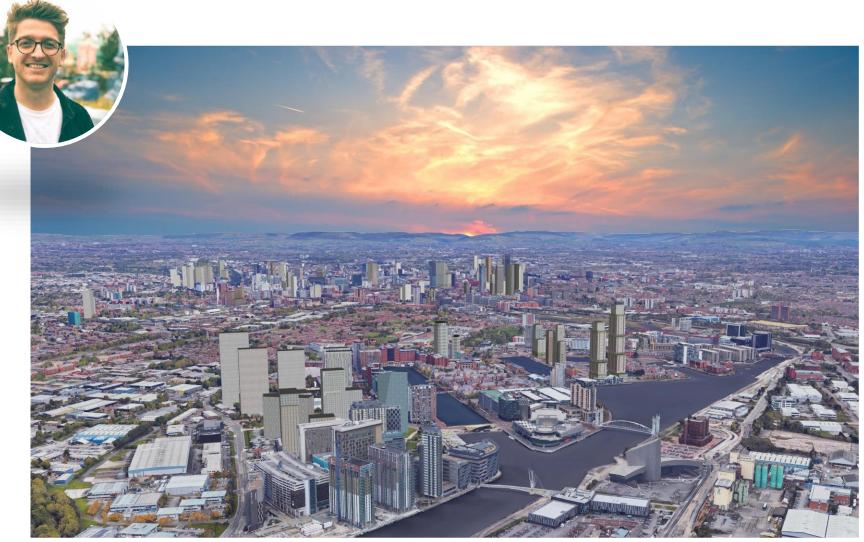
2019 saw the quality of tall building proposals in Manchester increase significantly, with numerous new proposals coming forward which integrate elements of quality architectural design. We seem to have graduated beyond the assumption that tall buildings in Manchester have to be rectilinear to maximise efficiencies, with new proposals such as One Heritage Tower, The Blade & The Circle and Cotton Quay introducing distinct and potentially iconic shapes to Manchester's tall buildings pipeline. Although we will have to see in the coming months whether these schemes progress beyond the planning application stage.

As well as a full analysis, including data on building heights, uses, time taken to build tall buildings in Manchester, and how many new homes tall buildings can provide for the city, this report also includes some 3D modelling of how Manchester's tall buildings pipeline may appear on the skyline if built. An example is shown to the right, but more future skyline images are shown at the back of this report. This exercise helps us precisely and meticulously assess the impact of tall buildings proposed for the city in ways that nobody has ever done before.

Tall buildings now play a greater role in the redevelopment of Manchester than ever before, and nearly 30% of all major development applications made in the city in 2019 included tall buildings - compared to just 13% in 2017. Nearly 30,000 homes will be delivered in Manchester if all the current tall buildings pipeline is delivered, helping in no small way towards tackling Manchester's housing and homelessness crisis. As we go forward into a new decade, it is more vital than ever before that new developments in the city contribute a fair level of affordable and social housing for the city. At the same time, city and planning leaders must refrain from appearing to blame developers for the housing crisis, recognise that they hold the key to funding tens of thousands of new homes for Manchester, and seek to work positively and collaboratively in future to deliver the right mix of high quality new homes for all Mancunians.

#### **ED HOWE**

Head of Research UrbInfo Manchester



▲ Picture | Manchester's skyline in about 2025, from the west



# News from 2019





#### **JANUARY**

 Japanese hotel brand Toyoko's plans for a 23-storey hotel on Piccadiilly were approved by Manchester City Council. Designed by Stephenson Studio, the hotel will feature 356 bedrooms and will include the refurbishment of the adjacent Grade II Listed Union Bank Building. After winning approval in January, site clearance started in the summer although full construction has yet to begin.



▲ Picture | Toyoko Hotel, Piccadilly

#### **FEBRUARY**

- February saw Manchester City Council grant planning approval for a 30-storey residential tower on Swan Street in New Cross. Designed by Simpson-Haugh, Swan House will include 373 apartments destined for the Build to Rent (BtR) sector. It will reach 95 metres, and include nearly 4,400 sqft of ground floor commercial space.
- Vita Group, working with Renaker, started construction at Affinity Living Riverview, on the banks of the Irwell in Central Salford. The scheme – designed by Denton Corker Marshall and originally approved in July 2016 – spans 35 storeys and reaches 110 metres. It will be Salford's second-tallest building upon completion, albeit briefly.



▲ Picture | Affinity Living Riverview, Salford

#### MARCH

Logik Developments and Simpson-Haugh revealed their refreshed proposals for Arundel Street in Castlefield, after the original 35-storey proposal was rejected by planners in September 2018. The new proposal has been shortened to 23 storeys and a reduction in apartments – to 355. The residential element will be operated as Build to Rent – a growing market in Manchester – while there will also be ground floor commercial, retail, leisure and workshop space to liven the surrounding streets. The refreshed Arundel Street scheme was approved by planners in June 2019.

#### APRIL

- Architects Hodder + Partners revealed their proposals for two new towers at Great Jackson Street at a pre-planning public consultation this month. Brought forward by a private developer who also owns the land, Plot G will feature two twindesign towers 36 to 31 with 580 apartments above a retail unit and landscaping. A planning application has yet to be submitted for this scheme.
- Site clearance started in April for Regent Plaza, a 27, 18 and 16-storey scheme designed by Fletcher Rae architects for Vivere Group, and located at a site on Regent Road, Salford. The development includes 488 apartments and 37 townhouses, as well as a public gym and café along the ground floor. Full construction on the scheme eventually commenced in December 2019.



▲ **Picture** | Regent Plaza, Salford





▲ Picture | Salford Central Plot C

#### МАУ

• English Cities Fund and architect Hawkins\Brown revealed their proposals for Plot C at Salford Central. Two new 23-storey residential towers connected by a 6—storey podium block will contain a total of 392 Build to Rent apartments. There will also be a redeveloped public riverside walkway, forming part of a waterfront link between the city centre and Salford Quays. A bridge, also designed by Hawkins\Brown, is proposed to link the area with St Johns across the river. A planning application for phase 1 of the scheme – Plot C1, containing 211 apartments – was submitted in June and approved in October, while phase 2 remains at preplanning stage.

#### JUNE

Planning was approved for One Church Street in Eccles. This is one
of three tall buildings planned outside central Manchester and
Salford Quays in 2019. One of the other two – Albert Street – is also
in Eccles, while the other is in Bolton. New tall building proposals in
these areas represent growing investor confidence in Greater
Manchester's outer towns.

#### JULY

- Ask Real Estate and Deloitte held a planning consultation in July
  for the redevelopment of the Premier Inn site on Medlock Street. The
  site, adjacent to Ask's First Street development, will tackle barriers
  to pedestrian and cycle links to both Hulme and First Street,
  softening the barrier of the Mancunian Way and Medlock Street.
  Three new buildings have been announced: two apartment blocks
  ranging from 22 to 32 storeys will contain 555 Build to Rent
  apartments, while a 13 storey office block will provide 270,000 sqft
  of space. This will all sit above ground floor retail/restaurant units
  and vastly improved public realm.
- At Salford Quays, X1 MediaCityUK Tower 3 started construction. Tower 1 of the scheme completed in 2017 and Tower 2 is nearing completion. Once all is complete, X1 MediaCityUK will feature four 26-storey towers and 1,100 apartments above ground floor retail/restaurant units.
- Deansgate Square West Tower completed construction this month.
   At 44 storeys, it is the first phase of the four-tower mega plan to
   complete, and contains 350 Build-to-Rent apartments to be
   operated by Legal & General and urbanbubble.





#### **AUGUST**

 Jon Matthews architects and Olympian Homes submitted plans to Manchester City Council for two new towers 29 and 23 storeys in height on Portugal Street East, Piccadilly. The Fairfax will contain 488 Build to Rent apartments together with resident's gym, concierge and breakout space at ground floor. There will also be a new public park in front, part of the regeneration of the East Village area in anticipation for the arrival of HS2 at nearby Piccadilly Station.

#### **SEPTEMBER**

- Plans for Salford's tallest building were revealed. The striking design, which features a triangular shape and an architectural spire on top, has been designed by OMI and will reach 173 metres, making it Salford's tallest building and Manchester's second-tallest building. It is being brought forward by Hong Kong-based One Heritage Ltd, and will contain 544 apartments with ground floor retail and landscaping, a new public square and a riverside walkway. A planning application was submitted for the scheme later in September.
- A public consultation was held for a new 36-storey co-living and hotel development at Greengate, Salford. The scheme, being developed by Progressive Living and designed by architects BDP, sits on Gorton Street and will be submitted for planning in the New Year.
- A planning application for Albert Street in Eccles was submitted to Salford City Council. The scheme, next to Eccles train station, reaches 22 storeys in height and will include 150 apartments. White Box is the architect, while Cheshire Estates are the developer. ID Planning consulted.



▲ **Picture** | One Heritage Tower, Salford





#### **OCTOBER**

- Downing Living revealed their proposals for a major new mixed-use development at First Street South in Manchester City Centre. Originally earmarked for a residential development by Patrizia, the site was bought by Downing Living at the start of 2019. Downing will introduce their new co-living concept for the site, together with a new public park. There will be over 2,200 apartments at the site in total, as well as new cafes, bars and restaurants arranged around a series of new public squares and spaces. Simpson-Haugh has designed the scheme, which has been submitted for planning but at time of writing the application has not been validated by Manchester City Council.
- Plans for the redevelopment of 20-36 High Street in the Northern
  Quarter have been approved. The proposal, which proved
  controversial with councillors on the grounds of height, was
  deferred from planning committee four times during the summer
  before being discussed in October's planning committee. Its
  approval allows developer CEG to press on with developing the 22storey scheme, which takes inspiration from Manchester Art Deco
  landmarks such as the adjacent Debenhams building, Kendals,
  and Sunlight House.
- In Bolton, Beechlane submitted a planning application for Trinity Gateway. The development will reach 20 storeys above Bolton train station and has been designed by JM Architects.
- A public consultation was held in October for another Renaker tower in Salford's Greengate district. The tower, which as yet has no name, will reach 55 storeys and contain 559 apartments and was designed by OMI. The development will also include phase 1 of Greengate Park, a new 2.2 acre park proposed as an anchor for the Greengate district. Extensive public realm will also be provided, including the provision of a new tree-lined boulevard flanked with restaurants, cafes and bars and bookended by the iconic Collier Street Baths, which Renaker own.
- Vita Group launched their new co-living brand in Manchester with Union Living, a new 32-storey tower proposed at St Johns, near Spinningfields. The building will contain 388 co-living units, which will offer cheap city centre micro apartments for graduates setting up in the city. The tower has been designed by Denton Corker Marshall, and a planning application is due in the New Year.



▲ Picture | Union Living, St Johns



▲ Picture | Gorton Street, Greengate



▲ Picture | Greengate Park, Greengate





▲ Picture | X1 MediaCityUK II, Salford Quays



▲ Picture | 20-36 High Street, Northern Quarter

#### NOVEMBER

- An outline planning application for Anchorage Gateway, a 29-storey residential skyscraper at Salford Quays which will contain 289 Build to Rent apartments, was approved by Salford City Council. Cole Waterhouse is now expected to submit a detailed planning application in early 2020 for the scheme, which was designed by architects Chapman Taylor.
- Also in Salford Quays, a planning application was submitted by Royalton Group & Frogmore, who wish to deliver a new mixed-use district on Pier 7 with 1,495 homes, 475 hotel bedrooms, over 20,000 sqft of retail/commercial space and landscaped waterside public realm, with an outdoor swimming pool. The scheme has been designed by three architects: Studio Egret West, Studio Partington, and Carey Jones Chapman Tolcher. At 48 storeys and 158 metres, Pima Tower One at Cotton Quay will be Salford Quays' tallest building upon completion.

#### **DECEMBER**

- Renaker held a public consultation for plans for two more towers at their Great Jackson Street masterplan. The Blade & The Circlenamed due to the tower's distinct shapes - will each be 51 storeys and 152 metres in height and contain 865 apartments, a new public garden and a primary school for local residents. Simpson Haugh designed the scheme, which is due to be submitted for planning in the new year, while Deloitte advised on planning.
- A planning application has been submitted by X1 Developments for a series of new towers at Salford Quays. X1 MediaCity Two will feature six new blocks ranging from eight to 41 storeys, containing 1,298 apartments above 15,306 sqft of ground floor commercial space. There will also be 16 townhouses. Jeffrey Bell is the architect, NJL is the planning consultant.
- After a two year planning process, DeTrafford's Wavelength scheme at Salford Quays has finally been approved. The 22-storey scheme will contain 496 apartments and 4,392 sqft of ground floor retail/leisure space.









▲ **Pictures** | Cotton Quay, Salford Quays

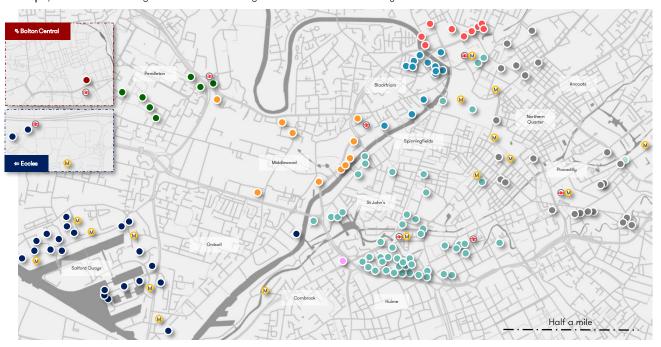


# Insights

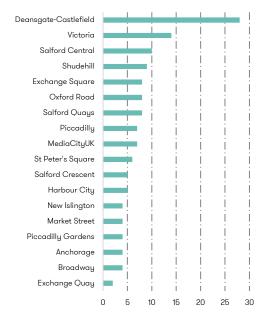


### - Insights Location

▼ Map 1 | Location of tall buildings in Manchester according to which 2020 Ward District they are in



▼ Chart 2 | Number of tall buildings within a five minute walk of Zone 1 and 2 Manchester Metrolink/rail stations



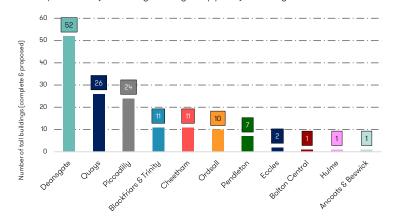
▼ Chart 3 | Number of tall buildings inside or outside Manchester conservation areas



#### **OUTSIDE - 135**



▼ Chart 4 | Number of (tall buildings existing and pipeline) according to which 2020 Ward District they are in



Map 1 shows the location of tall buildings – existing and proposed – across Manchester. Most of the city's existing and pipeline tall buildings are in Manchester City Centre and areas immediately surrounding, such as Greengate. In fact, 38% of Manchester's tall buildings pipeline are proposed for Deansgate, which sits in the heart of the city.

Generally, tall buildings in Manchester City Centre are located on the periphery, such as in Great Jackson - where Renaker and various other developers are bringing forward a plethora of new skyscrapers huddled around Deansgate-Castlefield Metrolink station. The forthcoming Greater Manchester Spatial Framework (GMSF) seeks to encourage tall buildings in sustainable locations, such as close to rail and Metrolink stops. The map shows that this is generally happening already, while chart 2, above, shows the number of tall buildings within a five minute walk of the city's zone 1 and 2 tram stops and train stations.

Building tall buildings on the periphery of the city centre is council policy, to preserve the city's conservation areas and developing formerly derelict

land on the edge of the city centre. Chart 3, above, shows the number of tall buildings (existing and proposed) inside and outside of Manchester's conservation areas.

The 'Quays' ward – covering Salford Quays - contains the second-highest number of tall buildings in Manchester. This area saw a multitude of new tall building proposals in 2019, such as Cole Waterhouse's Anchorage Gateway and Royalton Group and Frogmore's impressive redevelopment of Pier 7 – Cotton Quau.

In 2019, for the first time ever, tall buildings have been proposed for places outside central Manchester. In Eccles, two new buildings have been brought forward – both residential. Designed by Jeffrey Bell, Church Street is a 23-storey development containing 250 homes with ground floor retail, while One Albert Street is a 22-storey scheme being brought forward by Cheshire Estates, designed by architects White Box.



# - Insights Primary uses

In the Year 2000, there were just 12 buildings in Manchester over 20 storeys in height. Half of these were residential, however they were not tall apartment buildings in the heart of the city centre, they were almost all social housing blocks outside the city centre – such as in Pendleton.

The city centre skyline was dominated by commercial office buildings – the tallest of which was also the tallest building in the city at the time: the CIS Tower (25 storeys, 118 metres). Other buildings included Manchester One (21 storeys, 80 metres), City Tower (30 storeys, 107 metres) and the Arndale Tower (21 storeys, 90 meters) – all built during the 1960s and still standing today. There is actually more office space under construction and proposed in Manchester now than ever before, but it is mostly in blocks under 20 storeys in height, and so not included in this study.

The only tall building completed in Manchester during the 1980s and 1990s was Five Exchange Quay, part of the early Salford Quays regeneration programme.

By 2010, there were ten additional tall buildings on the Manchester skyline – nine residential and one hotel. Beetham Tower had become the city's new tallest building: a mixture of residential and hotel. The tenure of Manchester's residential tall buildings shifted that decade – from social and council housing to private rented sector/owner-occupier, with the completion of several key schemes in the city centre such as Great Northern Tower, Green Quarter, Skyline Central, Tempus Tower and ISIS Wharf – as well as City Lofts and Millennium Tower at Salford Quays.

The ten years to 2020 have seen an additional 14 tall buildings added to Manchester's skyline. The city emerged energetically from the Great Recession with early regeneration opportunities provided by the expansion of the Metrolink tram network and construction of the BBC's new northern headquarters at MediaCity, and later through council designation of 'strategic regeneration frameworks' allowing tall buildings to cluster around Greengate, MediaCity and Great Jackson Street to name a few.

Looking ahead, residential will continue to play a major part in Manchester's tall building uses as the city continues to solve its housing crisis by building homes in sustainable, central locations within easy reach of jobs, activities and public transport connections.

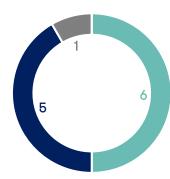


◆ Chart 5 | Primary uses of Manchester's tall buildings in 2020

This chart shows the current primary uses of Manchester's existing tall buildings.

Of the 36 buildings over 20 storeys in Manchester in 2019, 27 of them (75%) are residential, up from 23 in 2018. All four tall buildings completed during 2019 are residential – West Tower Deansgate Square, Anaconda Cut, Angel Gardens and X1 MediaCittJUK Tower Two.

Six tall buildings in Manchester are commercial (offices), two are hotels and one is student accommodation.



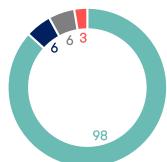
**◆ Chart 6** | Primary uses of Manchester's tall buildings in the Year 2000



HOTEL

#### OFFICE

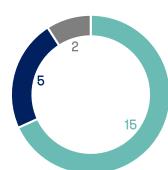
STUDENT



◆ Chart7 | Primary uses of Manchester's tall buildings pipeline

This chart shows the proposed primary uses of Manchester's tall buildings pipeline (buildings currently under construction, proposed or pre-planning).

Residential is set to play an even bigger part in the future of Manchester's tall buildings than it currently does, with 85% of pipeline tall buildings proposed to be residential. A further six tall commercial buildings are proposed: two have been proposed in St John's by Allied London; another two at Mayfield (U+1), one at MediaCityUK and another off Portland Street.



◆ Chart 8 | Primary uses of Manchester's tall buildings in the Year 2010

Chart 11 | ►

Building heights of Manchester's existing and proposed tall buildings

There is no established definition of what constitutes a tall building. For this report, we have used the New London Architecture (NLA) definition of 20 storeys or more as a benchmark for what elucidates a tall building. There are limitations to this, such as that certain types of building (for instance offices) have higher floor-to-ceiling heights than residential buildings, meaning that a 19-storey office building may actually be taller than a 21-storey residential building.

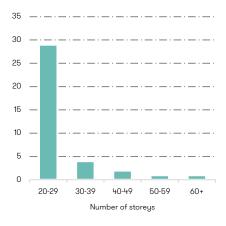
Considering this, we have included Chart 11, which ranks all buildings in Manchester over 60 metres (existing and proposed) based on height. The majority of tall buildings in the city (66%) are under 100 metres in height, with most of those only just falling under the definition of a tall building – at 60-69 meters. Generally, the number of buildings falls with height, and interestingly there are no buildings in Manchester, existing or proposed, that are between 180 and 199 metres in height.

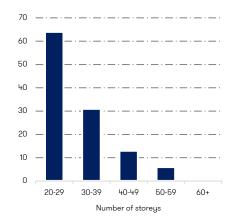
30% of buildings in Manchester between 60 and 100 metres in height are already existing – the rest are pipeline. Meanwhile, only 16% of buildings over 100 metres actually exist yet. 10% (five) are currently under construction, 8% (four) have planning approval, 16% (eight) are currently going through the planning process and the rest (46%) are at pre-planning stage, not likely to be delivered for a few years.

Of the 42 buildings proposed for Manchester that are over 100 metres, 16 of them were announced in 2019. Five of these have been revealed by prolific developers Renaker – Crown Street (The Blade & The Circle), Greengate Park and Oueen Street Towers One and Two.

In 2019, Renaker completed construction on South Tower Deansgate Square. At 64 storeys, 201 metres, this is now Manchester (and northern England's) new tallest building.

It was announced in 2018 that Renaker had bought the Trinity Islands masterplan site from Allied London, who were due to deliver five tall buildings on the site - including Manchester's new tallest building at 67 storeys/213 metres. However, Renaker are likely to progress their other developments before Trinity Islands, which will probably be redesigned. While there may still be a building over 60 storeys here, this is no certainty.





◆ Chart 9 | Storey heights of Manchester's existing tall buildings

This chart shows the number of existing tall buildings in Manchester arranged according to how many storeys they have. 78% of the city's existing tall buildings are between 20 and 29 storeys, and about a third of these were completed before the Year 2000. While most are residential, all of the city's five tall office buildings sit within this height range.

One existing tall building – South Tower Deansgate Square – is over 60 storeys, but there are currently no more buildings proposed over that height. Of the eight buildings in Manchester over 30 storeys, six have been built in the last eight years.

■ Chart 10 | Storey heights of Manchester's tall buildings pipeline

Only 22% of existing tall buildings in Manchester are over 30 storeys, but nearly 47% of the tall buildings pipeline, shown in the chart to the left, are over 30 storeys. This shows that tall buildings in Manchester are getting taller, and while the average height of existing tall buildings in the city is 27 storeys, the pipeline has an average height of 31 storeys.

However, there are no buildings currently proposed for Manchester that are over 60 storeys. There was one – Trinity Islands Tower X – but this proposal is currently being redesigned and may not include a building over 60 storeys.

HEIGHT	NO. BUILDINGS
200+ metres	1 building
170-179 metres	1 building
160-169 metres	2 buildings
150-159 metres	5 buildings
140-149 metres	3 buildings
130-139 metres	9 buildings
120-129 metres	7 buildings
110-119 metres	8 buildings
100-109 metres	14 buildings
90-99 metres	19 buildings
80-89 metres	20 buildings
70-79 metres	25 buildings

60-69 metres

32 buildings



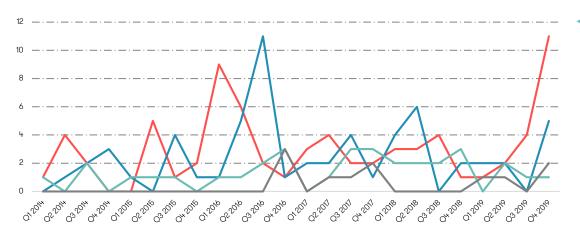


Chart 13 | Total number of Manchester tall building planning applications, approvals, construction starts and completions per year

We saw a huge increase in planning application submissions for tall buildings in Manchester towards the end of 2019 – with four applications submitted in Q3 and 11 in Q4, the highest number of any quarter on record. These included three towers at X1 MediaCityUK II and four towers at Cotton Quay, as well as Trinity Gateway in Bolton and One Heritage Tower.

This coincided with another energetic year for new tall building announcements in Manchester (chart 15), with 34 new announcements compared to 35 in 2018. This averages about three new tall building announcements per month. Buildings announced in 2019 have been far quicker off the start blocks than those announced in 2018. Of the schemes

announced in 2018, nine (26%) have been submitted for planning, eight (23%) have been approved, and three (9%) have started construction. While of the schemes announced in 2019, half have been submitted for planning and three (9%) have been approved already. It is easy to imagine that many of the schemes announced in 2019 may already be under construction by this time next year.

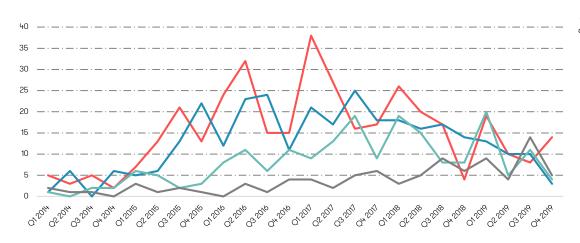
Several schemes announced in 2019 are due to be submitted for planning in 2020, including Progressive Living's co-living scheme on Gorton Street, Salford; Union Living Tower in St Johns, Cole Waterhouse's tower at Anchorage Gateway and Downing Living's large co-living scheme at First Street South.

PLANNING SUBMITTED

**CONSTRUCTION STARTED** 

PLANNING APPROVED

CONSTRUCTION COMPLETED

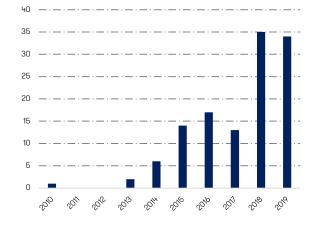


◆ Chart 14 | Total number of planning applications, approvals, construction starts and completions per year

This chart shows the *total* number of applications, approvals, construction starts and completions for all major developments in Manchester – not just tall buildings. While the chart above shows a general upswing in the number of applications for tall buildings in 2019, the general picture is more subdued. Only 51 new major applications were made in 2019, compared to 67 in 2018. 98 in 2017 and 86 in 2016.

This indicates that developers are pushing for fewer, but taller developments across Manchester – possibly as a reaction to increasing land values.

#### ▼ Chart 15 | Number of new tall building announcements by year







#### ▼ Chart 16 | Time taken between planning submission, approval, construction start and completion for tall buildings in Manchester

The chart below shows the time taken between planning application submission and completion of construction for tall buildings in Manchester over the past decade. The 'longest 25%' are the developments which took the most time on average to pass each stage of planning and construction, while the 'shortest 25%' are those which took the least amount of time.

On average, tall buildings take 126 days from planning submission to planning approval in Manchester, but the post-application/preconstruction stage takes longer – 381 days - which demonstrates that the obstacle to delivering new developments is not necessarily the planning system. The amount of time taken to build tall buildings in Manchester averages 910 days, about two and a half

years – although X1 took just 443 days to build 26-storey Tower 1 at X1 MediaCityUK, about 17 days per floor. Renaker's Deansgate Square South Tower took 1,272 days to complete, but at 64-storeys this averages at just 20 days per floor.

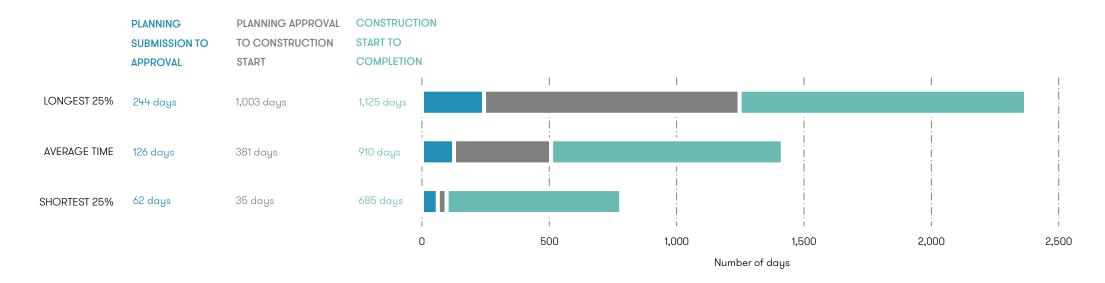
The longest time taken for a tall building scheme to be approved was 1,056 days, for DeTrafford's 'Wavelength' development at Salford Quays, which was approved on the 6<sup>th</sup> December 2019. Commercial Estate Group's proposal for 20-36 High Street in the Northern Quarter was finally approved on 17<sup>th</sup> October 2019, 366 days after planning submission, making this the second-longest determination time of the decade.



◆ Chart 17 | Average time taken for Manchester and Salford councils
to determine tall building planning applications over the last decade

Salford City Council take about 47 more days to determine planning applications for tall buildings than Manchester City Council on average. This is hugely inflated by DeTrafford's 'Wavelength' scheme at Salford Quays, which took 1,056 days to clear planning. Subtracting this, Salford's determination time falls to 117 days – broadly in line with Manchester.

Both councils are beginning to increase the level of scrutiny they undertake when dealing with all major planning applications, with particular focus on provision of affordable housing.





#### - Insights Providing homes for Manchester

	Minimum dwellings per hectare
In City Centre	200
400m from City Centre	120
800m from City Centre	70
<10 min walk from Metrolink station	120

■ Table 1 | Draft GMCA guidelines on minimum dwellings per hectare; and ▼ Chart 18 | Dwellings per hectare of a sample of existing and proposed tall buildings in Manchester and Salford

The UK is currently experiencing a nationwide housing crisis, with demand for new homes far exceeding supply. The Greater Manchester Combined Authority (GMCA) – as the region's governing body and office of the Mayor – has identified a need for an additional 201,000 new homes across the region during the period 2018-2037, averaging about 10,600 new homes per year.

The cities of Manchester and Salford will gain the highest levels of population growth and new dwellings – about 55,000 additional homes for Manchester and 32,700 additional for Salford.

In planning for these additional homes, the GMCA have published draft minimum guidelines on densities for new housing developments in the region, shown in Table 1.

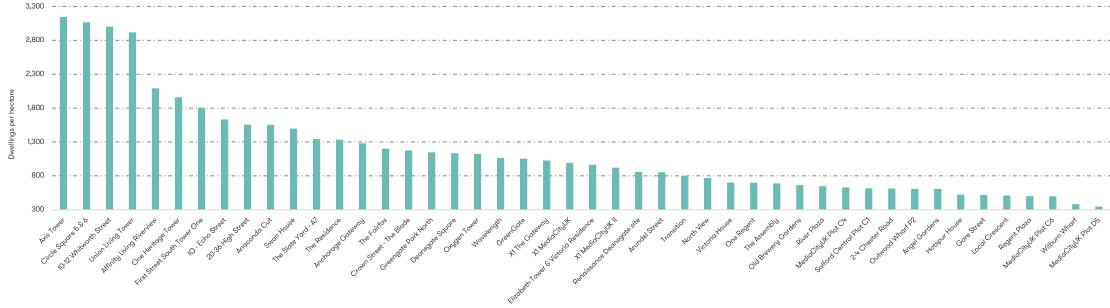
Dwelling densities in city centres will be highest – 200 units per hectare – while developments close to Metrolink stations will also be subject to a minimum 120 units per hectare requirement.

The chart below shows the densities of a sample of existing and proposed tall buildings in Manchester and Salford, demonstrating the capacity of tall buildings to deliver high densities of homes on sustainable city centre sites close to public transport and amenities. The densest schemes in the city have 14 times the minimum requirement dwellings per hectare, while even the least dense tall building sites are still well above guidelines. MediaCityUK is not in the city centre, but has three Metrolink stations close by, meaning residential schemes here must provide 120 dwellings hectares or more, according to the GMCA. Plot D5, the least dense tall building shown below, provides 348 dwellings per hectare. Axis; Circle Square; and 10-12 Whitworth Street are in the heart of the city,

close to all amenities and public transport nodes – making them perfect for high density accommodation.

Tall buildings in Greater Manchester have delivered over 5,000 homes over the last decade, and the current pipeline of schemes has the capacity to deliver nearly 30,000 additional homes across the region – contributing significantly to easing the city's housing crisis.

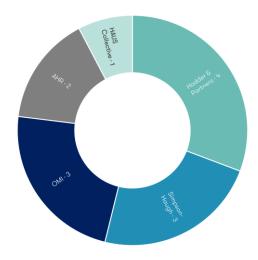
With city centre developments already providing the homes we need in sustainable locations at higher densities than the draft guidelines shown in Table 1, this report recommends an increase in the GMCA's minimum dwellings per hectare guidelines, coupled with a substantial reduction in the amount of green belt or green field development proposed for Greater Manchester in the Greater Manchester Spatial Framework.



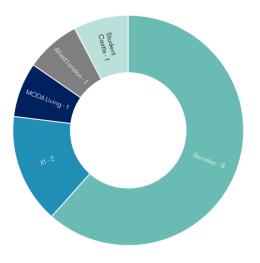


# Project teams



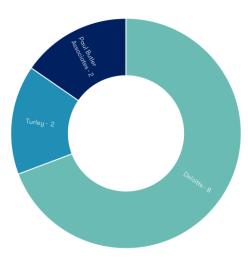


DEVELOPERS



PLANNING

#### CONSULTANTS



#### ▲ Chart 19 | Companies involved in tall buildings completed in Manchester since 2010

The three charts above show which architects, developers and planning consultants have worked on tall building schemes which have completed in Greater Manchester in the last ten years. Hodder + Partners has been the most prolific tall building architect in the city over that period, delivering four schemes in total. Three Hodder + Partners schemes-Cambridge Street A & B and One Regent – were delivered alongside Renaker and Deloitte. Meanwhile, the company also worked with Student Castle to deliver 17 New Wakefield Street, 37-storey student tower off Oxford Road, completed in 2012.

Simpson-Haugh and OMI have each helped deliver three tall buildings in the last decade in Manchester. All three of OMI's schemes were delivered with Renaker – Anaconda Cut, GreenGate and Wilburn Wharf. While Simpson-Haugh have delivered Deansgate Square West and South Towers with Renaker, and Number One Spinningfields with Allied London.

In total, eight tall Renaker schemes have been delivered since 2010, more

than the next four developers combined, making them Manchester's most prolific developer by far over the last decade. Renaker have also brought forward Manchester's new tallest building during this period – Deansgate Square South Tower. The 201-metre scheme completed in December 2019 and dominates the city's previous tallest building – Beetham Tower – by over 30 metres.

Both schemes completed by X1 in the last ten years are at X1 MediaCityUK, where the developer plans to deliver four identical 26-storey towers in total, alongside Harbour City tram stop. Allied London and Student Castle were the only developers to deliver non-residential schemes in the city – with Allied London delivering 300,000 sqft of office space over 20 storeys at One Spinningfields, while Student Castle completed construction in 2012 at 17 New Wakefield Street.

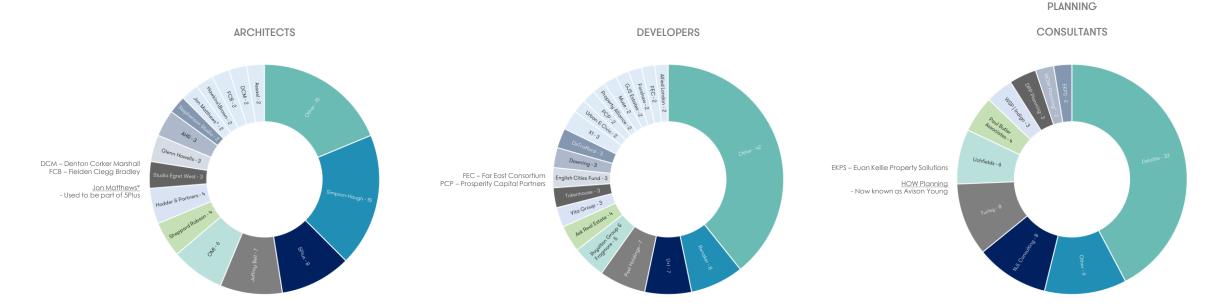
Deloitte dominates the planning consultancy market for tall buildings in the city, helping to deliver eight schemes in total over the last ten years.

Six of these schemes were delivered alongside Renaker – including West and South Towers at Deansgate Square; Cambridge Street/The Assembly; One Regent; and Anaconda Cut. Deloitte also worked with Allied London and Simpson-Haugh to deliver One Spinningfields, and with MODA Living to bring Angel Gardens forward.

Turley and Paul Butler Associates each worked on bringing to reality two tall building schemes in Manchester over the last decade. Turley and X1 worked in partnership on X1 MediaCityUK, while Paul Butler Associates helped Renaker deliver GreenGate and Wilburn Wharf in Salford – both schemes designed by OMI.

The next page presents project team information for pipeline schemes in Manchester.

# - Project teams Total pipeline



#### ▲ Chart 20 | Companies involved in all tall buildings currently proposed for Manchester (only publically known schemes shown)

Simpson-Haugh have been involved with designing 15 pipeline tall building schemes in Manchester – more than any other architect in the city. They mainly focus on designing buildings in Manchester City Centre – there are no Simpson-Haugh tall buildings designed for Salford. Renaker worked with Simpson-Haugh to design four of their eight pipeline tall buildings: Elizabeth Tower & Victoria Residence (both under construction), and The Blade and The Circle at Crown Street, which will be submitted for planning in 2020.

Downing worked with Simpson-Haugh on all three of their pipeline tall buildings, including River Street – currently under construction – and First Street South, where two tall buildings are proposed in a major co-living development totalling 2,204 units. 5Plus are Manchester's second most prolific architect, having designed eight pipeline schemes for the city. These include two towers at The Fairfax, Piccadilly, for Olympian Homes; The Peak and The Gate at Meadowside for Far East Consortium; and Salboy's Local Crescent scheme in Salford.

Jeffrey Bell and OMI architects are most active in Salford and Salford Quays – with five of OMI's six Manchester pipeline schemes being located in Central Salford. Renaker have worked with OMI on three of these: Greengate Tower and Queen Street Towers One and Two. Meanwhile, Jeffrey Bell dominate in Salford Quays, having designed numerous buildings for phase two of MediaCity.

With planning advisors, NJL Consulting also specialise in Salford Quays projects – working with Jeffrey Bell on all seven of their schemes, being brought forward with developers such as Peel, Tokenhouse, and Silverlane. While Deloitte are clearly advising on the lion's share of pipeline tall buildings across Manchester, in Salford they account for just four schemes – the three Greengate towers proposed by Renaker, and Affinity Living Riverview, currently under construction by Vita Group. In Manchester City Centre, Deloitte work with a range of different developers and architects in getting tall buildings through the planning process.

Lichfields have grown their tall buildings pipeline significantly recently by working with Royalton Group & Frogmore on their Cotton Quay scheme, which includes the construction of a new mixed-use district at Salford Quays with 1,495 homes, 475 hotel bedrooms, over 20,000 sqft of retail/commercial space and landscaped waterside public realm, with an outdoor swimming pool.

Meanwhile, Turley have also worked with a range of different developers across the city – including X1, Property Alliance and Progressive Living.



# Project expo



# - Project expo Completed in 2019

#### **Expo Contents**

- ► Completed in 2019
- ▶ Under construction
- ► Approved in 2019
- ► Currently in planning
- ► Proposed in 2019

Five tall buildings completed in Manchester in 2019, delivering 1,840 new homes to the city's housing market. However, this was only a fraction of the total 4,700 homes which completed in Manchester last year.

All five schemes which completed last year were initially announced in either 2015 or 2016, reflecting the speed at which tall buildings are brought forward in Manchester. Three of the schemes – Anaconda Cut and Deansgate Square West and South Towers – were developed by Renaker, while Angel Gardens was delivered by MODA Living and Tower Two of X1 MediaCityUK by X1.

Deansgate Square South Tower became Manchester's tallest building when it overtook Beetham Tower, which had held the title since 2006, during late 2018.



#### Deansgate Square South Tower

#### **Location**

Address: South Tower, Deansgate Square, M15 4RT City: Manchester

#### Quick facts

Number of storeys: 64

Height: 201 metres

Primary use: Residential

Number of apartments: 400

#### Project team

Developer: Renaker

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Matthew Dalrymple



#### Deansgate Square West Tower

#### **Location**

Address: West Tower, 371 Deansgate, M15 4UP

City: Manchester

#### Quick facts

Number of storeys: 44

Height: 140 metres

Primary use: Residential

Number of apartments: 350

#### Project team

Developer: Renaker

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Matthew Dalrymple



#### Anaconda Cut

#### Location

Address: Anaconda Cut, 100 Greengate, M3 7NG

City: Salford

#### Quick facts

Number of storeys: 44

Height: 130 metres

Primary use: Residential

Number of apartments: 349

#### Project team

Developer: Renaker

Architect: OMI

Planning consultant: Deloitte

Photo credit: OMI



# - Project expo Completed in 2019



#### **Angel Gardens**

Location

Address: Angel Gardens, Miller Street, M4 4GB City: Manchester

Quick facts

Number of storeys: 35

Height: 108 metres

Primary use: Residential

Number of apartments: 466

Project team

Developer: MODA Living

Architect: HAUS Collective

Planning consultant: Deloitte

Photo credit: Matthew Dalrymple



#### X1 MediaCityUK Tower Two

**Location** 

Address: Tower Two, Michigan Avenue, M50 2HD

City: Salford

Quick facts

Number of storeys: 26

Height: 86 metres

Primary use: Residential

Number of apartments: 275

Project team

Developer: X1

Architect: AHR

Planning consultant: Turley

Photo credit: X1 Vermont

#### Under construction

#### Expo Contents

- ► Completed in 2019
- ► Under construction
- ► Approved in 2019
- ► Currently in planning
- ▶ Proposed in 2019

This section will only show a sample of tall buildings under construction, not all of them. 'Under construction' is defined as any site at piling stage or beyond. It does not include site clearance or pre-construction groundworks.

There are now 20 tall buildings under construction across Manchester, ranging from 20 storeys to 51. The buildings under construction are a mixture of residential, student accommodation and hotel. Most new office blocks in Manchester are under 20 storeys and so are not included in this study.

Three of the tall buildings currently under construction in Manchester were first announced as recently as 2018. They are: Elizabeth Tower, Victoria Residence and Artisan Heights. The former two are Renaker schemes, and both were submitted for planning in April 2018, approved in June, and started construction during summer 2018. Artisan Heights is a student accommodation development being built by Unite. It too was submitted for planning in April 2018, approved and started construction during summer 2018.

At the other end of the spectrum, Axis and Chapel Wharf Tower were initially announced as far back as 2014. In Chapel Wharf's case, this is a large scheme which the tower was the final phase of. It finally started construction in May 2019. Axis took a while to start construction after it had won planning approval. Approval was granted in November 2014, with construction only starting in October 2016. It is due to complete in 2020.

The average height of a tall building under construction in Manchester currently is 28 storeys, 86 metres. 65% of tall buildings under construction are between 20 and 29 storeys; 30% of them are between 30 and 39 storeys, while only one (Elizabeth Tower) is above 39 storeys.



#### Elizabeth Tower & Victoria Residence

Location

Address: Elizabeth Tower, Crown Street, M15 4WG

City: Manchester

Quick facts

Number of storeys: 51 | 21

Height: 153 | 67 metres

Primary use: Residential

Number of apartments: 664

Project team

Developer: Renaker | Vita Group

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Crown Street Manchester



### - Project expo Under construction



#### Affinity Living Riverview

<u>Location</u>

Address: 30 New Bailey Street, M3 5ER

City: Salford

Quick facts

Number of storeys: 36

Height: 112 metres

Primary use: Residential

Number of apartments: 300

Project team

Developer: Renaker | Vita Group

Architect: Denton Corker Marshall

Planning consultant: Deloitte

Photo credit: Vita Group



#### The Residence

**Location** 

Address: The Residence, Greengate, M3 7NB

City: Salford

Quick facts

Number of storeys: 34

Height: 109 metres

Primary use: Residential

Number of apartments: 300

Project team

Developer: Elliot Group

Architect: Falconer Chester Hall

Planning consultant: WSP | Indigo

Photo credit: Falconer Chester Hall



#### River Street Tower

<u>Location</u>

Address: River Street, M15 4QA

City: Manchester

Quick facts

Number of storeys: 32

Height: 92 metres

Primary use: Student accommodation

Number of student bedspaces: 792

Project team

Developer: Downing

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Simpson-Haugh



Artisan Heights

Location

Address: New Wakefield Street, M1 5NP

City: Manchester

Quick facts

Number of storeys: 32

Height: 95

Primary use: Student accommodation

Number of student bedspaces: 603

Project team

Developer: Unite

Architect: Simpson-Haugh

Planning consultant: Turley

Photo credit: Slow Burn

## - Project expo Under construction



#### Oxygen Tower

<u>Location</u>

Address: Store Street, M1 2WB

City: Manchester

Quick facts

Number of storeys: 31

Height: 109 metres

Primary use: Residential

Number of apartments: 343

Project team

Developer: Property Alliance

Architect: 5Plus

Planning consultant: Deloitte

Photo credit: 5Plus



#### Axis Tower

**Location** 

Address: Whitworth Street West, M1 5LN

City: Manchester

Quick facts

Number of storeys: 27

Height: 93 metres

Primary use: Residential

Number of apartments: 173

Project team

Developer: Property Alliance

Architect: 5Plus

Planning consultant: Turley

Photo credit: Matthew Dalrymple



#### Fortis Quay Tower

<u>Location</u>

Address: Fortis Quay, M50 3XZ

City: Salford

**Quick facts** 

Number of storeys: 27

Height: 90 metres

Primary use: Residential

Number of apartments: 300

Project team

Developer: Fortis

Architect: Bowman Riley

Planning consultant: Lambert Smith Hampton

Photo credit: Bowman Riley



#### Local Crescent

Location

Address: Crescent, M5 4JN

City: Salford

Quick facts

Number of storeys: 21

Height: 68 metres

Primary use: Residential

Number of apartments: 399

Project team

Developer: Salboy

Architect: 5Plus

Planning consultant: Euan Kellie Property Solutions

Photo credit: Matt Doran





#### - Project expo Approved in 2019

#### **Expo Contents**

- ► Completed in 2019
- ► Under construction
- ► Approved in 2019
- ► Currently in planning
- ▶ Proposed in 2019

The following is a sample of projects which were approved by Greater Manchester planning committees in 2019.

Eight tall building schemes were approved across Greater Manchester in 2019, ranging from 20 storeys at Trinity Gateway in Bolton to 30 storeys at Swan House in central Manchester. All tall buildings approved last year were residential, apart from the Toyoko Hotel on Piccadilly.

Commercial Estate Group's 20-36 High Street scheme proved controversial with local Piccadilly councillors throughout the planning process, with issues over height, massing and lack of affordable housing being the prevailing issues. The scheme was deferred from planning committee multiple times throughout summer 2019, before eventually being approved in October.

Two schemes approved in 2019 were outside central Manchester: Trinity Gateway in Bolton and One Church Street in Eccles. This is perhaps a reflection of the 'ripple effect' occurring across Greater Manchester, with rising land values in the city centre encouraging developers to look for new opportunities in well-connected surrounding towns.

The Mayor's Town Centre Challenge, launched in 2018, aims to regenerate towns across Manchester by encouraging the development of new residential communities. Tall buildings will not be appropriate in all town centre locations, but well-designed, strategically-placed tall buildings in connected and central locations have the potential to fuel a resurgence across Greater Manchester's outer towns, and help address the housing crisis.



#### Swan House

#### **Location**

Address: Swan Street, M4 5DF

City: Manchester

#### Quick facts

Number of storeys: 30

Height: 95 metres

Primary use: Residential

Number of apartments: 358

#### Project team

Developer: Cable Swan

Architect: Simpson-Haugh

Planning consultant: GVA

Photo credit: Simpson-Haugh



#### Wavelength

#### **Location**

Address: Furness Quay, M50 3XZ

City: Salford

#### Quick facts

Number of storeys: 22

Height: 79 metres

Primary use: Residential

Number of apartments: 496

#### Project team

Developer: DeTrafford

Architect: Ollier Smurthwaite

Planning consultant: Paul Butler Associates

Photo credit: Ollier Smurthwaite



#### Toyoko Hotel

#### **Location**

Address: Piccadilly, M1 3AN

City: Manchester

#### Quick facts

Number of storeys: 23

Height: 76 metres

Primary use: Hotel

Number of hotel bedrooms: 356

#### Project team

Developer: Tokoyo Inns

Architect: Stephenson Studio

Planning consultant: Avison Young

Photo credit: Stephenson Studio



### - Project expo Approved in 2019



#### Arundel Street

<u>Location</u>

Address: Arundel Street, M15 4JZ

City: Manchester

Quick facts

Number of storeys: 23

Height: 74 metres

Primary use: Residential

Number of apartments: 355

Project team

Developer: Logik Developments

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Simpson-Haugh



#### Salford Central Plot C1, Tower One

**Location** 

Address: Stanley Street, M3 5EX

City: Salford

Quick facts

Number of storeys: 23

Height: 73 metres

Primary use: Residential

Number of apartments: 211

Project team

Developer: English Cities Fund

Architect: Hawkins\Brown

Planning consultant: DPP

Photo credit: Hawkins\Brown



#### 20-36 High Street

**Location** 

Address: High Street, M4 1QB

City: Manchester

Quick facts

Number of storeys: 22

Height: 71 metres

Primary use: Residential

Number of apartments: 361

Project team

Developer: Commercial Estates Group

Architect: Fielden Clegg Bradley

Planning consultant: Deloitte

Photo credit: Fielden Clegg Bradley



#### One Church Street

Location

Address: Church Street, Eccles, M30 0DL

City: Salford

Quick facts

Number of storeys: 23

Height: 70 metres

Primary use: Residential

Number of apartments: 250

Project team

Developer: Silverlane

Architect: Jeffrey Bell

Planning consultant: NJL Consulting

Photo credit: Jeffrey Bell



# - Project expo Approved in 2019



#### **Trinity Gateway**

Location

Address: Trinity Street, BL2 1BG

City: Bolton

**Quick facts** 

Number of storeys: 20

Height: 60 metres

Primary use: Residential

Number of apartments: 144

Project team

Developer: Beechlane

Architect: JM Architects

Planning consultant: P4 Planning

Photo credit: JM Architects

#### Currently in planning

#### Expo Contents

- ► Completed in 2019
- ► Under construction
- ► Approved in 2019
- ► Currently in planning
- ► Proposed in 2019

Projects included in this section have been submitted to planning authorities but have not yet been approved or otherwise determined.

The five tallest buildings currently being determined by Greater Manchester planning authorities are all in Salford, reflecting the scale of development pace across the borough. There are two emerging tall buildings clusters in Salford: the first is Greengate, which borders Manchester City Centre. Here, Renaker have already delivered two tall buildings at GreenGate and Anaconda Cut. Elliot Group are currently rising their scheme at The Residence, which will be 34 storeys upon completion. The second is Salford Quays, where a steady stream of investment has been pouring in for over fifteen years.

2019 saw details emerge for a further four tall buildings in the Greengate area. The tallest is One Heritage Tower, which will also become Manchester's second-tallest building, reaching 173 metres. Hong Kong-based One Heritage are planning 544 apartments at the scheme, together with ground floor retail and resident's amenity. Meanwhile, 2019 saw Renaker submit planning applications for three additional towers in the area. The first – Greengate Park North – has been submitted as full planning, while two 41-storey towers adjacent on Queen Street have been submitted for outline only and are not included in this section. Greengate Park North is built above a three storey podium containing a gym, concierge, spa and swimming pool for residents and retail/leisure/workspace opportunities for local startups.

At Salford Quays, X1; Peel; Tokenhouse; Royalton Group and Frogmore are responsible for proposing six new tall buildings in the area at Cotton Quay and X1 MediaCity II.

Meanwhile, a planning application to build a 55-storey student accommodation scheme for Student Castle off Oxford Road is still pending planning, despite being submitted in September 2018.



#### One Heritage Tower

**Location** 

Address: Greengate, M3 7NB

City: Salford

Quick facts

Number of storeys: 55

Height: 173 metres

Primary use: Residential

Number of apartments: 545

Project team

Developer: One Heritage

Architect: OMI

Planning consultant: Euan Kellie Property Solutions

Photo credit: OMI



#### Cotton Quay, Pima Tower One

Location

Address: Merchants Quay, M50 3SF

City: Salford

**Quick facts** 

Number of storeys: 48

Height: 158 metres

Primary use: Residential

Number of apartments: 568 (across all Pima towers)

Project team

Developer: Royalton Group | Frogmore

Architect: Studio Egret West

Planning consultant: Lichfields

Photo credit: Studio Egret West



# - Project expo Currently in planning



#### Greengate Park North

<u>Location</u>

Address: Queen Street, M3 7BN

City: Salford

Quick facts

Number of storeys: 50

Height: 155 metres

Primary use: Residential

Number of apartments: 559

Project team

Developer: Renaker

Architect: OMI

Planning consultant: Deloitte

Photo credit: OMI



#### X1 MediaCity II Towers One, Two and Three

**Location** 

Address: Michigan Avenue, M50 2GY

City: Salford

Quick facts

Number of storeys: 41 | 35 | 31

Height: 125 metres | 110 metres | 101 metres

Primary use: Residential

Number of apartments: 1,118

Project team

Developer: Peel | Tokenhouse

Architect: Jeffrey Bell

Planning consultant: NJL Consulting

Photo credit: Jeffrey Bell



#### Cotton Quay, Pima Tower Two

**Location** 

Address: Merchants Quay, M50 3SF

City: Salford

**Quick facts** 

Number of storeys: 37

Height: 123 metres

Primary use: Residential

Number of apartments: 568 (across all Pima towers)

Project team

Developer: Royalton Group | Frogmore

Architect: Studio Egret West

Planning consultant: Lichfields

Photo credit: Studio Egret West



The Fairfax – Towers One and Two

<u>Location</u>

Address: Portugal Street East, M1 2WW

City: Manchester

Quick facts

Number of storeys: 29 | 23

Height: 96 meters | 72 metres

Primary use: Residential

Number of apartments: 488

Project team

Developer: Olympian Homes

Architect: 5Plus

Planning consultant: Deloitte

Photo credit: 5Plus



### - Project expo Currently in planning



#### Student Castle

<u>Location</u>

Address: Hulme Street, M1 5GL

City: Manchester

Quick facts

Number of storeys: 55

Height: 165 metres

Primary use: Student

Number of student bedspaces: 853

Project team

Developer: Student Castle

Architect: Glenn Howells

Planning consultant: Deloitte

Photo credit: Andrew Desmier



#### Cotton Quay, Upland Tower One

**Location** 

Address: Merchants Quay, M50 3SF

City: Salford

Quick facts

Number of storeys: 24

Height: 80 metres

Primary use: Residential

Number of apartments: 491 (across whole Upland Quarter)

Project team

Developer: Royalton Group | Frogmore

Architect: Studio Partington

Planning consultant: Lichfields

Photo credit: Studio Partington



#### One Albert Street

**Location** 

Address: Albert Street, Eccles, M30 OBL

City: Salford

Quick facts

Number of storeys: 22

Height: 66 metres

Primary use: Residential

Number of apartments: 272

Project team

Developer: Cheshire Estates

Architect: White Box

Planning consultant: ID Planning

Photo credit: White Box



#### Cotton Quay Pima Tower Three

<u>Location</u>

Address: Merchants Quay, M50 3SF

City: Salford

Quick facts

Number of storeys: 25

Height: 92

Primary use: Hotel

Number of hotel bedrooms: 247

Project team

Developer: Royalton Group | Frogmore

Architect: Studio Egret West

Planning consultant: Lichfields

Photo credit: Studio Egret West





#### **Expo Contents**

- ► Completed in 2019
- ► Under construction
- ► Approved in 2019
- ► Currently in planning
- ► Proposed in 2019

These projects were announced in 2019 but have not yet been submitted for planning. Two more towers were proposed at Great Jackson Street by Renaker – The Blade and the Circle are so named due to their distinct shapes, and both will be 51 storeys and 152 metres.

Meanwhile, Allied London revealed their vision to build two 26-storey office towers at St Johns, with one on the site of the previous Number One St Johns residential tower which was cancelled in January 2019, and the other on the riverside Alberts Shed site. The proposals signal a change in direction at St Johns, which Allied London had originally intended to be a mixed-use, primarily residential masterplan. However, following on from the success of their adjacent Spinningfields district, and burgeoning demand for office space in central Manchester, the scheme is now being developed as a new office district for the city.

Downing have submitted a planning application for their co-living masterplan at First Street South, which includes a 41-storey tower alongside three more buildings ranging from nine to 21 storeys. However, this application has not yet been validated at time of writing. The scheme will include 2,204 apartments, making it Manchester's largest residential scheme by far.

Another tall building at Cotton Quay is shown in this section – Tower One at Acala. This section of the proposal was submitted with an outline planning application, with the rest of the scheme submitted as full applications.

Vita Group have debuted their new co-living brand – Union Living – with a 32-storey proposal at St Johns. The site is where the previous Nickel Tower was proposed–also designed by Denton Corker Marshall. The site was sold to Vita Group by Allied London in 2018.



#### The Blade & The Circle

#### Location

Address: Crown Street, M15 4AX

City: Manchester

#### Quick facts

Number of storeys: 51 | 51

Height: 152 metres | 152 metres

Primary use: Residential

Number of apartments: 856

#### Project team

Developer: Renaker

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Simpson-Haugh



#### First Street South

#### **Location**

Address: Hulme Street, M1 5GG

City: Manchester

#### Quick facts

Number of storeys: 44 | 21

Height: ~136 metres | ~68 metres

Primary use: Residential - co-living

Number of apartments: 2,204

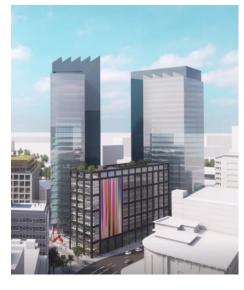
#### Project team

Developer: Downing

Architect: Simpson-Haugh

Planning consultant: Deloitte

Photo credit: Simpson-Haugh



#### Number One St Johns & Albert's Shed Tower

#### **Location**

Address: New Quay Street, M3 3AL

City: Manchester

#### Quick facts

Number of storeys: 26 | 26

Height: ~120 metres | ~120 metres

Primary use: Office

#### Project team

Developer: Allied London

Photo credit: Allied London

# - Project expo Proposed in 2019



#### Great Jackson Street Plot G Towers One and Two

<u>Location</u>

Address: Great Jackson Street, M15 4PA

City: Manchester

Quick facts

Number of storeys: 36 | 31

Height: 112 metres | 97 metres

Primary use: Residential

Number of apartments: 210

Project team

Developer: Great Jackson Street Estates

Architect: Hodder + Partners

Planning consultant: Deloitte

Photo credit: Hodder + Partners



#### Gorton Street

**Location** 

Address: Gorton Street, M3 7NL

City: Salford

Quick facts

Number of storeys: 36

Height: 112 metres

Primary use: Residential & hotel

Number of apartments: 300

Project team

Developer: Progressive Living

Architect: BDP

Planning consultant: Turley

Photo credit: BDP



#### Premier Inn Deansgate Site Towers One and Two

**Location** 

Address: Medlock Street, M15 5FJ

City: Manchester

Quick facts

Number of storeys: 33 | 24

Height: 99 metres | 72 metres

Primary use: Residential

Number of apartments: 555

Project team

Developer: Ask Real Estate

Architect: Jon Matthews

Planning consultant: Deloitte

Photo credit: Jon Matthews



Cotton Quay Aacla Tower One

Location

Address: Merchants Quay, M50 3SF

City: Salford

Quick facts

Number of storeys: 30

Height: 99 metres

Primary use: Residential

Number of apartments: 200

Project team

Developer: Royalton Group | Frogmore

Architect: Carey Jones Chapman Taylor

Planning consultant: Lichfields

Photo credit: Carey Jones Chapman Taylor



# - Project expo Proposed in 2019



#### **Union Living Tower**

**Location** 

Address: Water Street, M3 4JQ

City: Manchester

**Quick facts** 

Number of storeys: 32

Height: 101 metres

Primary use: Residential

Number of apartments: 388

Project team

Developer: Vita Group

Architect: Denton Corker Marshall

Photo credit: Denton Corker Marshall



#### Anchorage Gateway

**Location** 

Address: Anchorage Quay, M50 3SE

City: Salford

Quick facts

Number of storeys: 29

Height: 95 metres

Primary use: Residential

Number of apartments: 289

Project team

Developer: Cole Waterhouse

Architect: Chapman Taylor

Planning consultant: Lichfields

Photo credit: Chapman Taylor



# Future skyline

▼ Picture | The Salford Quays and Manchester skylines, viewed from above Trafford Quays in about 2027

The future skyline models are created using Google Earth 3D as a backdrop. Individual tall building models are created on Sketchup, a 3D modelling tool, with building elevations imported from planning applications where available. These models are then imported into Google Earth with images created and edited slightly to visualise the sky.

It is worth noting that only buildings over 20 storeys are visualised, so these models do not fully represent the 'bulk' effect caused by the many development projects that are below 20 storeys in height.

This view, looking east from above Trafford Quays, shows the rising Salford Quays skyline huddled around MediaCity and Cotton Quay. The skylines of central Manchester can be seen in the mid view, with Great Jackson in particular taking prominence. The Pennine Hills are in the background, buffered by the city's suburban sprawl.

Salford Quays is rapidly becoming a second city centre for Greater Manchester, spurred on by the number of media and digital companies attracted there by the BBC and ITV each having their own bases at the site. Over 6,600 new homes, half a million sq.ft. of new office space, 700 hotel beds and 900 student bedspaces are proposed for this area, although even that is only a small fraction compared to what is proposed in central Manchester.

AM TOWER SGATE SQUARE, SOI R

▼ Picture | The central Manchester and Salford skylines viewed from Cheetham Hill, about 2027



This view, from the north, demonstrates how Manchester's skyline will look and feel very different depending on which angle you are looking at it from. From the north, you would not know that Deansgate Square South Tower is the tallest building in the city. Instead, it is the distinct crowned top of One Heritage Tower, in Greengate, which dominates the skyline from this angle. At 173 metres, it is the second-tallest building in the city.

The CIS Tower was Manchester's tallest building for 44 years, from its completion in 1962 to when Beetham Tower topped out in 2006. However, by 2025, it feels shrouded and dominated by taller surrounding buildings.

# - Future Skyline View from Trafford Quays

EETHAM TOWER EANSGATE SOUARE/GF ACKSON STREET

▼ Picture | The Salford Quays and Manchester skylines, viewed from above Trafford Quays in about 2027



This image shows a very similar angle to the first photo, but taken from a lower height to accentuate the different emerging clusters appearing on the skyline. The Great Jackson Street cluster is already underway, with the completion of Deansgate Square. This will be added to with various other towers over the coming years – including Elizabeth Tower and Victoria Residence, currently under construction, and The Blade & The Circle. A planning application for the latter is expected in early 2020 ahead of construction starting in May 2020.

Cotton Quay – announced in October 2019 – features five new tall buildings set amongst an exciting new mixeduse masterplan featuring tall and small residential and hotel buildings set amongst stunning waterside public realm. It will on its own elevate Salford Quays to a new level and give it a distinct and unique offer which will draw people in from across the region.

NB: These images are not intended to offer a precise view of how individual schemes will look, but an overall picture of how their massing will appear on the cityscape.



# - Future Skyline View from New Cross

ANGEL GARDENS

STOWER

REENGATE/ONE HERITA

▼ Picture | The skyline of Miller Street (left) and Greengate (middle) as viewed looking west from New Cross in about 2027

In this picture we are elevated about 60m above New Cross to the north of the city centre, looking west towards the Greengate cluster in Salford.

We can see Angel Gardens, Skyline Central and CIS Tower all huddled around the busy junction of Miller Street and Rochdale Road, with Simpson-Haugh and Cable Swan's 95 metre Swan House scheme to the far left. In the distance, One Heritage tower marks the pinnacle of the new Greengate cluster with Greengate Park North (155 metres, Renaker & OMI) sitting to the left and Ancaconda Cut (130 metres, Renaker & OMI) sitting to the right.

Massing blocks are shown to the right of the photo for the Great Ducie Street masterplan, located across Trinity Way from Victoria Station. These blocks are some way off being delivered.





# - Future Skyline View from Pendleton

Y TOWER/PICCADILLY PI

SALFORD CRESCENT STATION TOWER

▼ Picture | The central Manchester skyline viewed looking east from Pendleton in about 2030

Here we are in Pendleton, Salford, looking east. The two central Manchester clusters are clearly laid out – Greengate to the left and Great Jackson Street to the right.

In the middle of the photo we can see two massing towers proposed as part of the 2018 Salford Crescent masterplan. The Salford Crescent tower, at about 40 storeys, is proposed as an air rights development on top of Salford Crescent station but neither are likely to come to fruition for at least ten years. The rest of the skyline viewed here has a good chance of coming to fruition by 2027.

MI EODD OLIVYS

EAT JACKSON STREE

WWNING FIRST STREET SOU

▼ Picture | The central Manchester and Salford Quays skylines viewed looking north west from Hulme in about 2027



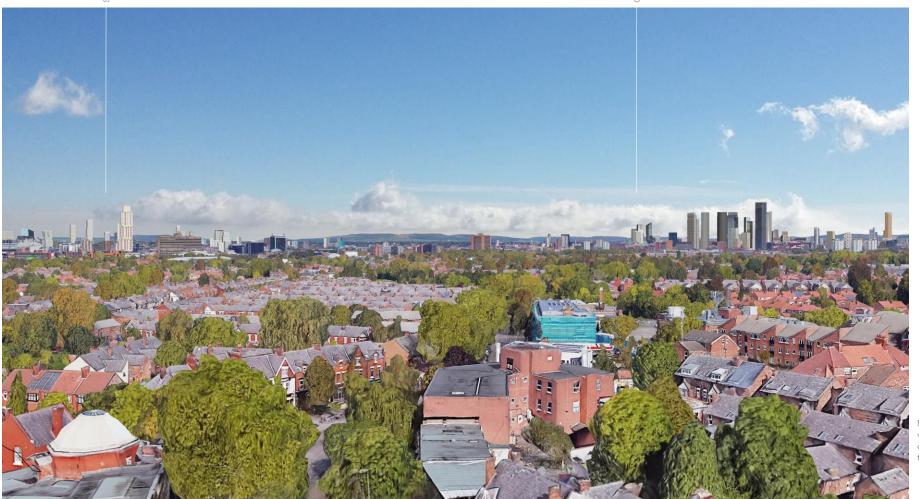
From Hulme, the Great Jackson skyline is clearly very prominent with its range of towers ranging from 92 metres (River Street) and 201 metres (South Tower Deansgate Square).

Downing have already submitted a planning application for their co-living masterplan at First Street South, which features a 44-storey tower. However, this application had not been validated at the time of developing these models, so the scheme appears as a massing block.

In the distance to the left, we can make out the Salford Quays skyline with its two peaks – Cotton Quay to the left and MediaCity to the right.

▼ Picture | The central Manchester and Salford Quays skylines viewed looking north from Chorlton in about 2027

REENGATE



In Chorlton, the full skyline spanning from Salford Quays over to the city centre can be viewed. Salford Quays appears less bulky from this angle however MediaCity is not shown. Heading further right, Greengate is the first to puncture the skyline although it appears much less prominently from this angle than it did from Cheetham Hill in the second picture.

Great Jackson dominates the skyline viewed from Chorlton, but Elizabeth Tower, Beetham Tower and the Blade and the Circle all being roughly the same height creates a plateau to the skyline at this location which could either look striking or un-natural depending on your opinion.

Student Castle's 155-metre student tower flanks the righthand side of the skyline viewed from Chorlton.



<u>Subscribe</u> for exclusive detailed research on property in Manchester.

<u>Website</u>

Development map

Other research

