

# SimpsonHaugh AND PARTNERS

## MANCHESTER

Riverside, 4 Commercial Street  
Manchester M15 4RQ

T +44 (0)161 835 2345  
F +44 (0)161 839 4808

[mail@iansimpsonarchitects.com](mailto:mail@iansimpsonarchitects.com)

## LONDON

5-8 Roberts Place  
London EC1R 0BB

T +44 (0)20 7549 4000  
F +44 (0)20 7490 5331

[www.iansimpsonarchitects.com](http://www.iansimpsonarchitects.com)



## MEDIEVAL QUARTER MASTERPLAN

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## 1. INTRODUCTION & CONTEXT

The Medieval Quarter is a strategically important area of the city centre, adjacent to the city's retail hub and the Salford City border. The Medieval Quarter is rich in both cultural and historical significance; it is home to Manchester Cathedral and Chetham's School of Music, two renowned historical assets of the Manchester landscape, as well as the National Football Museum, one of the city's key visitor attractions. It lies at the heart of the Northern Gateway to the city centre; an area with the potential to be a key driver for change, accommodating up to 20,000 new jobs as well as significant opportunities for residential development.

Significant progress has been made in transforming the Medieval Quarter in recent years, commencing with the initial investments made following the 1996 IRA bombing of this area of the city centre. This includes the National Football Museum, ongoing redevelopment projects at Chetham's School of Music and Manchester Cathedral, and the restoration of the Corn Exchange as a high quality specialist food retailing centre.

Developments within the Medieval Quarter and the wider Northern Gateway area, including NOMA, the refurbishment of Victoria Station, Metrolink's Second City Crossing and Greengate, are making the area even more important, both as a destination in its own right, and also as a gateway and route into the main retail and business core of the city centre.

Whilst new developments are providing key opportunities, there are a number of issues with the current environment and public realm within the Medieval Quarter. This masterplan has been developed in order to address these, and provide a greatly enhanced setting for the area's assets. The new proposals build on Manchester's successful investment in public realm as part of concerted efforts to revitalise the city centre as the major employment location and driver of economic growth for the Greater Manchester economy.

## 2. MEDIEVAL QUARTER MASTERPLAN AND NEW PUBLIC REALM PROPOSALS

The new public realm proposals within this masterplan will fundamentally change the visitor experience and open up and transform the Medieval Quarter. They are designed to change the Medieval Quarter from a fragmented and incoherent area into one of the most impressive destination in the city centre, enhancing the investment taking place in the area's key assets.

The new public realm works will make the Medieval Quarter one of the most high profile and iconic locations in the city, shared by business and leisure visitors, daily commuters and many workers from the new retail and office space being developed. It will also re-inforce the new residential developments being brought forward at NOMA.

The works will open up a new visitor experience for both the Cathedral and Chetham's and allow both organisations and the National Football Museum to organise outside events in the new space. Recent analysis suggests that the effect will be to increase both events and visitor numbers. It is expected that overall visitor numbers will increase by between 10%-20% as a result of the new public realm, although some visitors will go to more than one attraction, also increasing visitor spend in the area.

The quality of the proposals for the Medieval Quarter will also support re-development plans in the Northern Gateway area, particularly those around Victoria Station and NOMA, and the further strengthening of Manchester's retail and hospitality offer.

### 3. MEDIEVAL QUARTER ISSUES

#### i. RECENT CHANGES TO URBAN CONTEXT

- Changes to the vehicular circulation along Deansgate and Corporation St/Cross St.
- The arrival of Metrolink Second City Crossing.
- Demolition & development at Chetham's School of Music.
- National Football Museum is a 'new' stakeholder, having new requirements externally.
- Redevelopment of the Corn Exchange to provide a new food and beverage offer.

#### ii. FRAGMENTED CHARACTER / HERITAGE QUARTER NOT CLEARLY DEFINED

- Lack of visual and physical 'coherence' in the landscape and public realm.
- No strong identity / definition to the 'edges' and margins of the area.
- Heritage assets are obscured in many areas.
- No strong identity to the 'Historic Waterfront' - it remains 'a road'.
- No strong 'front door' to the Cathedral.
- Disconnection between The Cathedral and Chetham's, physically and in terms of interpretation.
- No strong or clearly defined visitor experience or sequence.
- Very little external interpretation or celebration of history and significant people in the history of Manchester.

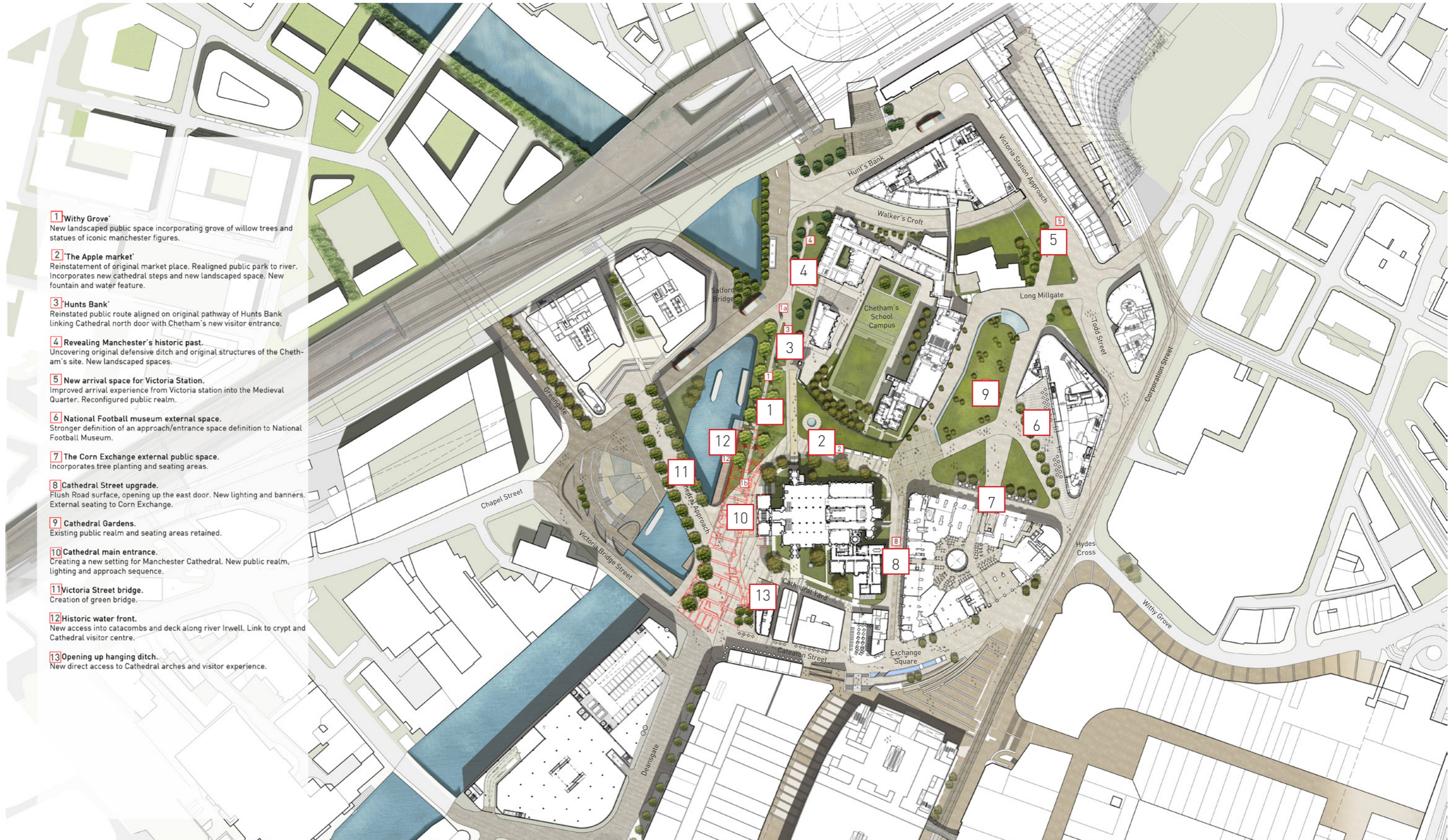
#### iii. CONNECTIVITY THROUGH THE MEDIEVAL QUARTER

- Pedestrian linkages can be improved.
- Visual blockages to key vistas into the study area.
- Little sense of arrival from adjacent city centre areas.

#### iv. FLEXIBILITY & FUNCTIONALITY OF EXTERNAL SPACES

- Key spaces lack flexibility.
- 'Left over' external space and disconnections in the external landscape and public realm.
- Public realm lacks focus points with a clear function.

4. MASTERPLAN



- 1 'Withy Grove'**  
New landscaped public space incorporating grove of willow trees and statues of iconic Manchester figures.
- 2 'The Apple market'**  
Reinstatement of original market place. Realigned public park to river. Incorporates new cathedral steps and new landscaped space. New fountain and water feature.
- 3 'Hunts Bank'**  
Reinstated public route aligned on original pathway of Hunts Bank linking Cathedral north door with Chetham's new visitor entrance.
- 4 Revealing Manchester's historic past.**  
Uncovering original defensive ditch and original structures of the Chetham's site. New landscaped spaces.
- 5 New arrival space for Victoria Station.**  
Improved arrival experience from Victoria station into the Medieval Quarter. Reconfigured public realm.
- 6 National Football museum external space.**  
Stronger definition of an approach/entrance space definition to National Football Museum.
- 7 The Corn Exchange external public space.**  
Incorporates tree planting and seating areas.
- 8 Cathedral Street upgrade.**  
Flush Road surface, opening up the east door. New lighting and banners. External seating to Corn Exchange.
- 9 Cathedral Gardens.**  
Existing public realm and seating areas retained.
- 10 Cathedral main entrance.**  
Creating a new setting for Manchester Cathedral. New public realm, lighting and approach sequence.
- 11 Victoria Street bridge.**  
Creation of green bridge.
- 12 Historic water front.**  
New access into catacombs and deck along river Irwell. Link to crypt and Cathedral visitor centre.
- 13 Opening up hanging ditch.**  
New direct access to Cathedral arches and visitor experience.

## REDEFINING THE MEDIEVAL QUARTER : MASTERPLAN ASPIRATIONS & OPPORTUNITIES

### 1. A NEW PARK ON THE RIVER

- A new sculpture park on the river celebrating significant people and events in the story of Manchester.
- A place of commemoration.
- Creating new pedestrian routes, reinstating historical linkages along Hunts Bank.

### 2. IMPROVING THE SETTING OF MANCHESTER CATHEDRAL AND CONNECTIVITY TO CHETHAM'S

- Creating a new setting for the Cathedral main entrance.
- Creating a permeable edge. Modification to adjacent landscape and boundary walls, the creation of 'Cathedral steps'.
- Uncovering and rediscovering Manchester's historical waterfront.
- Reintegration of Hanging Ditch and the Cathedral crypt arches into a visitor experience.
- Linking the Cathedral and Chetham's via an integrated visitor experience.
- Linking the north door of the Cathedral with the new Chetham's visitor entrance aligned with the former Hunts Bank.
- Reinstatement of the historic 'Apple Market', linking the Cathedral and Chetham's, a place of activity and connection.

### 3. CHETHAM'S AND SURROUNDINGS, CREATING AN INTEGRATED VISITOR EXPERIENCE

- Integration of the proposed visitor experience.
- Integrating the 'First Ditch' archaeological dig site into the wider Medieval Quarter landscape

### 4. REDEFINING AND UPDATING CATHEDRAL GARDENS

- Defining space within Cathedral Gardens for use by the Corn Exchange, National Football Museum and Chetham's.
- A new approach sequence and protected external areas for the National Football Museum.
- Sheltered external seating for the Corn Exchange.

### 5. VICTORIA STATION

- Create an improved arrival route into the city from Victoria Station.
- Updated formal gardens in front of Chetham's School of Music.

## REDEFINING THE MEDIEVAL QUARTER : ASPIRATIONS & OPPORTUNITIES

### 1. A NEW PARK ON THE RIVER

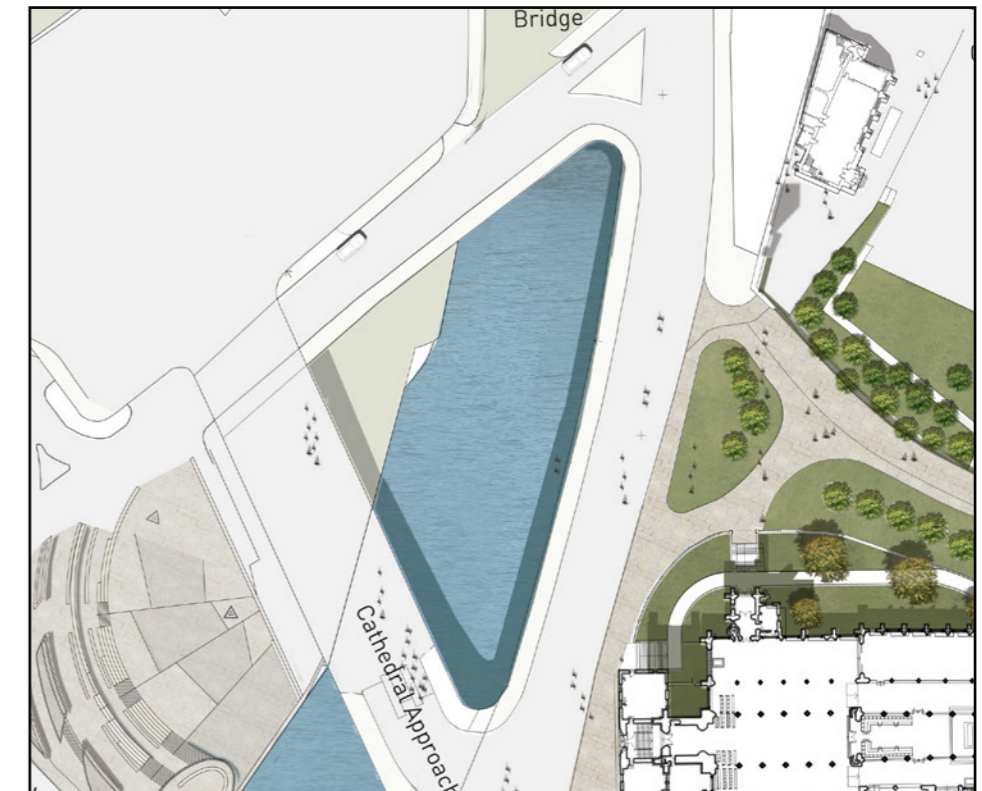
- A new pedestrian zone has been created through the diversion of traffic from Deansgate adjacent to the Cathedral.
- A new green space & sculpture park can be created in the pedestrian zone bounded by a new Hunts Bank and the river.
- A place of contemplation complete with simple statues and public art celebrating significant people & events in the story of Manchester.
- A place of reflection.
- A design which reinstates historical routes and creates new pedestrian links including a new processional route to the Cathedral.



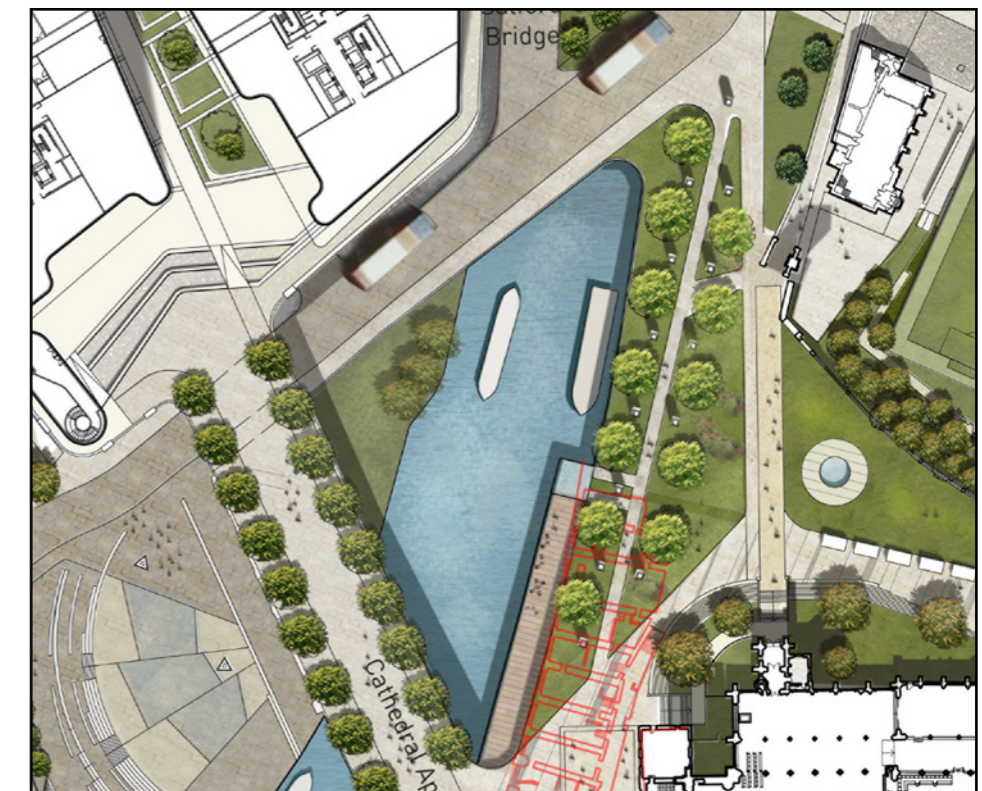
- The use of willow trees ['withies'] alluding to the original 'Withy Grove'.
- Creating a linear route, a grove of withies, statues & memorials.

Embodying aspirations to:

- Make visible the values of Manchester.
- Make a place, not a thing.
- Reconcile the past with the future.
- Help people to find history where they are.



EXISTING PLAN



PROPOSED PLAN

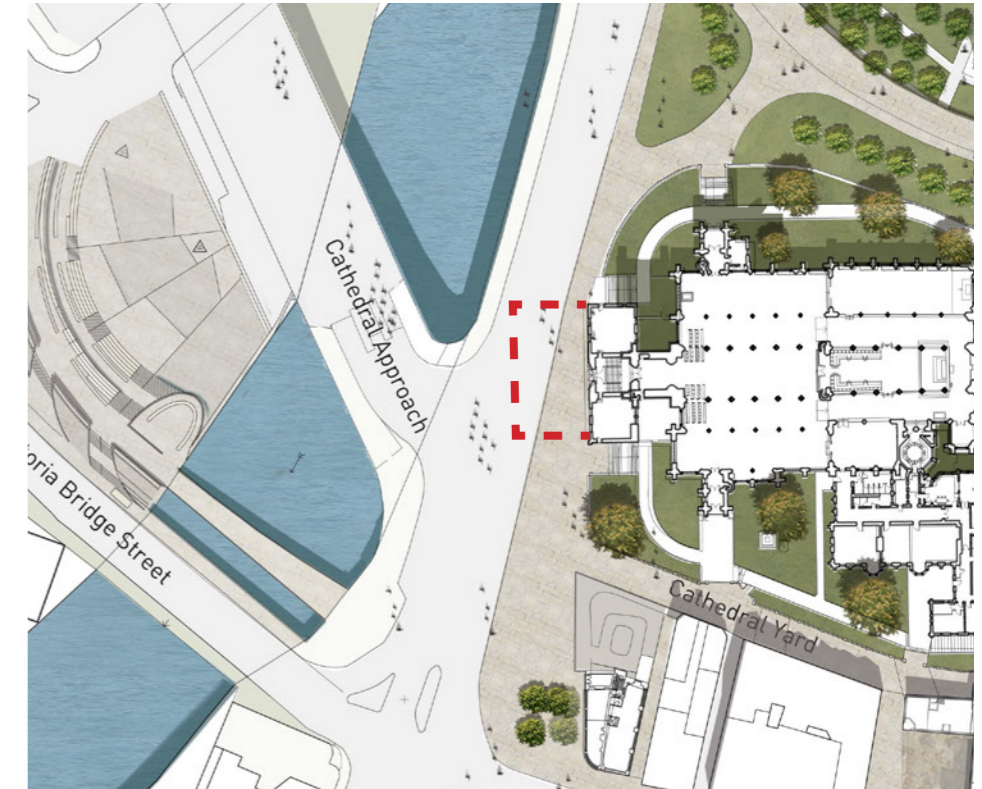


## 2. IMPROVING THE SETTING OF MANCHESTER CATHEDRAL AND CONNECTIVITY TO CHETHAM'S

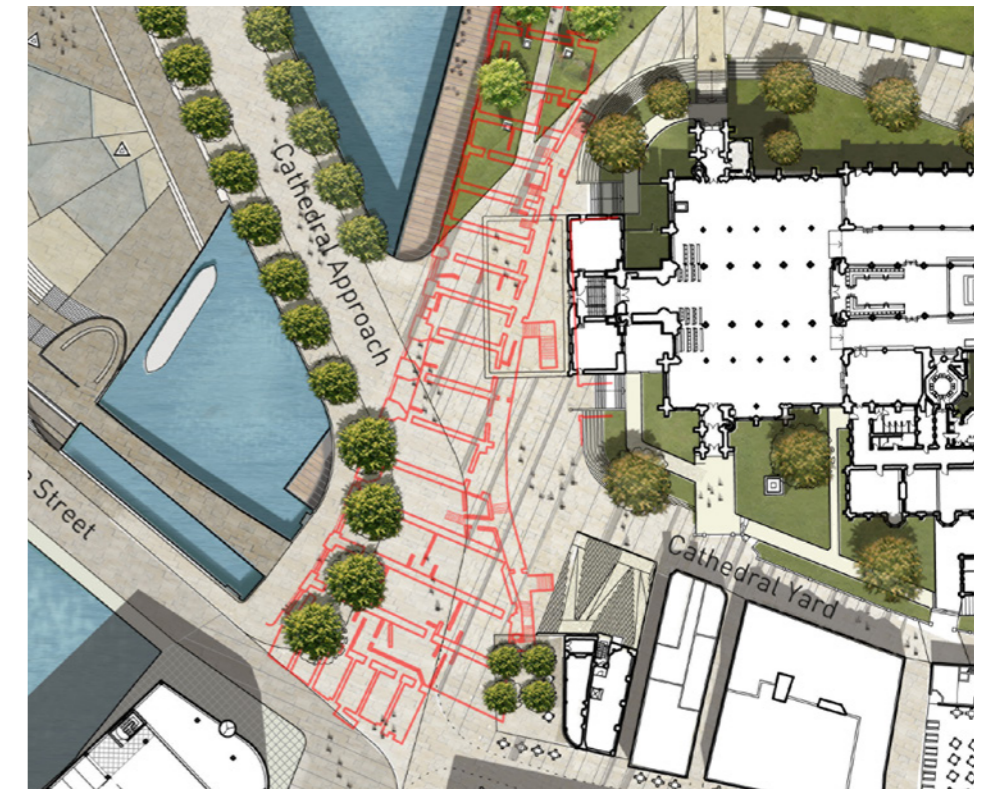
- A new public realm adjacent to the Cathedral's front entrance on Deansgate.
- Connection through to the park beyond.
- Links through to the place of contemplation and reflection.
- A strongly defined, paved arrival space.
- High quality materials and lighting.

The new public realm will:

- Become a focus for the historic buildings.
- Provide a genuine front door for the Cathedral and Chetham's.
- Create an appropriate setting for the Cathedral and Chetham's.
- Create an arrival point within the Medieval Quarter.
- Create clarity through the removal of clutter.
- Improve the connection between the city and the river.



EXISTING PLAN



PROPOSED PLAN

### 3. CHETHAM'S AND SURROUNDINGS, CREATING AN INTEGRATED VISITOR EXPERIENCE

- The Cathedral and Chetham's are integrated into a combined visitor experience.
- A new pedestrian connection, along Hunts Bank will connect the north door of the Cathedral with the new Chetham's visitor entrance.
- New landscaping, which incorporates the 'First Ditch' archaeological site, will help to integrate Chethams into the wider Medieval Quarter landscape.
- The re-instatement of the former 'Apple Market', between Chetham's and the Cathedral, as a place for exchange & movement.
- Creating opportunity for activity.
- Incorporates new 'Cathedral Steps', creating a permeable edge.
- A place to sit and stay.
- Reorganisation of green spaces to allow enhanced views & access to the river.
- Potential new fountain and water feature.
- Selective 'opening up' of the visual barrier to Chetham's.



EXISTING PLAN



PROPOSED PLAN

#### 4. REDEFINING AND UPDATING CATHEDRAL GARDENS

- Remove blockages and visual barriers to movement and 'pinch points' within the landscape.
- Address the awkward level changes and lack of shelter.
- Define specific spaces within Cathedral Gardens related to the Corn Exchange, National Football Museum & Chetham's.
- Create a new approach sequence and protected external areas for the National Football Museum.
- Provide sheltered external seating for the Corn Exchange.
- Use replacement tree planting to define specific stakeholder external areas.



EXISTING PLAN



PROPOSED PLAN

## 5. CONNECTION TO VICTORIA STATION

- A flexible central space at the heart of Cathedral Gardens.
- Creation of an uncluttered improved route into Cathedral Gardens, the Medieval Quarter and the city from the arrival point at Victoria Station.
- Suggested redefined 'terraced' green space to Chetham's School of Music, responding to the building facade.
- Direct line of sight to the Corn Exchange and the central flexible space from Victoria.
- 'De-cluttering' of the public realm, integrated service vehicle routes.



EXISTING PLAN



PROPOSED PLAN

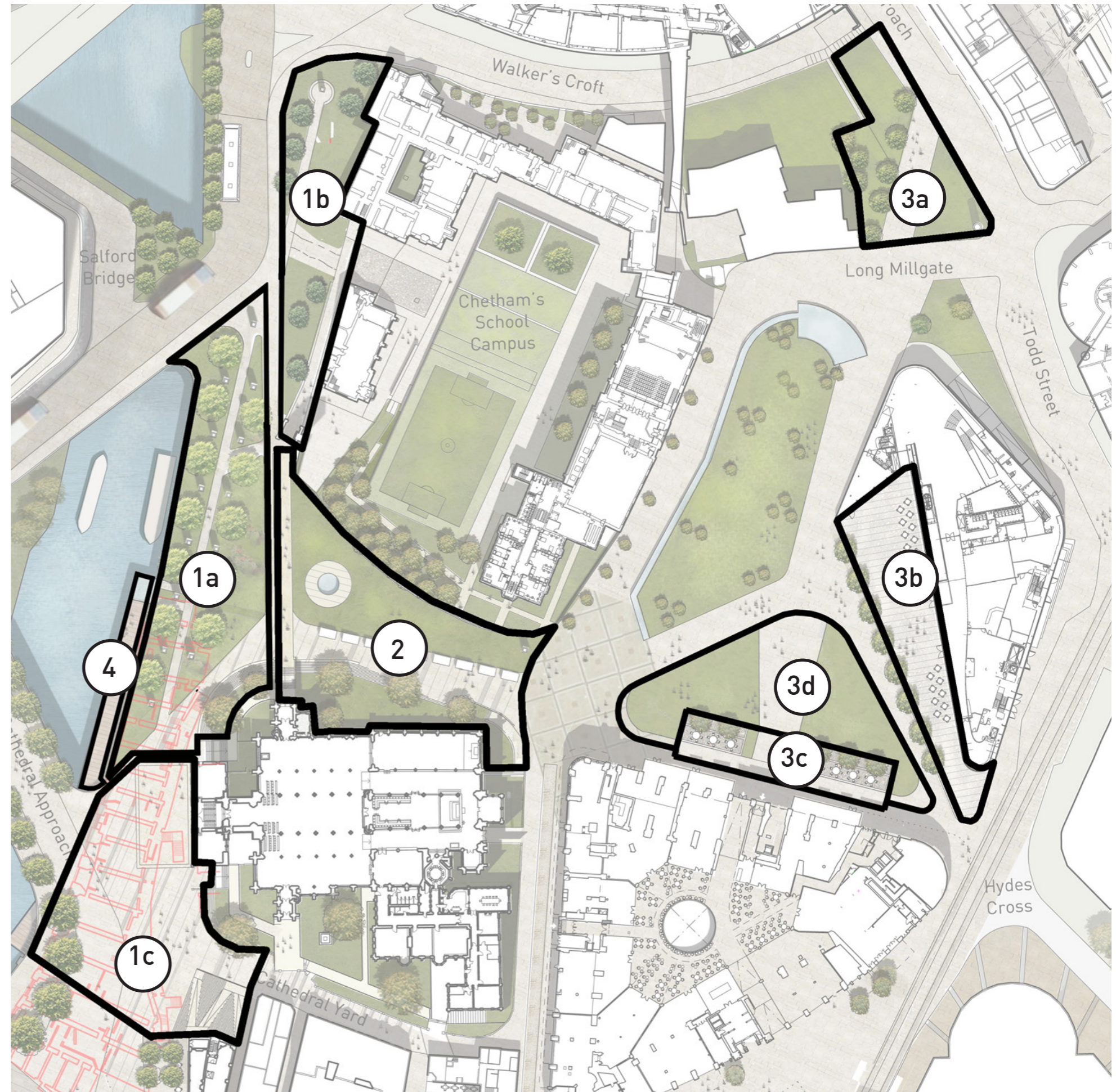
## Medieval Quarter Phasing Plan

The following plan shows the proposed phasing of the different elements of the Masterplan. The proposed first phase of development (Phase 1A) is focused on Victoria Street and is the last piece of the original Manchester Millennium masterplan. This phase would also complement a Heritage Lottery Fund bid being developed by Manchester Cathedral for improvements to their West Wing, if approved. Stakeholders in the area will seek to bring forward further phases on an incremental basis, in due course and as appropriate, with sequencing carefully considered to ensure the integrity of the overall Masterplan.

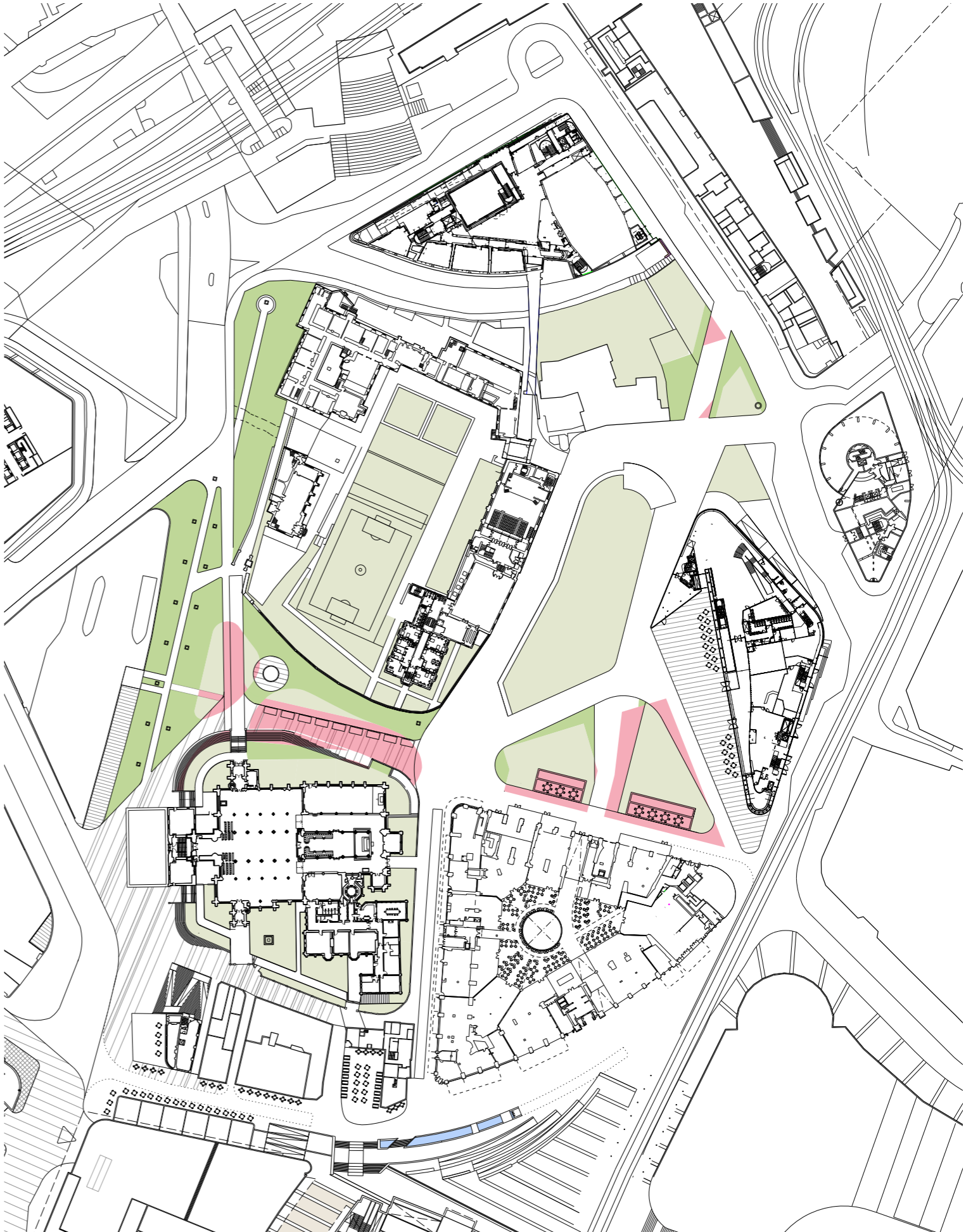
### Masterplan Key

#### Proposed Areas of Change & Phasing

- Phase 1a. New external space to Cathedral Gardens
- Phase 1b. Opening up Chethams and the first ditch excavation creating a 'city park' of sculpture and willow trees
- Phase 1c. New urban realm to Cathedral Entrance
- Phase 2. Reinstated 'Apple Market'; a new connection
- Phase 3a. New arrival point from Victoria Station
- Phase 3b. New public realm to National Football Museum entrance.
- Phase 3c. New tree planting and green space to Corn Exchange
- Phase 3d. New seating area to the Corn Exchange
- Phase 4. New vertical circulation and deck to the arches below







**19% INCREASE IN GREEN SPACE**

Existing green space:            Approx. 10,589m<sup>2</sup>

 Existing green space retained:    Approx. 9,018m<sup>2</sup> (85%)

 Green space removed:            Approx. -1,572m<sup>2</sup> (-15%)

 New green space added:            Approx. +3,554m<sup>2</sup> (+34%)


**Proposed green space total:        Approx. 12,572m<sup>2</sup>**  
**(19% increase from existing green space)**

**20% INCREASE IN TREES**

Number of trees as existing: 118

 Number of trees retained: 103 (87%)

 Number of trees removed: 15 (13%)

 Number of trees added: 36 (31%)

Number of trees as proposed: 139  
(20% increase in number of trees from existing)

