

Appendix 6.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Townscape Character	Townscape character areas are shown in Figure 6.4 in Appendix 6.3. The Site is within the Central Park character area, as defined by within the Local Plan. Central Park is a large-scale strategic employment location in East Manchester suitable for 60ha of employment uses including for offices, research and development, light industrial, industrial and warehousing. The strategic aspiration for this area is to attract existing sectors and growth sectors within the knowledge-based industries to this part of Manchester, especially key sectors of creative and media and manufacturing, for the creation of a sustainable employment destination, an attractive environment for offices, and to incorporate the Rochdale Canal in creating a sense of place within the character area. Central Park also sits within East Manchester which is identified as a major economic driver and centre of employment for the City and the conurbation within the local plan. Also highlighted is the large amount of available land which can accommodate new residential development within East Manchester, and that by diversifying the tenure of the housing offer in East Manchester and promoting higher value development where opportunities arise, more economically active households will be attracted to and retained in this area, which will help to underpin the forecast economic trajectory. The Site abuts the Rochdale Canal between locks 69 and 74 to the northern edge. Rochdale Canal is a characteristic feature; built at the end of the 18th century at the height of the industrial revolution, the canal runs for 32 miles (51 km) across the Pennines from the Bridgewater Canal at Castlefield Basin in Manchester to join the Calder and Hebble Navigation at Sowerby Bridge in West Yorkshire. Today it is an important recreational and commuting route - it is a public right of way and forms part of National Cycle Network Route 66. It has been confirmed as Bee Network Infrastructure proposed for canal towpath widening in the coming years. However, the built form rarely addresses it, with the exception of contemporary residential areas and the occasional historic mill. The industrial land uses to the west provide no active frontages to the canal, and land uses along the northern edge of the canal provide poor activation. Locks 70-73 adjoin the Site, and provide unique townscape features. The Site is a former brickworks which has been left vacant for several decades. The Site has become heavily vegetated through natural succession/self-seeding, including semi-mature trees. This well-established vegetation creates a prominent natural character which can be experienced from a number of short-range viewpoints locally. The Site forms its own character area within the wider townscape as an undeveloped and heavily vegetated piece of land, in juxtaposition to the developed areas of townscape surrounding it. The Site in its current form does not contribute to the wider aspirations for the Central Park townscape character area. The value of the townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of townscape as a receptor is medium.	Medium	Medium	Medium
Urban Grain	Urban grain on the Site and in the surrounding area is shown in Figure 6.5 of Appendix 6.3. The Site sits within a wider area that is characterised by a mix of low rise, low density terraced houses arranged over a typical suburban layout, areas of light industrial uses or cleared and undeveloped land, pockets of high density residential and larger established greenspaces, including Phillips Park and Cemetery, Clayton Vale and Brookdale Park. The large floorplate of industrial use buildings contrasts with the small-scale, dense residential grain. The boundaries within the townscape areas usually follow main roads, railway lines, and prominent greenspaces. The neighbourhoods are interspersed by larger industrial areas comprising of commercial sheds with adjacent servicing areas of hardstanding. The Site itself is empty, overgrown and under-developed land and forms a ‘gap’ in the urban grain in a key location within the Central Park character area and the wider outskirts of the city. The area is primarily characterised by the areas of housing to the north, east, and south which are of a fine grain. Terraced runs predominate, with a mixture of linear and curvilinear grid structures which incorporate cul-de-sacs. The area to the west of Ten Acres Lane is characterised by coarse grain light industry and large vacant lots, which create gaps in the urban grain. The value of the urban grain as a townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of the urban grain as a townscape receptor is medium.	Medium	Medium	Medium
Land Use	Land use on the Site and in the surrounding area is shown in Figure 6.6 in Appendix 6.3. Land use within the area surrounding the site is characterised by predominantly residential use with large belts of light industrial use, some office use, small pockets of retail use and large swathes of green space. Formerly a brickworks, and later used for infilling with landfill waste, the Site has subsequently been left vacant for several decades. In this time the site has become heavily vegetated and formed a mixed habitat of grassland, scrub and broadleaf woodland. This has attracted informal recreational use by local residents, who access via informal paths that crisscross the Site. However there are signs of anti-social behaviour and there is a lack of formal green space facilities. Areas of post-war housing adjoin the eastern and southern boundaries of the site, and to the north across the Rochdale Canal. Beyond the canal lies Tootings Mill building, which is a remnant of the industrial heritage of the area and retains an industrial function. The western boundary adjoins Ten Acres Lane with predominantly vacant industrial uses beyond. These are currently undergoing or being considered for redevelopment. Ten Acres Lane Sports Complex also abuts this edge. The Site abuts the Rochdale Canal between locks 69 and 74 to the northern edge. It is an important recreational and commuting route - it is a public right of way and forms part of National Cycle Network Route 66. It has been confirmed as Bee Network Infrastructure proposed for canal towpath widening in the coming years. To the east of the site lies Old Church Street which forms the high street of Newton Heath. Along this stretch and within the immediate surroundings, a range of amenities and social infrastructure are provided.	Medium	Medium	Medium

Terminology for Townscape Effect:

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Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

	The value of land use as a townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of land use as a townscape receptor is medium.			
Building Heights	Building heights on the Site and in the surrounding area are shown in Figure 6.7 in Appendix 6.3. The height datum of the surrounding area is low, set predominantly by post-war housing of 2.5 storeys in height and low industrial buildings. There is currently no built development on the site. The low building heights are largely consistent across the wider study area around the Site. There are some instances where this datum is exceeded: All Saints Church; Tooting Mill which reaches 23m at its highest point; Newton Silk Mill; committed development at Newton Street which reaches 6 storeys; The Rosedale Building and associated proposals for development reaching 10 storeys. To the south of the Site, high-rise residential towers at Dobson Court are increasing the height datum within the wider area. The taller built elements form local landmarks/orientation points within the largely low storey townscape. The value of land use as a townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of land use as a townscape receptor is medium.	Medium	Medium	Medium
Topography & Site Levels	The topography of the Site and surrounding area is shown in Figure 6.8 in Appendix 6.3. The ground levels within the Site have been historically manipulated through the excavation of clay for the brick making process and the in-filling of clay pits with waste materials. As part of the proposed remediation works the ground levels will be altered further. Ground levels within the wider site context have been modified extensively over time to accommodate development. The value of topography as a townscape receptor is assessed as low. The susceptibility of the receptor to change is assessed as low. The overall sensitivity of topography as a townscape receptor is low.	Low	Low	Low
Movement and Linkages	Key movement routes surrounding the Site are shown in Figure 6.9 in Appendix 6.3. Adjoining the site along the northern boundary is the Rochdale Canal towpath, which is a significant active travel and leisure route, and forms part of the National cycle network (Route 66). There are three crossing points adjoining the site which connect across the canal. There is good bus connectivity along Briscoe Lane, Old Church Street, and Oldham Road. Newton Heath & Moston, and Central Park metrolink stops are 10 minutes walk to the north. The site sits within a 10 minute walk of both the Newton Heath & Moston, and Central Park metrolink stops, linking directly to central Manchester, where national rail connections can be made. Oldham Road forms a key strategic movement corridor to the north of the Site connecting the city centre with the M60 ring road to the east, and to Oldham beyond. This location provides easy access to the major regional highways network. The Site has historically been informally accessed, and a network of paths connect across it. The informal routes are low quality. There are several pedestrian access points along the southern boundary, mostly where fencing has been damaged, and the northern and eastern boundaries are open. The site currently forms a void in the formal movement network. The value of movement and linkages as a townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of movement and linkages as a townscape receptor is medium.	Medium	Medium	Medium
Public Open Space & Environmental Designations	Environmental designations and public space surrounding the Site are shown in Figure 6.10 in Appendix 6.3. There are no environmental designations covering the Site. There is no designated public open space within the Site. The Rochdale Canal is a sensitive landscape receptor running along the Site's northern boundary, and is designated as a Site of Biological Importance. Phillips Park and Phillips Park Cemetery located to the south east, and are both Grade II Listed Parks and Gardens and form major green space destinations. Both are extremely sensitive landscape receptors lying in close proximity to the Site. The value of public open space and environmental designations as a townscape receptor is assessed as medium. The susceptibility of the receptor to change is assessed as medium. The overall sensitivity of public open space and environmental designations as a townscape receptor is medium.	Medium	Medium	Medium
Site Character	Figure 6.11 in Appendix 6.3. The Site is a former brickworks which has been left vacant for several decades. The Site has become heavily vegetated through natural succession/self-seeding, including semi-mature trees. The Site forms its own character area locally as an undeveloped and heavily vegetated piece of land, in juxtaposition to the developed areas of townscape surrounding. At present the Site character is poor. The lack of management and extensive contamination limit the value of this landscape The current conditions of the Site contribute positively to the green character of the adjoining canal corridor, which is an important recreational and sustainable transport route (National Cycle Network Route 66) connecting to the city centre. A Tree Constraints Survey was conducted to support this application, which recorded 14 category B trees along this boundary. The interior of the Site is characterised by a mixed grassland, scrub, layered clusters of vegetation and semi-mature tree groups. The majority	Low	Low	Low

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	tree groups within the site consist of Category C tree, which are defined as ‘trees of low quality. There is evidence of the Site being used informally for recreational use by local people, including a network of footpaths crossing the Site, dog fouling, extensive littering, and evidence of fires. It can be concluded that the Site provides an informal amenity locally, but that the quality of this provision is extremely poor. The lack of overlooking or activation of the Site creates an unsafe environment and attracts antisocial behaviour, including arson evidenced by several burnt-out vehicles on the Site. There is a lack of facilities or formal infrastructure for the enjoyment of the space, and access is taken via poor quality entrances including gaps cut into fencing. The Site is an unsafe and intimidating space to cross, meaning it is impermeable to the majority of pedestrians. The Site is heavily contaminated, both from historic infilling of clay pits with a range of waste materials, and from more recent fly-tipping and other anti-social behaviour. The visible evidence of extensive pollution of the Site is a defining characteristic of this unmanaged space. The Site is visible from surrounding residential areas, as the tree canopy provides a backdrop to the townscape of streets and spaces immediately surrounding the Site. The exposed boundaries of the Site along Mitchell Street, Ten Acres Lane, and the Rochdale Canal are characterised by unmanaged growth of vegetation and intensive littering. The value of the site character as a landscape receptor has been assessed as low, with low susceptibility to change. The overall sensitivity is therefore low.			
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Appendix 6.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase</u> The Site does not currently contribute positively to the Central Park townscape character. The Site is heavily vegetated and construction phase works to remove trees along the northern edge will impact on the localised character and quality of the route along the canal.	The following mitigation measures are included in the ‘Outline Construction Management Plan’: • Site hoarding will help to minimise the visual impact of construction works along Ten Acres lane, Mitchell Street, and the Rochdale Canal. • Enclosed scaffolding will provide screening during construction works. • Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The construction works will have a temporary adverse effect on the Central Park character area. The effect will be ‘minor’ adverse which is ‘not significant’ because the adverse effects will be localised around the Site. The Site forms only a small component within the wider townscape character area. In addition, the Site in it’s current form detracts from the aspirations for the Central Park character area as set out within the Local Plan.	Medium	Minor	Neighbourhood	Short Term Reversible	Small	Adverse	Minor significance	High

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	<u>Operational Phase</u> The townscape character will be affected at a localised level around the site. The proposed new high quality development, associated green open space and hierarchy of movement and linkages.	• Terraced units of equivalent scale to existing adjacent Victorian houses will address Ten Acres Lane, creating a positive frontage along this primary route. • Townhouses and apartment blocks up to 4 storeys will address the canal edge, creating a positive and active frontage to this strategic leisure, nature and active travel corridor. • Brick is a primary material used across the site, relating to the industrial heritage of the site and surrounding area. • Roof pitches vary to create visual interest as viewers experience the site from different positions around the site. • Development steps back from the ownership boundary, allowing for a landscape buffer to be planted. This will partially screen development at lower levels and soften built forms. This screening will reduce visual prominence of new structures over time.	The existing tree cover along the northern site edge contributes positively to defining the character of the route along the canal. Removal of the trees will result in a change in character along this route, however the construction of new high-quality development and landscaping along the canal corridor positively supports the aspirations of the Central Park character area. The built form, landscape and green space, along with high quality linkages will be a visible indication of investment in regeneration within the local area, and contribute positively to the wider townscape character. The positive effects on townscape character will increase over time as the new landscape matures.		Moderate	Neighbourhood	Long-Term Irreversible	Medium	Beneficial	Moderately significant	High
Urban Grain	<u>Construction Phase</u> The construction process will result in the gradual 'infilling' of a new grain within the site which is appropriate to the townscape character and urban setting.	The following mitigation measures are included in the 'Outline Construction Management Plan': • Site hoarding will help to minimise the visual impact of construction works along Ten Acres lane, Mitchell Street, and the Rochdale Canal. • Enclosed scaffolding will provide screening during construction works. • Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	As there is currently no development within the site, the construction process will have a 'neutral' effect on urban grain within the wider study area.	Medium	Minor	Neighbourhood	Short Term Reversible	Small	Neutral	Minor significance	High
	<u>Operational Phase</u> The proposal will establish an urban grain in keeping with the local context, a new residential neighbourhood establishing a fine grain on the site, and associated larger footprint community facilities supporting the functions of the site with landmark buildings and amenity space.	Residential/fine grain which is in keeping with the surrounding residential context and will help to reinforce townscape character.	The proposed development will infill the existing 'void' in the urban grain in a densely urban area within the study area. The effect is therefore considered to be beneficial in nature.		Moderate	Neighbourhood	Long-Term Irreversible	Medium	Beneficial	Moderately significant	High
Land Use	<u>Construction Phase</u> The Site is currently under-used but is informally used for recreation, however it lacks facilities associated with a formal green space and there is evidence of anti-social behaviour including extensive fly tipping. The current land use does not contribute positively to the aspirations for the Central Park character area.	The following mitigation measures are included in the 'Outline Construction Management Plan': • Site hoarding will help to minimise the visual impact of construction works along Ten Acres lane, Mitchell Street, and the Rochdale Canal. • Enclosed scaffolding will provide screening during construction works. • Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The site currently has no formal use and will be fenced off in order to undertake the consented remediation works, resulting in the closure of the site to current informal recreational use. The site will continue to be fenced of during the construction phase and have no formal public use.	Medium	Negligible	Neighbourhood	Short Term Reversible	No change	N/A	Not significant	High
	<u>Operational Phase</u> Residential use will be in keeping with the surrounding context. The proposed provision of a secondary school on Site will directly benefit the local community.	• The proposal represents an appropriate land to both the existing context, within the immediate surroundings, as well as conforming with aspirations for the Central Park townscape . • The proposed use will activate the	Re-use of the site with residential usage will contribute positively to defining and reinforcing townscape character.		Moderate	Neighbourhood	Long-Term Irreversible	Medium	Beneficial	Moderately significant	High

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	The development will incorporate a Community Park and Community Hub. The Hub building is a mixed use (with residential units above ground floor) and accommodates commercial floorspace, and will provide a valuable local facility which complements residential use.	Site, currently underused. The regeneration of the Site contributes to incorporating the Rochdale Canal in creating a sense of place within the Central Park character area.									
Building Heights	<u>Construction Phase</u> The construction phase will introduce new structures to the vacant site, which will be in-keeping with building heights in the surrounding context. The surrounding area has a 3 storey datum height, punctuated with some taller buildings. Houses on Site will be built up to 3 storeys, with some apartment blocks adjoining the Rochdale canal in phase 2 at 4 storeys, and the Hub building in phase 1 at 5 storeys.	The following mitigation measures are included in the 'Outline Construction Management Plan': - Site hoarding will help to minimise the visual impact of construction works along Ten Acres lane, Mitchell Street, and the Rochdale Canal. - Enclosed scaffolding will provide screening during construction works. Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	As there is no development currently on site, the impact of the construction phase on Site and surrounding building heights is negligible, with no loss of residential amenity or legibility as a result of construction.	Medium	Negligible	Neighbourhood	Short Term Reversible	Negligible	Beneficial	Not significant	High
	<u>Operational Phase</u> The surrounding area has a 3 storey datum height, punctuated with some taller buildings. Houses on Site will be built up to 3 storeys, with some apartment blocks adjoining the Rochdale canal in phase 2 at 4 storeys, and the Hub building in phase 1 at 5 storeys.	The proposed development responds to existing residential development height, the location adjacent to the canal, and good urban design principles to aid legibility. The following principles relating to building heights are embedded into the masterplan: - Terraced houses located towards Ten Acres Lane and Mitchell Street, to fit in the characteristic of the local area. Mews streets are located to the rear of the canal-side to encourage a safe and attractive environment for pedestrians and cyclists. They are intimate in character and provide a range of housing to meet different local needs. - Larger terraced town houses and apartment buildings are located primarily towards the canal to create a safe and welcoming environment. Apartments have also been located on key corners facing the primary road. - Smaller houses, rather than townhouses and apartments, have been located around the boundaries of the site, primarily to the housing neighbourhoods off Briscoe Lane (Hallam Road character area and Mitchell Street character area)	Re-use of the Site will result in built development which will reflect existing building heights, respond to principles of good urban design, create a legible neighbourhood and respond to the key canalside location.		Moderate	Neighbourhood	Long-Term Irreversible	Medium	Beneficial	Moderately significant	High
Topography & Site Levels	<u>Construction Phase</u> Existing ground levels will be modified in the construction phases to accommodate the development.	N/A	The ground levels have historically been extensively modified, and will change further as part of the consented remediation works. The works will include the excavation, in-situ turnover of the top 2-3m of made ground and overdig for some areas of deeper made ground of about 5m, and importation of inert clean cover soil material. The existing levels will be retained off Ten Acres Lane, Hallam Road and Mitchell Street, and to the Rochdale Canal.	Low	Negligible	Neighbourhood	Short Term Reversible	Negligible	Neutral	Not significant	High

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	<u>Operational Phase</u> Proposals will create level platforms for development, resulting in minor localised ground level changes post-remediation The interface between the Site and canal towpath has been sensitively designed to create accessible connections across the site with the wider neighbourhood.	Modification of ground levels to facilitate connectivity, legibility and accessibility across the Site. Positive response to level change along the Rochdale Canal to introduce public realm and activate the blue corridor.	The existing ground levels have been heavily modified over the course of the Site's previous development history, and will be further modified as part of the consented remediation works. The Proposals will require further localised ground level modifications. Surface run off from the proposed development will be channelled away by a combination of bioswales and attenuation basins. The implementation of SUDs features will require minor localised level changes which will enhance the overall character of the development.		Minor	Neighbourhood	Long-Term Irreversible	Small	Beneficial	Not significant	High
Movement & Linkages	<u>Construction Phase</u> Existing access to the Site is already restricted due to its unmanaged and unsafe character. The Site will be inaccessible throughout implementation of the consented remediation strategy. Inaccessibility to the Site will continue throughout the construction phase. Vehicles associated with the Construction Phase will require primary access to the Site from Ten Acres Lane, and potentially with some secondary access from Hallam Road and Mitchell Street. This is likely to cause some disruption to road traffic.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The site will continue to be inaccessible during the construction phase. Construction traffic accessing the site is likely to result in minor adverse effects on the surrounding road network.	Medium	Minor	Neighbourhood	Short Term Reversible	Small	Adverse	Minor significance	High
	<u>Operational Phase</u> The proposal will allow pedestrians access onto the Site and provide linkages that will allow for pedestrian movement flow through the site from east to west. The proposed access strategy will also create strong pedestrian connections to the Rochdale Canal corridor from the residential area to the south. This will greatly improve the permeability of the urban grain within the wider neighbourhood. Proposed public realm improvements will contribute positively towards an improved pedestrian environment along the edges of the Site, including the Rochdale Canal Towpath. New vehicular routes within the Site are designed for legibility and inclusive access. Primary access will be taken from Ten Acres Lane which will serve all properties, with secondary access from Mitchell Street. Hallam Road provides emergency access along with pedestrian and cycle access.	- The proposal helps to provide a clearly defined route hierarchy through the Site, which prioritises cycle and pedestrian movements. - Active building frontages positively address the Rochdale Canal, and landscaping and new public realm along this route support its function as a key movement corridor. - Pedestrian access points located in logical locations along proposed and existing pedestrian linkages and located along desire lines.	The proposals are considered to permanently enhance movement and linkages within, across and around the Site. New north-south and east-west routes running through the Site also increase permeability to the wider context, most notably residential areas to the south with the Rochdale Canal and beyond through pedestrian friendly streets and public realm.		Moderate	Neighbourhood	Long-Term Irreversible	Medium	Beneficial	Moderately significant	High
Public Open Space & Environmental Designations	<u>Construction Phase</u> There are no environmental designations covering the Site that will be affected by the construction works.	N/A	There are no environmental designations covering the Site that will be affected by the construction works.	Medium	No Change	Neighbourhood	Short Term Reversible	No Change	N/A	Not significant	High

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	There is no formal public open space within the site. The site will be fenced off an inaccessible for informal recreational during the implementation of the consented remediation strategy.		There is no formal public open space within the site. The site will be fenced off an inaccessible for informal recreational during the implementation of the consented remediation strategy.								
	<u>Operational Phase</u> The new Community Park is a key public space providing a mix of uses for all, including; an events space, hub building spill out space, central open lawn, equipped play areas for younger and older children (LEAP), spaces for informal play areas, raingardens with seating, tree planting and bioswales. The proposed planting will provide habitat and biodiversity potential.	Key principles embedded into the masterplan includes the integration of green space designed to promote or respond: • Health and recreation • Community and wellbeing • Accessibility and connections • Climate change and biodiversity. Green open space along the canal side and set-back of development from the canal edge will create a green buffer which will strengthen over time as the planting matures.	Loss of existing trees along the canalside will result in an adverse effect on the character of the canalside route. However, the set-back of development from the canal edge and new green buffer planting will provide mitigation. The buffer function and value of the planting will be enhanced over time as the planting matures. New public space within the site will be designed to complement new residential use, facilitate movement, create an attractive neighbourhood and promote habitat and biodiversity potential.		Minor	Neighbourhood	Long-Term Irreversible	Small	Beneficial	Minor significance	High
Site Character	<u>Construction Phase</u> The construction works will directly affect the Site character and function.	The following mitigation measures are included in the 'Outline Construction Management Plan': • Site hoarding will help to minimise the visual impact of construction works along Ten Acres lane, Mitchell Street, and the Rochdale Canal. • Enclosed scaffolding will provide screening during construction works. Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The existing site character will be changed particularly along the canal edge due to the removal of trees.	Low	Minor	Local	Long Term Irreversible	Small	Adverse	Not Significant	Minor
	<u>Operational Phase</u> Creation of a new high quality neighbourhood which responds positively to the local context and aspirations for the area.	Mitigation embedded into the proposals which will enhance the existing site character include: • The architecture and urban design has been developed with consideration of the surrounding townscape, and takes cues from the best examples within the local area to ensure the new development is in-keeping with the area's local townscape character, and the vision for the Central Park townscape character area. • The site will deliver a mix of typologies to cater for diverse need and will be characterised by a consistent palette of building materials. • The development will enable formal access across the site, connecting local streets to the canal corridor and improving permeability north and south across the neighbourhood, through high-quality streets and spaces. • There will be varied built form and public realm design to create a legible street hierarchy, and attractive communal spaces providing formalised recreation on the site.	The proposal will transform the character of the Site from poor quality and under-used land in a densely urban area into a high-quality residential neighbourhood.		Major	Site	Long-Term Irreversible	Large	Beneficial	Moderately significant	High

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		• The new development will centre around a new park space and associated community hub building, providing facilities for local residents and punctuating the canal corridor with a high-quality public green space and architectural landmark. The proposed school will also address and activate this space, creating a communal focal point for the new development and surrounding community. • Key marker buildings will serve to create a legible and well-proportioned townscape, performing functions including holding corners, overlooking public spaces, and terminating views.									
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Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant