

Townscape and Visual Impact Assessment Addendum

Introduction

- 12.1. This document has been prepared as an addendum to the TVA submitted as part of the original planning application, in response to consultee comments.
- 12.2. The document includes a visual assessment of three views, which are explained in further detail below. This document does not include any townscape character assessment.
- 12.3. The original TVA included a range of views that represented a variety of receptor types and locations around the proposed development. These were selected as part of a scoping process that was agreed with MCC and Heritage England pre-submission. As such, all the original views still remain relevant and valid.
- 12.4. One of the three assessed views comprises an alternative version of a previously assessed view.
 - **View G1:** This view is an alternative to View G, found within the original TVA document. The location of the camera has been altered to capture the full height of the proposed development. The new location enables both the Proposed Development and existing surrounding townscape to be visible within view. This is not a replacement view to View G. the original TVA assessment outcomes are to remain as part of the planning application.
- 12.5. The document also includes two entirely new views, which were not previously assessed as part of the original TVA or the Heritage Impact Assessment.
 - **View Q:** This view is taken from Stevenson Square within the Northern Quarter, looking east towards the Proposed Development
 - **View R:** This view is taken from Newton Street within the Northern Quarter, looking east towards the Proposed Development
- 12.6. The rationale for the positioning of each view, along with further descriptions is detailed within the 'Existing Visual Conditions' chapter of this document. The views are also represented within Appendix 1 and 2.
- 12.7. There are several alternative versions of other views previously assessed, which are included within the Heritage Impact Assessment only. These have not been included within this TVA addendum as they did not form the content of the original TVA. For clarity, they were discounted as part of the scoping process discussed above and only included within the heritage assessment due to their heritage focus.

Assessment Methodology and Justification

- 12.8. For the purpose on continuity and transparency, the methodology used within the original TVA has formed the basis of this assessment.

Existing Visual Conditions

Table 1 Baseline conditions – Illustrative view G1

View G1 – View north west from Tariff Street	
Figure Reference	1
Distance	Close
Direction	North west
Season and Condition	Spring
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, users of streets, workers.
Reason for view selection	Representative of pedestrian and vehicle users of Tariff Street. This view is a revised version of original view G. The location of this revised view G1 has been moved south east along Tariff Street in order to capture the full extent of the tower. The original view G would not have allowed this.
Description of existing view	The view is orientated north eastwards and comprises extensive views of modern buildings of varying heights and architectural styles. This includes the contemporary buildings of Urban Exchange which dominate the right side of the foreground. To the left of the foreground, is a glimpse of the contemporary architecture of Burlington House. At the centre of the view are The Astley and Oxid House; two contemporary residential apartment blocks between 8 and 15 storeys high. In the background of the view is the newer extension to the Wentwood building and beyond this are glimpses of roofscapes in the Northern Quarter, which are contemporary in style. Tariff Street, which comprises a wide two-way carriageway, some on-road parking spaces and road markings, and the vehicular and pedestrian entrances to Urban Exchange, which include tarmac, railings, and bollards, are detracting features from the view.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low

Table 2 Baseline conditions – Illustrative view Q

View Q – View east from Stevenson Square	
Figure Reference	2
Distance	Close
Direction	East
Season and Condition	Spring
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, users of streets, workers.
Reason for view selection	Representative of a view from a nearby key public space and users of the surrounding footpath and road network. The view is also located within the Stevenson Square conservation area.
Description of existing view	The view is looking east from Stevenson Square (the junction between Lever Street and Hilton Street). The view comprises buildings between 4 and 8 storeys high with regular window patterns, but which vary in height and façade material. In the left of the view, the scale of Griffin House and the materiality of its grey cladding are dominant features. In the far right of the view, glimpses of the Grade II listed, although dilapidated, Marlsboro House and the Grade II listed terraced houses on Hilton Street can be seen. The extent of the carriageways and associated highway infrastructure in the foreground, including streetlights, signage, and road barriers, are detracting features of the view.
Visual Susceptibility	Medium
Value attached to view	Medium
Visual Sensitivity	Medium

Table 3 Baseline conditions – Illustrative view R

View R – View north east from Newton Street	
Figure Reference	3
Distance	Close
Direction	North east
Season and Condition	Spring
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, users of streets, workers.
Reason for view selection	Representative of a short distance view from surrounding footpath and road network. On the edge of the Stevenson Square conservation area, however, no visibility of the conservation area itself.
Description of existing view	The view is looking north east towards the site. In the foreground of the view is the dilapidated, single storey frontage of the Arabesque building which is heavily graffitied. At the end of the view, the Grade II listed Wentwood building provides a characteristic architectural feature. The contemporary extension to the Wentwood building is also visible. Beyond this, there are glimpses of The Astley and Oxid House; two contemporary residential apartment blocks between 8 and 15 storeys high. In the background of the view, the full height of the 13-storey Nuovo building is visible. Newton Street comprises a two-way carriageway with some on-street parking, and pavements on both sides of the road. The extent of the carriageway and associated highway infrastructure, including streetlights and signage, are detracting features of the view.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low

Identification and Evaluation of Significant Visual Effects

Table 4 Assessment of Visual Effects – Illustrative view G1

View G1 – View north west from Tariff Street	
Figure Reference	1
Proposed view	There will be a substantial alteration to the baseline view. The tower will be of a much larger scale compared to existing buildings, project much higher than all adjacent buildings and will become the dominant feature in the view. However, the material character and regularity of the architecture of the proposed building will be responsive to a number of historical red brick buildings in the wider Northern Quarter and Piccadilly Basin.
Magnitude of change	High
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Table 5 Assessment of Visual Effects – Illustrative view Q

View Q – View east from Stevenson Square	
Figure Reference	2
Proposed view	There will be a discernible change to view, however, the existing buildings are already varying in architectural styles and forms. The upper extent of the proposed tower will be visible above buildings in the foreground; however, it will not project higher than existing roofscapes in the view. The lower extent of the Proposed Development will be obscured. The cladding colour and regularity of the façade of the Proposed Development is responsive to other buildings in the view.
Magnitude of change	Medium
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Table 6 Assessment of Visual Effects – Illustrative view R

View R – View north east from Newton Street	
Figure Reference	3
Proposed view	There will be a substantial alteration to the baseline view. A considerable extent of the proposed tower and glimpses of the lower blocks will be prominent in the view. However, the material character and regularity of the architecture of the Proposed Development will be responsive to the aesthetic of the neighbouring buildings.
Magnitude of change	High
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Conclusions

- 12.9. This document has been prepared as an addendum to the TVA submitted as part of the original planning application, in response to consultee comments.
- 12.10. The document includes a visual assessment of three views. One of the three assessed views (view G1) comprises an alternative version of a previously assessed view. Two of the views (Views Q and R) are entirely new views, which were not previously assessed as part of the original TVA or the Heritage Impact Assessment
- 12.11. For the purpose on continuity and transparency, the methodology used within the original TVA has formed the basis of this assessment . In all instances, the nature of the predicted visual effects is Neutral, whereby there is neither 'beneficial' or 'adverse' nature of change, or both the adverse and beneficial outcomes counteract each other and create a balance resulting in a Neutral outcome.
- 12.12. The assessment concludes the following regarding view G1:
- **The predicted visual effects of View G1 are Moderate Neutral.** This is in response to moving the location of the view to capture the full height of the Proposed Development, whilst still maintaining visibility of the surrounding townscape context. (Note that had the location been as per the original View G, the surrounding townscape / roofscape would have been lost from the bottom of view).
 - **In comparison to original View G, the visual effects have reduced from Moderate-Major, to Moderate.** Although the Magnitude of Change remains High, as per the original view G, the sensitivity of the view is Low. This is because of additional modern and mixed quality build form being present within view, which offer limited sense of place or defined townscape character. There also still remains detracting elements in view in addition to the mixed modern architecture, including road infrastructure. Visibility of the Grade II listed Brownsfield Mill also becomes obscured. As such, the visual sensitivity of the view is reduced.
 - **View G1 is not a replacement of G.**
- 12.13. The assessment concludes the following regarding view Q:
- **The predicted visual effects of View Q are Moderate Neutral.** This is due to the view being located within the Stevenson Square Conservation Area. However visibility of the Proposed Development is limited to the upper half of the tower component only, resulting in a Medium Magnitude of Change. There are also numerous detracting elements within view, included road infrastructure and temporary barriers. Existing architectural characteristics also vary, and whilst being largely characteristic of the Northern Quarter includes visibility of buildings of lesser quality and vernacular aesthetic. As a result, the visual sensitivity of the view is limited to Medium.
- 12.14. The assessment concludes the following regarding view R:
- **The predicted visual effects of View R are Moderate Neutral.** Within this view large extents of the proposed development are visible and prominent, resulting in a High Magnitude of Change. However the visual sensitivity of the view is Low, due to numerous detracting elements that visible. The Stevenson Square Conservation area is also not visible within the view.



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