

Appendix 12.2 – TVA Assessment Methodology

Introduction

- 12.1. This Appendix sets out the methodology adopted within this Townscape and Visual Assessment (TVA) to assess the townscape and visual effects of the proposed intervention. The methodology is informed by guidance contained within;
- Guidelines for Landscape and Visual Impact Assessment (The Landscape Institute and Institute of Environmental Assessment, 3rd Edition, 2013), often referred to as 'GLVIA 3'. Note: Terminology within GLVIA 3 (e.g. susceptibility) that is referred to within this methodology is recognised as being interchangeable between 'landscape' and 'townscape' assessment.
 - Townscape Character Assessment Technical Information Note 05/2017 - Revised April 2018 (The Landscape Institute).
- 12.2. As defined within GLVIA 3 'Townscape' refers to areas where the built environment is dominant and includes buildings, the relationship between them, different types of urban spaces and relationship between buildings and space. Townscape also reflects the relationship between people and place.
- 12.3. Townscape and visual matters are separate, although closely related and interlinked issues, and are dealt with as such throughout the TVA. The methodologies for assessing both are outlined separately below.

Baseline Study

- 12.4. The initial step of the TVA is to review the existing townscape and visual resource in the vicinity of the proposed intervention, known as the 'baseline' townscape and visual conditions. This is a process of gathering information, as part of a desk study and subsequent field survey work, to understand features and characteristics of the townscape, the way it is experienced, it's quality and value or importance of the visual resources in the vicinity of the proposed intervention. The data collected forms the basis from which the townscape and visual effects of the intervention are identified and assessed.
- 12.5. The baseline study records the existing elements that make up the townscape in the study area, including:
- Urban structure and built form, including urban grain, scale, massing, density and building height;
 - Heritage assets, including listed buildings, scheduled monuments, Conservation Areas and registered parks and gardens;
 - Green infrastructure and public realm;
 - Movement and connectivity, including legibility and permeability, public rights of way and classifications (motorways, A roads, B roads etc);
 - The aesthetic and perceptual aspects of the townscape: Scale, complexity, openness, enclosure and activity;
 - The condition of the townscape, i.e. the state of an individual area; and Reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area.
- 12.6. This informs a concise description of the existing character of the intervention site and its surrounding townscape context and enables the classification of the townscape into distinct character areas or types, which share common features and characteristics.
- 12.7. The visual baseline study records and establishes the following:
- The area in which the intervention may be visible. This is identified by a process of map interpretation and / or digital mapping to construct a map showing the area from which the proposed intervention may theoretically be visible, or its Zone of Theoretical Visibility (ZTV).

- The different types of people or townscape settings (receptors) which may experience views of the proposed intervention and the viewpoints where they will be affected. The nature of the views at the viewpoint.

Assessment of Townscape Effects

General

- 12.8. The townscape assessment considers the potential effects of the proposed intervention on the components of the townscape (as identified within the Baseline Study). Physical change to the intervention site may result in changes to the distinctive character of the townscape and its context and how it is perceived.
- 12.9. Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.
- 12.10. Townscape receptors which could be affected by a proposed intervention may include:
- Individual constituent elements and features;
 - Specific aesthetic and perceptual qualities; and
 - The overall character and key characteristics as experienced in different areas (e.g. townscape character areas or types).
- 12.11. The Significance of the Townscape Effects identified is determined by a consideration of the Sensitivity of the townscape receptors and the Magnitude of Change to the townscape (Refer to Figure 12.11: Townscape Assessment Process and Table 6: Significance Townscape Effects);
- The Sensitivity of a townscape receptor combines judgements of their Susceptibility to the type of intervention proposed and the Value attached to the townscape receptor.
Sensitivity = Susceptibility + Value
 - The Magnitude of Change to the townscape receptor depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.
Magnitude of Change = Size/scale of intervention + geographical extent of change + duration / reversibility of change

Townscape Susceptibility

- 12.12. Susceptibility is defined as the ability of the townscape receptor (whether it be the overall character or quality of a particular townscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed intervention without change to the underlying baseline situation and/or the achievement of townscape planning policies and strategies. The susceptibility of a townscape to change is dependent on the characteristics of the receiving townscape and the type and nature of the intervention proposed. (see paragraph 5.40 of GLVIA 3). (Refer to Table 12.34: Townscape Susceptibility)

Townscape Value

- 12.13. This is defined as the relative value that is attached to different townscapes by society. Townscapes can be valued by different people for different reasons, connected to a range of factors including townscape quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. This consensus can be recognised at a local, regional or national or international scale. (see paragraph 5.44 and 5.45 of GLVIA 3). (Refer to Table 12.*: Townscape Value)

Townscape Quality

- 12.14. Quality is defined as a measure of the physical state of the townscape. It may include the extent to which typical character is represented in individual areas, the intactness of the townscape and the condition of individual elements. A judgement of the townscape quality is considered an important consideration in determining townscape value. (Refer to Table 12.36: Townscape Quality)

Townscape Sensitivity

- 12.15. The sensitivity of a townscape receptor combines judgements of their Susceptibility to the type of intervention proposed and the Value attached to the townscape. (see paragraph 5.39 of GLVIA 3). (Refer to Table 12.37: Townscape Sensitivity)

Magnitude of Change (Townscape)

- 12.16. Is defined as the degree of change to the townscape receptor in terms of the following (Refer to Table 12.38: Magnitude of Change [Townscape]):
- Size and scale of intervention that is proposed. This relates to both physical scale of the intervention and the degree of aesthetic / perceptual qualities that are altered.
 - Geographical extent over which the townscape effects will be experienced. This is distinct from size or scale, as for example there may be large scale addition to a very localised area or small-scale addition to a large geographical area. In summary, the geographical extent may be a site level or the immediate setting of the site, or to a larger extent that effects the wider townscape character area or several townscape character areas.
 - Duration and reversibility of the intervention. Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence. E.g. construction work on Site is short term, whereas the completed intervention may be long term.

Embedded Mitigation

- 12.17. Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been 'embedded' into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on townscape character are designed out, and the opportunity for beneficial effects is maximised
- 12.18. Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site.

Figure 12.12: Townscape Assessment Process

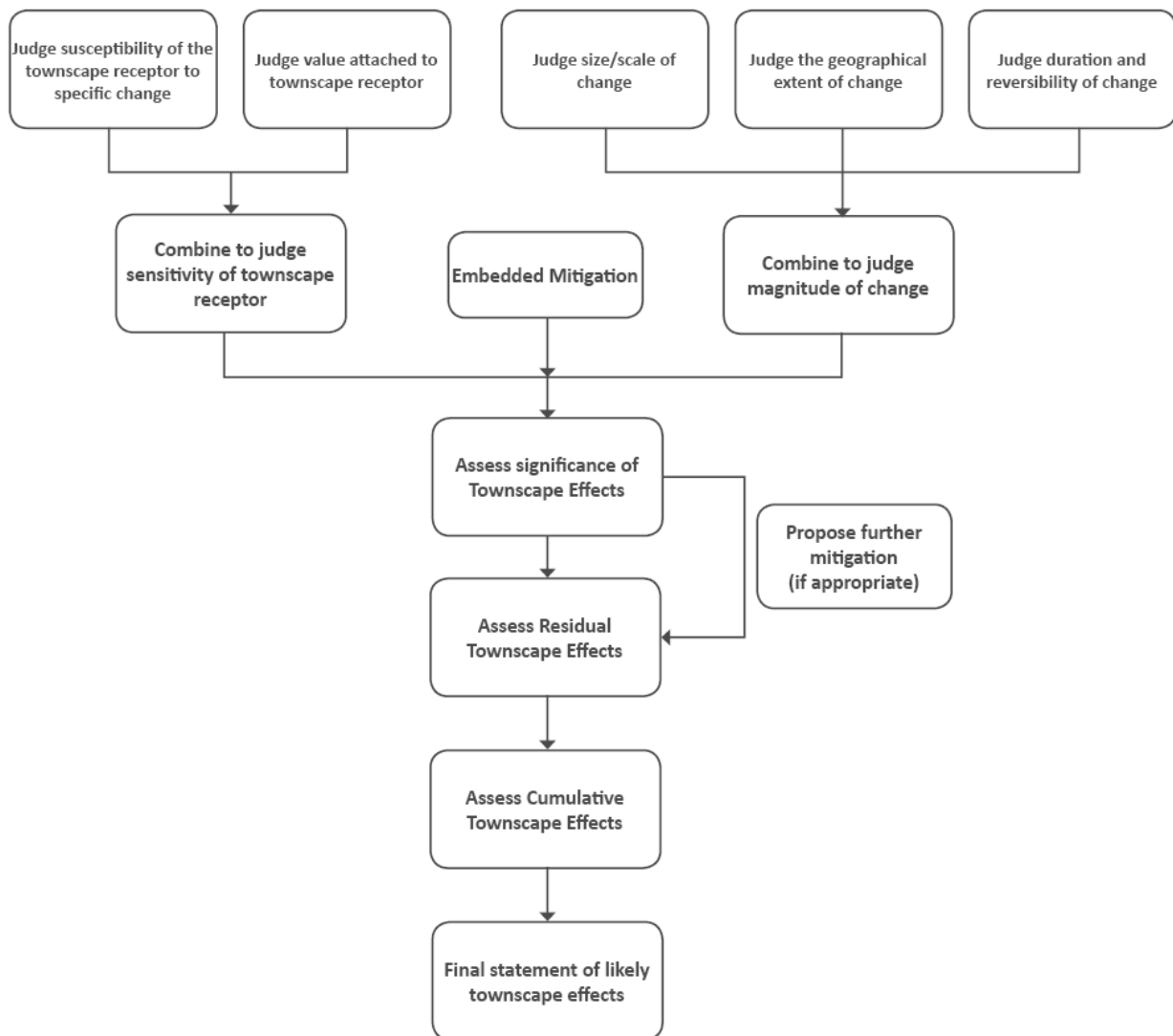


Table 12.63 Townscape Susceptibility

Level	Description
High	Little or no ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies or strategies
Medium	Some ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies
Low	An ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies.

Table 12.64 Townscape Value

Level	Description	Level	Typical Examples
Exceptional	Exceptional importance and / or rarity. High / Very High Quality No or very limited potential for substitution	International, National	World Heritage Site
High	High importance and / or rarity. Good / High Quality Limited potential for substitution.	National, Regional, Local	National Park, Areas of Outstanding Natural Beauty (AONB), Conservation Area
Medium	Medium importance and / or rarity. Medium / Good Quality Limited / some potential for substitution	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Low	Low importance. Poor / Medium Quality with degradation Frequent and common with scope for substitution	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Very Low	No notable importance. Poor / Very Poor Quality and widely degraded / damaged Frequent and common with scope for substitution	Local	Areas identified for recovery

Table 12.65 Townscape Quality

Level	Description
Very High	Very strong and distinctive urban structure, with characteristic urban grain and architectural qualities, creating an overall strong sense of place Distinct and widespread features worthy of conservation Presence of large scale, high quality and widespread planned green infrastructure and public spaces, that is evidently well maintained and has a positive contribution to the character of the townscape as a whole. Very good conditions with no detracting features.
High	Strong urban structure, with characteristic urban grain and architectural qualities creating a notable sense of place. Distinct features worthy of conservation with some limited scope to improve Presence of several instances of managed green infrastructure and public spaces, that is evidently well maintained and positively contributes to the character of the townscape in most cases. Good condition with very occasional / limited detracting features
Good	Distinguishable urban structure, with some characteristic urban grain and architectural qualities Some features worthy of conservation with scope to improve Presence of some green infrastructure and public space, with instances of well-maintained elements and areas requiring improvement, that overall positively contribute to the townscape. Good condition with some detracting features
Medium	Relatively distinguishable urban structure, with an urban grain and architectural qualities that are imbalanced or considered uncharacteristic in places Limited presence of managed green infrastructure and public space, with a number of instances that require improvement. Limited features worthy of conservation with scope to improve Moderate condition with some detracting features
Poor	Weak urban structure, with mixed urban grain and no notably distinguishable architectural qualities Very isolated elements of managed greenery and lack of public space. Lack of management and intervention has resulted in degradation Limited features worthy of conservation Poor condition with frequent detracting features
Very poor	Degraded and damaged urban structure with no distinguishable urban grain or architectural qualities No managed greener or public open space. Lack of management and intervention has resulted in significant degradation Isolated / no features worthy of conservation. Degraded and damaged condition with widespread and frequent detracting features

Table 12.66 Townscape Sensitivity

Landscape Value	Exceptional High Medium Low Very Low	Townscape Susceptibility		
		Low	Medium	High
		High Medium	High	High
		Medium	High Medium	High
		Medium Low	Medium	High Medium
		Low	Medium Low	Medium
		Low	Low	Medium Low

- 12.19. Note: In this TVA Townscape Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Townscape Effects. For example, where the Townscape Sensitivity is High Medium, 'High' will be taken forward to assess Townscape Effects (see Table 6). In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Townscape Effects so that it is clear how each judgement has been made.

Table 12.67 Magnitude of Change (Townscape)

Level	Description
High	Total loss or substantial alteration to key elements / features / characteristics of the baseline or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving townscape. The intervention is of large physical scale that is uncharacteristic of the receiving townscape and would impose a totally different aesthetic and perceptual quality to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would influence several townscape character types / areas
Medium	Partial loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving townscape. The intervention is of a moderate to large physical scale and would introduce a number of different aesthetic and perceptual qualities to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would only influence the townscape character type/area within which the proposal lies.
Low	Minor loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving townscape. The intervention is of a small or moderate scale and would only introduce a minor difference in aesthetic and perceptual quality to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would be localised and at the level of the immediate townscape setting of the site.
Negligible	Very minor loss or alteration to one or more to key elements/ features/ characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving townscape. The intervention is of a small scale and would not introduce any discernible difference in aesthetic and perceptual quality to the site in comparison to the baseline conditions The change brought about by the proposed intervention would be at site level and within the intervention site itself.

Table 12.68 Significance of Townscape Effects

Magnitude of Change	Townscape Sensitivity			
		Low	Medium	High
	High	Moderate	Moderate - Major	Major
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

- 12.20. In accordance with the methodology suggested by the GLVIA 3, the nature of effect in this assessment are classified as follows:
- Major Adverse Effect: Where the proposed intervention would result in a complete variance from the scale, pattern and character of the townscape, and cause a very high quality townscape to be permanently changed and its quality diminished.
- Moderate Adverse Effect: Where the proposed intervention would be out of scale with the townscape, or conflict with the local pattern and character, and cause an adverse effect on a townscape of recognised quality.
- Minor Adverse Effect: Where the proposed intervention would not quite fit into the local scale and pattern of the townscape, and affect an area of recognised character.
- Minor Beneficial Effect: Where the proposed intervention would fit in well with the scale, character and pattern of the area, and has the potential to improve the existing townscape quality.
- Moderate Beneficial Effect: Where the proposed intervention would fit in well with the townscape character of the area, and improve the quality of the townscape.
- Major Beneficial Effect: Where the proposed intervention would fit in very well with the townscape character of the area, and greatly improve the quality of the townscape.
- 12.21. The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither 'beneficial' or 'adverse' nature of change. This will result in a Neutral outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention would complement the scale, pattern and character of the existing townscape, and no distinctly discernible positive or negative character change is apparent.
- 12.22. Townscape effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be 'Significant'. All other effects are considered to be 'not significant'.

Assessment of Visual Effects

General

- 12.23. The townscape assessment considers the potential effects of the proposed intervention on views from within the townscape and if necessary, from individual or isolated components, such as small grouping of, or singular properties. It also considers more distant views across a townscape.
- 12.24. When assessing the visual effect of the proposed intervention, the area from which the proposed intervention is theoretically visible is established on plan through desktop surveys (or using digital software if available). Once this Zone of Theoretical Visibility (ZTV) is established, then the true visibility of the intervention site is checked on site in order to understand the screening effect of existing buildings, vegetation and other features and the effect of distance on a receptor's perception of the site. A number of key views are then selected within these areas which are most representative of the available views of the site.
- 12.25. Viewpoints are selected in order to demonstrate representative scenarios. It is not required that the assessment describe every effect of the proposed intervention, but only the main or likely level visual effects which are required to inform the decision-making authority. If possible, the viewpoints are agreed in advance with the local authority.

- 12.26. Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.
- 12.27. The Significance of the Visual Effects identified is determined by a consideration of the Sensitivity of the visual receptors and the Magnitude of Change to the view;
- The Sensitivity of a visual receptor combines judgements of their Susceptibility to the type of intervention proposed and the Value attached to the particular view.
Sensitivity = Susceptibility + Value
 - The Magnitude of Change to the view depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.
Magnitude of Change = Size/scale of intervention + geographical extent of change + duration / reversibility of change
- 12.28. (Refer to Figure B: Visual Assessment Process and Table 11: Significance of Visual Effects)

Visual Susceptibility

- 12.29. As defined within GLVIA 3, the susceptibility of different visual receptors to change in views and visual amenity is mainly a function of:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may there be focused on the view and the visual amenity they experience at particular locations
- 12.30. (Refer to Table 7: Visual Susceptibility)

Value attached to Views

- 12.31. Judgements made about the value attached to views consider
- Recognition of the importance of the particular view, for example in relation to heritage or cultural assets, or through planning designations;
 - Recognition of the quality of the townscape that is in view and the extent of visibility, for example wide panoramic views or restricted, narrow views;
 - Indicators of the value attached to views by visitors, for example through appearance in guidebooks, provision of facilities for enjoyment of the view (including seating, parking, interpretive material) and references to them in literature or art.
- 12.32. (Refer to Table 8: Value attached to View)

Visual Sensitivity

- 12.33. The sensitivity of a visual receptor combines judgements of their susceptibility to the type of intervention proposed and the value attached to the view. (see paragraph 6.31 of GLVIA 3).
- 12.34. (Refer to Table 9: Visual Sensitivity)

Magnitude of Change (Visual)

- 12.35. As defined within GLVIA 3, the Magnitude of Change is the degree of change to the view in terms of;
- Size or scale
- Size and scale of the proposed intervention in the view with respect to the loss or addition of features in the view and changes in it's composition, including the proportion of the view occupied by the proposed intervention;
 - The degree of contrast or integration of any new features or changes in the townscape with the existing or remaining townscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;
 - The nature of the view of the proposed intervention, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed.

Geographical extent

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed intervention;
- The extent of the area over which the change would be visible.

Duration and reversibility of the visual effect

- Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence.

Embedded Mitigation

12.36. Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been 'embedded' into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on visual amenity are designed out, and the opportunity for beneficial effects is maximised

12.37. Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site.

Figure 12.13: Visual Assessment Process

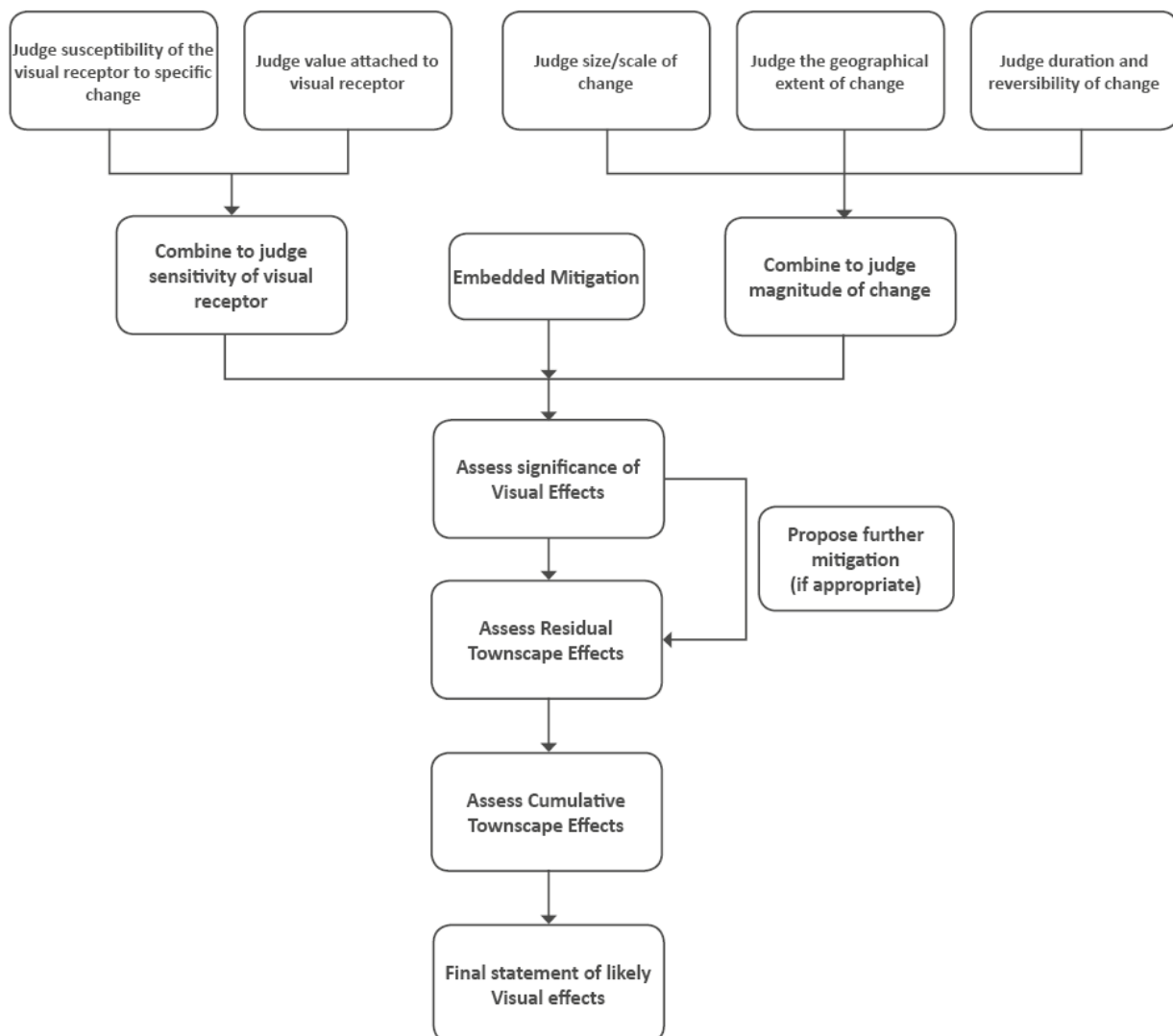


Table 12.69 Visual Susceptibility

Level	Description
High	Residents at home People, whether residents or visitors, who are engaged in outdoor recreation, including using public rights of way, whose attention or interest is likely to be focused on the townscape or particular buildings and particular view(s) e.g. within World Heritage Sites or Conservation Areas. Visitors to heritage assets, or to other attractions and public spaces, where views of the surroundings are an important contributor to the experience. Communities where views contribute to the setting enjoyed by residents in the area.
Medium	Travellers on road or rail, where the views are transient and sporadic, but have a special significance in either the journey or the expression of the place being visited. Users of streets and public spaces where the enjoyment of the townscape is incidental rather than the main interest.
Low	People at their place or work, whose attention may be focused on their work or activity and not their surroundings, or where the setting is not important to the quality of working life. Travellers on road or rail, where the speed of travel and nature of the views involved are short lived and have no special significance.

Table 12.70 Value attached to Views

Level	Description
High	Iconic, recognised or protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area or literature / art. Largely uninterrupted, elevated, panoramic or distant views of a valued townscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with distinctive features, or over a townscape of recognised character and quality, but relatively typical of the locality. Generally uninterrupted view / some minor obstruction Generally attractive with some detracting features
Low	Views of a degraded / damaged townscape or features with a low value and quality Restricted views with interruptions to the extent of view

Table 12.71 Visual Sensitivity

		Visual Susceptibility		
Value attached to view	High	Low	Medium	High
	Moderate	Medium	High Medium	High
	Low	Medium Low	Medium	High Medium
		Low	Medium Low	Medium

- 12.38. Note: In this TVA Visual Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Visual Effects. For example, where the Townscape Sensitivity is High Medium, 'High' will be taken forward to assess Visual Effects (see Table 11).
- 12.39. In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Visual Effects so that it is clear how each judgement has been made

Table 12.72 Magnitude of Change (Visual)

Level	Description
High	Total loss or substantial alteration to the baseline view or introduction of elements considered to be totally uncharacteristic to view. The proposed intervention would occupy a large and extensive proportion of the view and would be easily noticed by the observer. The angle of the view and distance from the proposed intervention would result in an obvious change to the existing view and would significantly change the character or quality of the view. The proposed intervention significantly breaks the skyline / roofscape and is likely to be visible across an extensive area.
Medium	Partial loss or alteration to the baseline view or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic of the view The proposed intervention would occupy a partial proportion of the view and would likely be noticed by the observer. The angle of the view and distance from the proposed intervention would result in a perceivable change to the existing view that will change the character or quality of the view. A small proportion of the proposed intervention breaks the skyline / roofscape and is likely to be visible across a relatively localised area.
Low	Minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view. The proposed intervention would occupy only a small proportion of the view / may only be glimpsed in part and would unlikely to be clearly noticeable by the observer. The angle of the view and distance from the proposed intervention would result in a slightly perceptible change in the existing view but this would not affect the character or quality of the view. The proposed intervention does not break the skyline / roofscape and is likely to be visible within a confined to a very limited area.
Negligible	Very minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view. The proposed intervention would not be visible / would occupy only a slight proportion of the view and not likely be noticed by the observer. The angle of the view and distance from the proposed intervention would result in no perceptible change in the existing view and the will not result in a change in character or quality of the view. The proposed intervention does not break the skyline / roofscape and is likely to be visible within the site extents only

Table 12.73 Significance of Visual Effects

		Townscape Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

12.40. The nature of effect in this assessment is classified as follows:

- Major Adverse Effect: Where the proposed intervention would cause a significant deterioration in the existing view.
- Moderate Adverse Effect: Where the proposed intervention would cause a noticeable deterioration in the existing view.
- Minor Adverse Effect: Where the proposed intervention would cause a slight deterioration in the existing view.
- Minor Beneficial Effect: Where the proposed intervention would cause a slight improvement in the existing view.
- Moderate Beneficial Effect: Where the proposed intervention would cause a noticeable improvement in the existing view.
- Major Beneficial Effect: Where the proposed intervention would cause a significant improvement in the existing view.

- 12.41. The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither beneficial or adverse change. This will result in a Neutral outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention would complement the scale, pattern and character of the existing components within view, and no distinctly discernible positive or negative change to visual amenity is apparent.
- 12.42. Visual effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be 'Significant'. All other effects are considered to be 'not significant'.

Assessment of Cumulative Effects

- 12.43. The purpose of cumulative townscape and visual effects is to identify additional changes caused by the proposed intervention in addition to other similar developments, or as the combined effect of a set of developments taken together.
- 12.44. The assessment of cumulative effects in this report focuses specifically on the effects of the proposed intervention in addition to other developments of a similar scale and type within a distance radius defined and justified within the main report. This is based upon a ZTV (Zone of Theoretical Visibility) exercise. Beyond the extent of the defined radius, it is considered that there will be no likely perceivable change to views of the proposed intervention on Site, and no likely cumulative townscape effects in relation to the proposed intervention on Site.
- 12.45. Cumulative townscape effects are defined as effects that can impact on either the physical fabric or character of the townscape or any special values attached to it. (GLVIA 3 Chapter 7.3)
- 12.46. Cumulative visual effects are defined as effects that can be caused by combined visibility, which occurs where the observer is able to see two more developments from one viewpoint and / or sequential effects which occur when the observer has to move another viewpoint to see different developments. (GLVIA 3 Chapter 7.3). Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths.
- 12.47. The approach to assessing cumulative effects is guided by the same principles as to the approach to the initial project assessment and considers a combination of susceptibility and value (sensitivity) and magnitude of change to determine the combined effects.

Appendix 12.3 – Methodology for producing views and photomontages

Please refer to Our Studio Accurate Visual Representation Methodology 2021

Note for ZTV:

- 12.48. ZTVs indicate areas from where a proposal is theoretically visible within the study area, but they cannot show what it would look like, nor indicate the nature or magnitude of landscape or visual impacts. This includes for private properties and land that is not publicly accessible.

Appendix 12.4 – Committed Developments

Table 12.74 Committed Developments

Application Reference	Description of Development Proposals	Date Approved	Distance from Site	Status
Baseline				
27 Dale Street/Tribeca House 116401/FO/2017 25-27 Dale Street Manchester M1 1EY	Erection of 6 storey building (plus plant level) above basement level to create office accommodation Class B1 at 1st to 5th floors and ground floor and basement (A1 (Shop), A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Use) with repair up to second floor and reinstatement from 2nd floor to roof of former central feature above former entrance block, removal of brick and stone wall to Bunsen Street elevation, remains of existing chimney to gable wall of 25 Dale Street and existing stair and lift core from basement, ground and 1st floor.	27 October 2017	0.23km	Nearing completion. CR to check on crane survey visit.
Oldham Street Manchester 110074/FO/2015/C2 Land At 76 - 82 Oldham Street And Land Bounded By Spear Street, Warwick Street And Houldsworth Street Ancoats Manchester M4 1LF	Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.	30 August 2016	0.24km	Under construction. Structure progressed.
Finlays Yard 115529/FO/2017 Land To Rear Of 56 Dale Street Mangle Street Manchester M1 2HN	Construction of 14 new build residential apartments (Use Class C3) and associated ancillary spaces. Minor alterations to Grade II listed building (56 Dale Street).	3 July 2017	0.26km	Under construction. Structure significantly progressed.
Oldham Road 126669/FO/2020 Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington Street To The South West Manchester	Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.	18 December 2020	0.34km	Under construction. On site in May 21.

Application Reference	Description of Development Proposals	Date Approved	Distance from Site	Status
One Silk Street 120893/FO/2018 Land Bounded By Bengal Street, Primrose Street, Radium Street And Silk Street Manchester M4 6AQ	Erection of a 9 storey building to form ground, first and second floor office accommodation (Use Class B1) (3124 sqm) together with 75 residential apartments (Use Class C3a) with associated car parking, amenity provision and other associated works following demolition of existing buildings.	21 June 2019	0.37km	Under construction. Main structure progressed.
New Islington Phase III 122598/FO/2019 Land Between Coppersmith Road, Lockyard Lane And New Islington Marina Manchester	Proposed erection of a residential development comprising 34 no. 3 storey dwellinghouses, 2 no. 6 storey apartment blocks comprising 60 no. apartments with commercial space at the ground floor (Use Classes A1, A2, A3, A4, B1 and D1) with outdoor seating, all with associated car parking, landscaping, public realm works and boundary treatments.	2 March 2020	0.38km	Under construction.
New Cross / Addington Street 124888/FO/2019 Land Bound By Addington Street, Marshall Street, Cross Keys Street And Chadderton Street Manchester M4 4RJ	Erection of a 6-9 storey residential building (Use Class C3) comprising 80 no. dwellings including 9 no. townhouses and 71 no. apartments with residents lounge, refuse, plant, new substation, cycle storage, an internal landscaped courtyard and improvements to the adjacent footways on Marshall Street, Chadderton Street, Addington Street and Cross Keys Street and other associated works following removal of existing car park.	17 January 2020	0.39km	On site in March.
Oxygen 115545/FO/2017 Land Between Millbank Street Store Street Manchester M1 2WB	Resubmission of application ref no 110276 (Demolition of existing buildings and erection of 12 townhouses and 345 (109 x one bed and 236 x 2 bed) apartments, ground floor commercial unit (243sq. m, Use Classes A1, A2, B1 and D1 (excluding places of worship, church halls, public halls and non- residential education and training centres) within a part 31, part 15, part 9 storey building, 77 basement and 20 surface parking spaces, 180 cycle parking spaces, ancillary tenant amenity facilities including outdoor communal amenity space at roof level above the 9 and 15 storey elements, associated hard and soft landscaping and other associated works including servicing access and 9 off site parking spaces). Amendments comprise addition of 3 residential units (2 x penthouse and 1x 2 bed), amendments to bedroom numbers in townhouses, increase in height (for penthouse) to 32 storeys, removal of one amenity space and addition of 2 x parking spaces.	6 June 2017	0.4km	Under construction. Nearly complete.

Application Reference	Description of Development Proposals	Date Approved	Distance from Site	Status
Islington Wharf Phase 4 126669/FO/2020 Land Bound By Old Mill Street & Great Ancoats Street Manchester M4 6EE	Erection of a Part 16/ Part 11 storey building to form 106 no. apartments (C3 Use Class) together with ground floor commercial uses (Use Class A1, A2 A3 and/or B1), with associated ancillary space, surface car parking, landscaping and associated works	5 August 2020	0.36km	Started on site in August.
Cumulative				
Eider House 115178/FO/2017 Part Site Of Existing Car Park Bounded By Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) And Remainder Of Surface Car Park Manchester M1 2JL (Number 9 on Figure 12.11)	Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed and 1 x 4 bed) (128 units in total) works to create provision for access and servicing, hard and soft landscaping (to include a secure external area and public realm linking Ducie Street to the Rochdale Canal) and associated works following the demolition of existing buildings. Development to include 128 cycle parking spaces.	16 January 2018	0.12km	No start on site.
Laystall Street 128911/FO/2020 32 - 34 Laystall Street Manchester M1 2JZ (Number 10 on Figure 12.11)	Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.	Under determination	0.17km	Under determination.
Lomax Street 120149/FO/2018 Car Park Between 57And 59 Ducie Street Manchester M1 2JQ (Number 11 on Figure 12.11)	Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.	19 March 2019	0.23km	No start on site.
Little Lever Street 112670/FO/2016 2 Little Lever Street Manchester M1 1HR (Number 12 on Figure 12.11)	Erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel.	29 October 2018	0.26km	No start on site.

Application Reference	Description of Development Proposals	Date Approved	Distance from Site	Status
Store Street 126608/FO/2020 Land To The South Of Store Street Manchester M1 2NE (Number 13 on Figure 12.11)	Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street.	20 November 2020	0.34km	No start on site.
Bendix Street 125681/FO/2019 Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West Manchester (Number 14 on Figure 12.11)	Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.	23 April 2021	0.36km	No start on site.
Toyoko Inn 121014/FO/2018 12 - 16 Piccadilly Manchester M1 3AN (Number 16 on Figure 12.11)	Erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby.	18 January 2018	0.38km	No start on site. MMA to drawings approved 10 December 2019
40 Swan Street 128997/FO/2020 40 Swan Street Manchester M4 5JG (Number 17 on Figure 12.11)	Erection of a ground plus 9-storey building to form 118 no. residential apartments (Use Class C3), including amenity areas, ground floor food and beverage/ commercial units (Sui Generis/ Use Class E), public realm and landscaping, with supporting infrastructure and associated works following demolition of existing building	Validated 8 Jan 2021	0.41km	Awaiting decision.

Application Reference	Description of Development Proposals	Date Approved	Distance from Site	Status
Peelers Yard 125679/LO/2019	Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.	18 December 2020	0.41km	No start on site.
Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West Manchester (Number 18 on Figure 12.11)	Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.			



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