



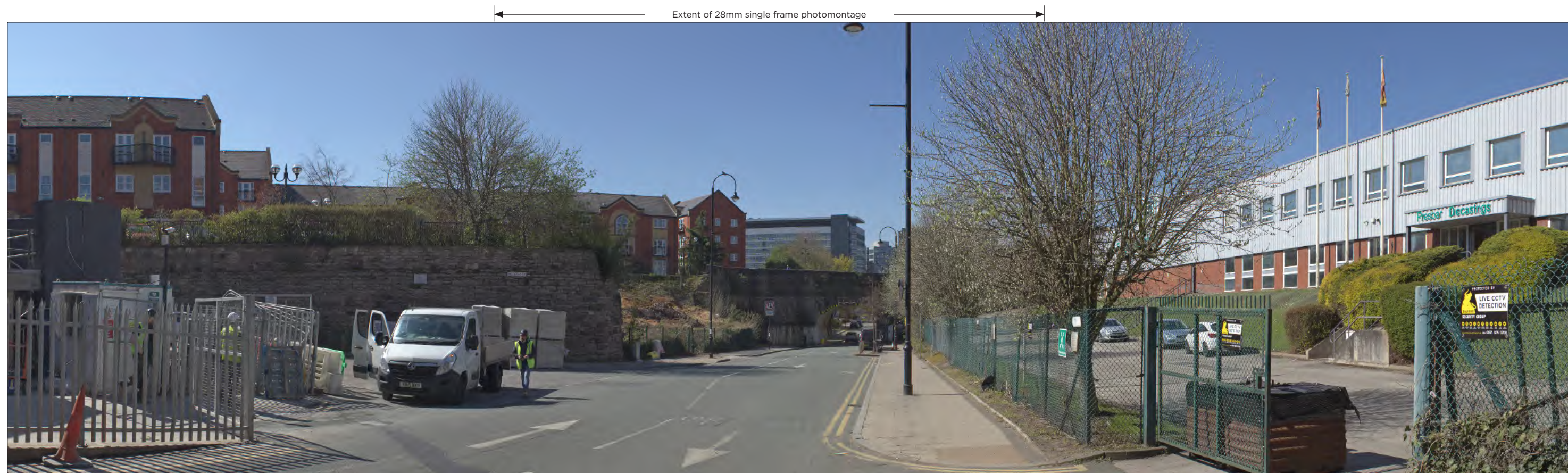
M1 Piccadilly Townscape and Visual Appraisal

Store Street, Piccadilly, Manchester

December 2021

Produced by OPEN

Application for Planning Permission



Grid Reference: 385094E 398182N
Horizontal Field of View: 90°

Figure 9a
Viewpoint 1: Store Street (east)
Existing View Baseline Panorama



Grid Reference: 385094E 398182N
Focal length: 28mm

Figure 9b - Viewpoint 1: Store Street (east)
Existing View



Note: Photomontage produced in accordance with Landscape Institute TGN 06/19 Type 3 - Photomontage - to represent the massing, extent and context of development, however it does not show the intended material finish, colour or texture of the development. Fully rendered architects visualisations should be viewed separately as part of the architect's submissions in respect of the intended material finish, colour and texture of the development.

Grid Reference: 385094E 398182N
Focal length: 28mm

Figure 9c - Viewpoint 1: Store Street (east)
Photomontage View



Grid Reference: 384775E 397972N
Horizontal Field of View: 90°

Figure 10a
Viewpoint 2: Store Street (west)
Existing View Baseline Panorama



Grid Reference: 384775E 397972N
Focal length: 28mm

Figure 10b - Viewpoint 2: Store Street (west)
Existing View



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Grid Reference: 384775E 397972N
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Figure 10c - Viewpoint 2: Store Street (west)
Photomontage View



Grid Reference: 385081E 398108N
 Horizontal Field of View: 90°

Figure 11a
 Viewpoint 3: Ashton Canal Tow Path (near Aqueduct)
 Existing View Baseline Panorama



Grid Reference: 385081E 398108N
Focal length: 28mm

Figure 11b - Viewpoint 3: Ashton Canal Tow Path (near Aqueduct)
Existing View



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Grid Reference: 385081E 398108N
Focal length: 28mm

Figure 11c - Viewpoint 3: Ashton Canal Tow Path (near Aqueduct)
Photomontage View



Grid Reference: 384960E 398202N
Horizontal Field of View: 90°

Figure 12a
Viewpoint 4: Ducie Street
Existing View Baseline Panorama



Grid Reference: 384960E 398202N
Focal length: 28mm

Figure 12b - Viewpoint 4: Ducie Street
Existing View



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Grid Reference: 384960E 398202N
Focal length: 28mm

Figure 12c - Viewpoint 4: Ducie Street
Photomontage View



Grid Reference: 384720E 398226N
Horizontal Field of View: 90°

Figure 13c
Viewpoint 5: Dale Street (near Dale St Warehouse)
Existing View Baseline Panorama



Grid Reference: 384720E 398226N
Focal length: 28mm

Figure 13b - Viewpoint 5: Dale Street (near Dale St Warehouse)
Existing View

Development is not visible from this viewpoint



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Grid Reference: 384720E 398226N
Focal length: 28mm
Figure 13c - Viewpoint 5: Dale Street (near Dale St Warehouse)
Photomontage View



Grid Reference: 385435E 398190N
Horizontal Field of View: 90°

Figure 14a
Viewpoint 6: Pollard Street
Existing View Baseline Panorama



Grid Reference: 385435E 398190N
Focal length: 28mm

Figure 14b - Viewpoint 6: Pollard Street
Existing View



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Grid Reference: 385435E 398190N
Focal length: 28mm

Figure 14c - Viewpoint 6: Pollard Street
Photomontage View



Grid Reference: 385298E 398343N
Horizontal Field of View: 90°

Figure 15a
Viewpoint 7: Old Mill Street
Existing View Baseline Panorama



Grid Reference: 385298E 398343N
Focal length: 28mm

Figure 15b - Viewpoint 7: Old Mill Street
Existing View



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Grid Reference: 385298E 398343N
Focal length: 28mm

Figure 15c - Viewpoint 7: Old Mill Street
Photomontage View



Grid Reference: 384970E 398480N
Horizontal Field of View: 90°

Figure 16a
Viewpoint 8: Great Ancoats
Existing View Baseline Panorama



Grid Reference: 384970E 398480N
Focal length: 28mm

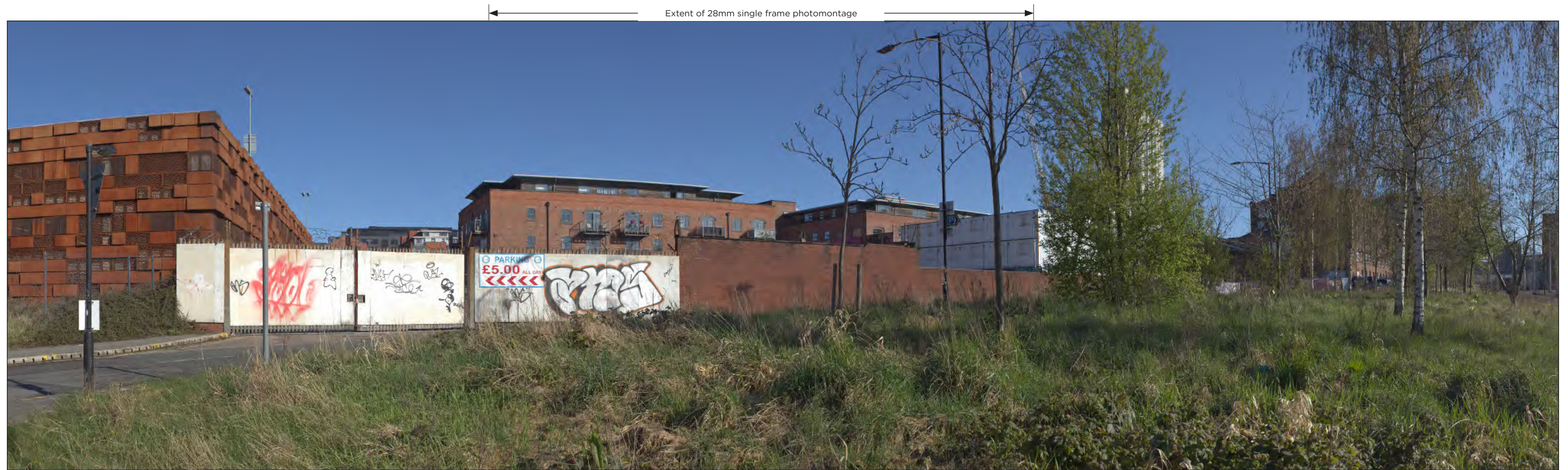
Figure 16b - Viewpoint 8: Great Ancoats
Existing View



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Grid Reference: 384970E 398480N
Focal length: 28mm

Figure 16c - Viewpoint 8: Great Ancoats
Photomontage View



Grid Reference: 384978E 397898N
Horizontal Field of View: 90°

Figure 17a
Viewpoint 9: Sheffield Street / Baird Street
Existing View Baseline Panorama



Grid Reference: 384978E 397898N
Focal length: 28mm

Figure 17b - Viewpoint 9: Sheffield Street / Baird Street
Existing View



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Grid Reference: 384978E 397898N
Focal length: 28mm

Figure 17c - Viewpoint 9: Sheffield Street / Baird Street
Photomontage View