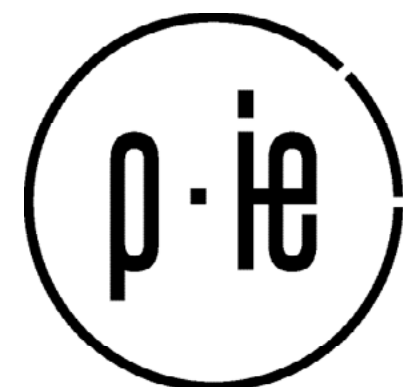


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PROJECT 39 DEANSGATE, MANCHESTER		
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CLIENT KAMES PROPERTY INCOME FUND	STATUS FINAL	DATE 04/08/21



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Appendix 2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from the south-eastern corner of St. Ann's Square facing north-west	<u>Designation:</u> Grade I Listed St. Ann's Church Grade II* Listed No 25 St. Ann Street Grade II Listed No 16, 18, 20 and 22 St. Ann's Square, Cobden's Statue, No 98-116 Deansgate and Arkwright House. View from the middle of St. Ann's Conservation Area. <u>Distance to site:</u> 144m south-east from the site	The viewpoint is taken from the south-eastern corner of St. Ann's Square, adjacent to St. Ann's Church facing across the Square and along St. Ann Street. view across St. Ann's Square, framed at the furthest extents by St. Ann's church on the left side and the 25 St. Ann Street on the right side. The viewpoint also allows a view along St. Ann's Street toward the Grade II Listed No. 98-116 Deansgate (known colloquially as Kendals) and the Grade II Listed Arkwright House The view is characterised by historic urban form of a consistent height datum forming a group surrounding the square. The Grade II Listed Nos. 16-22 St. Ann's Square are visible as the colourful rendered buildings which a clearly apparent in the view. St. Ann's Square provides a modest sized space containing mature tree planting towards the northern edge of the space, towards the right of the view. Active frontages are apparent along the ground floor providing animation onto the square. Some contemporary development can be seen at the back of the view along St. Ann Street and above the tree canopy to the right of the view further up Exchange Square and the uppermost portions of No. 1 Deansgate. St. Ann's Square forms an important feature within the centre of Manchester. It has important cultural associations (for example the vigil location for the Manchester Arena attack) and is vital for the appreciation of the Grade I Listed St. Ann's Church. Due to this, the square forms a popular attraction, with the view forming a key part of this experience. As such, the value of the view and susceptibility to change have been considered to be High. The overall sensitivity of receptor is High.	- Framed view at the widest extents, although it provides a relatively open view across the square. - High number of viewers entering the square or travelling along St. Ann Street	High	High	High
2. View from Victoria Street facing south Deansgate	<u>Designation:</u> Grade I Listed St Mary Cathedral Grade II* Listed Bartons building and Arcade View from the centre of the Cathedral conservation area. <u>Distance to site:</u> 226m north from the site	The view is dominated by Manchester Cathedral to the left of the view and the Premier Inn to the right of the view. These tall midground elements frame the view along Victoria Street as it turns into Deangate where No. 1 Deansgate and the Renaissance hotel provide further dominating framing elements which strengthens the axis along Deansgate and through the heart of Manchester. The view along Deansgate is unbroken to the horizon, providing a clear view of sky down to ground level into the distance. Along the eastern edge of Deansgate (towards the left of the view), a mix of historic and contemporary built form of differing scales is visible – providing the character of mixed architectural form which is apparent across the whole viewpoint. Contemporary towers, breaking the height datum of the surrounding built form is apparent along the length of Deansgate in the midground (No. 1 Deansgate) and the background (Beetham Tower and Deansgate Square). The frontage onto the River Irwell is apparent to the right of the view, beyond the green site cabins. Again, these provide the character of mixed architectural styles. The advertising board in the midground makes it more difficult to appreciate the vista along Deansgate without drawing the viewers attention away. The Grade II Listed Bartons Building is not easily apparent due to the composition of the view and distance from the viewer. Whilst this viewpoint provides a clear location to appreciate Manchester Cathedral, this appreciation is more likely to occur within Cathedral Gardens and along Cathedral Approach, beyond the left and right of the view respectively. Instead, this viewpoint provides a relatively popular route to Deansgate from North Manchester. As such, the value of the view and susceptibility of change has been considered to be Medium. The overall sensitivity of receptor is Medium.	- Open view - Moderate number of viewers walking or cycling along Victoria Street heading towards Deansgate	Medium	Medium	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
3: View from Blackfriars Street bridge facing east	<u>Designation:</u> View from Grade II Listed Blackfriars Bridge and towards Grade II Listed Former Royal Exchange View facing into the north-eastern corner of Parsonage Gardens Conservation Area. <u>Distance to site:</u> 145m west from the site	The viewpoint is located on Blackfriars Bridge which provides an important gateway into the city centre from Salford. The view is framed by the Renaissance hotel and Blackfriars House, which provide dominating edges to the viewpoint along the River Irwell and frames longer range views along Blackfriars Street towards Deansgate. The perspective within the viewpoint draws users around the corner into the city past the Grade II Listed Former Royal Exchange. Compositionally, the tower of the Royal Exchange is clearly framed and forms the key feature in the view. The development site is also clearly apparent, is marked by the yellow 39 Deansgate signage. A mix of architectural styles and materials are apparent in the view . The value of view is Low. Whilst the viewpoint is located on a key route into the city centre, it is not a popular location to stop and appreciate the city. Limited designations exist within the view. The susceptibility of change is considered to be Medium due to the gateway nature of the viewpoint, particularly key landmarks within the view are likely to be used as wayfinding markers, therefore for travellers on this route the view is likely to be moderately important to the quality of the journey. The overall sensitivity of receptor is considered to be Low.	- Framed view - Moderate number of viewers travelling into the city centre	Low	Medium	Low
4: View from Deansgate adjacent to Kendals facing north	<u>Designation:</u> Grade I Listed St Mary Cathedral Grade II* Listed Bartons building and Arcade Grade II Listed No 98-116 Deansgate. View from the eastern boundary of Parsonage Gardens conservation area and western boundary of St. Ann's conservation area. <u>Distance to site:</u> 188m south from the site	View is characterised by the long vista along Deansgate towards Manchester Cathedral which acts as a focal point. The view is clearly framed by strong building frontages on both sides. The rhythm and height of these buildings along Deansgate accentuates the view down to Manchester Cathedral. The existing character along Deansgate is formed by a long, horizontal building line punctuated by vertical forms. The foreground is cluttered, reflecting the busy nature of Deansgate. Trees, street furniture, lighting, advertising boards, people, cars and retail units all draw attention away from the view to the Cathedral. Mix of architectural styles apparent. The contemporary No. 1 Spinningfields breaks the relatively consistent height datum along the street and rises above the Listed Bartons building, disrupting the perspective along the street and competing for attention with the Cathedral. The value of view is Medium. This accounts for the high number of viewers where the view forms a part of the experience along this key strategic route through the city. The view is moderately important to the journey from a wayfinding perspective, however viewers are not considered to be stopping and enjoying the surroundings due to the busy nature of Deansgate. The overall sensitivity is Medium.	- Framed view along Deansgate - High number of viewers, however attention on the view is likely to be limited by the busy experience of the street.	Medium	Medium	Medium
5: View from the south-western corner of Parsonage Gardens facing north-east	<u>Designation:</u> View within Parsonage Gardens conservation area. <u>Distance to site:</u> 215m south-west from the site	The view is characterised by the open view across the gardens and the mix of architectural styles which surround the space. In the foreground, the first enclosure characterising the view is provided by the line of trees surrounding the Gardens, protecting the rare green oasis. No. 1 Deansgate is visible above the red brick building at the centre of the view. Beyond this, little townscape influence occurs beyond the immediate surrounding townscape. Whilst the view is not likely to attract a large number of viewers to stop and appreciate it, the view is from a rare and valuable green space within the city centre – it therefore has important cultural associations which affects the susceptibility of the viewpoint to change. The overall sensitivity is considered to be Medium.	- Open view across Parsonage Gardens - Limited number of viewers entering Parsonage Gardens from the south-western corner	Medium	Medium	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
6: View from the junction of Market Street and Corporation Street facing west	<u>Designation:</u> Grade II Listed Former Royal Exchange. View from north-east of St. Ann's conservation area. <u>Distance to site:</u> 180m east from the site	View from the key junction in the city centre. The view is characterised by the Grade II listed Royal Exchange to the left of the view and contemporary architecture defining the right of the view. Royal Exchange tower provides the dominant height datum, drawing the users eye up and providing a key wayfinding marker at this key decision point in the city. The value of view is Medium. This accounts for the high number of viewers where the view forms a part of the experience at this key decision point in the city centre. The view is moderately important to the journey from a wayfinding perspective, however viewers are not considered to be stopping and enjoying the surroundings due to the busy nature of Market Street and Corporation Street. The overall sensitivity is Medium	- Open view along St. Mary's Gate - High number of viewers	Medium	Medium	Medium
7: View from King Street facing north along Police Street	<u>Designation:</u> Grade II* Listed Bartons building and Arcade. Grade II Listed No 15-17 King Street View from south-west of St. Ann's conservation area. <u>Distance to site:</u> 196m south from the site	The view is characterised by the framed nature, providing a view along Police Street. The existing backdrop of the view is characterised by a mixture of heritage and contemporary buildings. The Grade II listed building to the right of the view detracts slightly from the view along Police Street due to the unique architectural style against the neighbouring sandstone built form. The view along Police Street does not clearly terminate in a building. Instead, Police Street becomes Barton Square which turns the corner and the vista is terminated by a collection of heritage and contemporary architectural styles, with the glass dome from the Grade II* listed Bartons Arcade visible above, in the background of the view alongside the edge of No. 1 Deansgate. The busy nature of King Street highlights that Police Street provides a cut through or glimpsed view, rather than the dominate view in this part of the city. This provides limited opportunity to stop and appreciate the viewpoint. As such, the susceptibility to change is considered to be Low. The value of the view is Medium as the view is moderately important along Police Street as a key secondary pedestrian route though St. Ann's Conservation Area. The overall sensitivity is considered to be Medium.	- Framed view along Police Street. View will be fleeting if seen as a glance when travelling along King Street. As such, this view is only likely to be seen by a moderate number of viewers	Medium	Medium/ Low	Medium
8: View from Cathedral Gardens facing south	<u>Designation:</u> Grade I Listed St Mary Cathedral Grade II Listed Mitre Hotel, the Old Wellington Inn, Sinclairs Oysters bar, Former Corn and Produce Exchange, Former Royal Exchange. View from the middle of the Cathedral conservation area. <u>Distance to site:</u> 256m north-east from the site	The foreground of the view is dominated by the back side of the Cathedral and frame on the left by the Grade II listed former Corn Exchange. The foreground and midground is characterised by the predominance of the Cathedral and Corn Exchange corner and a glimpse of the historic built form behind comprising of the Mitre Hotel and Oysters Bar. The contemporary Harvey Nichols building and No. 1 Deansgate are apparent in the background of the view, providing the character of contemporary architecture rising above the historic built form. The value of the view is High as the view is located within Cathedral Gardens as a key public space and location to appreciate the Grade I Listed Manchester Cathedral. The public space and historic setting ensures viewers are likely to focussed on the surrounding townscape, limiting the susceptibility of change to High. The overall sensitivity is therefore considered to be High.	- Framed view - High number of viewers within Cathedral Gardens	High	High	High

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Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
9: View from Deansgate from Spinningfields Square facing North	<u>Designation:</u> Grade I Listed John Rylands Library Grade II Listed No 4-14 King Street View from eastern boundary of Deansgate conservation area. <u>Distance to site:</u> 375m south from the site	The view framed to the left by the Grade I Listed John Rylands Library and to the right by the newly developed 125 Deansgate. The remaining portion of the view is characterised by the long vista north along Deansgate towards Manchester Cathedral. Deansgate provides a mix of architectural styles which generally conform to an average height datum of approximately 5 storeys. This character is broken by No. 1 Deansgate which rises beyond the roofline in the background of the view, challenging the perspective along the street. Manchester Cathedral does not provide a clear focal point at the end of the vista due to the distance of the viewpoint from this landmark and the general busy character of Deansgate which clouds the viewers attention. The value of the view is Medium reflecting the sensitivity of John Rylands Library, however acknowledging the viewpoint does not provide the primary location to stop and appreciate the library. The susceptibility of change is considered to be Medium responding to the moderately important nature of the view from the journey but understanding that the viewer is unlikely to focus on the view for long. The overall sensitivity is considered to be High.	- Framed view - High numbers of viewers, however attention on the view is likely to be limited by the busy experience of the street.	Medium	Medium	Medium
10: View from Deansgate adjacent to the Bartons Buildings facing north	<u>Designation:</u> Grade I Listed St Mary Cathedral Grade II* Listed Bartons building and Arcade Grade II Listed Hayward building View from the eastern boundary of Parsonage Gardens conservation area and western boundary of St. Ann’s conservation area. <u>Distance to site:</u> 67m	The view is characterised by the long vista along Deansgate towards Manchester Cathedral which acts as a focal point. The view is loosely framed on both sides by The Grade II* Bartons Building to the right and Grade II Listed Hayward Building to the left. The scale of the framing buildings provides strong enclosure onto the street and accentuates the view down to Manchester Cathedral. The foreground is cluttered, reflecting the busy nature of Deansgate. Street furniture, lighting, advertising boards, people, cars and retail units all draw attention away from the surrounding view. Mix of architectural styles apparent. The contemporary No. 1 Spinningfields breaks the relatively consistent height datum along the street, disrupting the perspective and competes for attention with the Cathedral. The value of view is Medium. This accounts for the high number of viewers where the view forms a part of the experience along this key strategic route through the city. The view is moderately important to the journey from a wayfinding perspective, however viewers are not considered to be stopping and enjoying the surroundings due to the busy nature of Deansgate. The overall sensitivity is Medium.	- Framed view - High numbers of viewers, however attention on the view is likely to be limited by the busy experience of the street.	Medium	Medium	Medium

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Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
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Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from the south-eastern corner of St. Ann's Square facing north-west	<u>Construction Phase:</u> Limited visibility of construction of the upper storeys above the listed buildings in the midground of the view.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause a noticeable adverse impact, although it is noted that this change will be temporary.	High	Minor	Local	Short-term/ reversible	Minor	Adverse	Moderately Significant	High
	<u>Operational Phase:</u> The proposed development is clearly visible rising behind the listed buildings framing the square towards the right side of the view, creating a new landmark feature to the view. The proposed development does not obscure visibility of the listed buildings, however it does limit the appreciation of the buildings without also reading the proposed development. The proposed development introduces a new maximum height datum to the view which is imposing onto the square from this viewpoint.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale extends the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate – providing a new wayfinding marker to this junction from this key space within the city centre. - The building detailing which takes precedent from the adjacent Bartons Building is considered to result in a complementary architectural character of St. Ann's Conservation Area. - The extent of glazing and slender column widths limits the extent to which massing appears bulky in the view.	Whilst architectural detailing result in a complementary effect to the architecture of St. Ann's Square, the proposed development from this specific viewpoint results in a clearly noticeable change to the view which will materially alter the composition of the viewpoint. The considered architectural approach provides a new contemporary landmark to the view. Whilst it is appreciated that this alters the backdrop of the view from the square on balance, the nature of effect is considered to be neutral. The assessment of a 'neutral' change has been determined through consideration of the sensitivity of the receptor, the magnitude of change and the mitigation proposed, in the form of embedded mitigation, as outlined in the Design and Access Statement (DAS) which accompanies the application. It is noted that this impact is from this specific viewpoint. Within other parts of St. Ann's Square this impact will be significantly reduced, and views towards St. Ann's Church will not be affected by the proposed development.		Moderate	Local	Long-term / Irreversible	Moderate	Neutral	Minor Significance	High
2. View from Victoria Street facing south Deansgate	<u>Construction Phase:</u> Visibility of construction of the upper storeys along the Deansgate frontage will be just perceptible towards the background of the view.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP. The use of hoarding will help to reduce the impact of the construction works along the Deansgate frontage.	The change is expected to cause an adverse impact, albeit a barely perceptible change which is temporary in nature.	Medium	Negligible	Local	Short-term/ reversible	Negligible	Adverse	Not Significant	High

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	<u>Operational Phase:</u> The proposed development is visible behind No. 1 Deansgate at the centre of the view. The proposed development height is similar to the contemporary taller buildings defining the northern end of Deansgate within the mid-ground of the view. The proposed development announces the key junction of Deansgate and St. Mary's Gate as well as the arrival experience from Salford. Due to the existing tall contemporary development, only a portion of the frontage along Deansgate is visible.	No supplementary mitigation proposed. Embedded mitigation includes: - Development proposals respond to the existing building line along Deansgate and St. Mary's Gate which ensures views to the Royal Exchange tower remain clearly apparent. - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate. This scale also helps to provide a clear gateway marker to viewers arriving into Manchester City Centre from this location.	The proposed development causes a perceptible change to the view, however this change is not anticipated to materially alter the appreciation of the view. The character of the view, particularly the long vista along Deansgate and the presence of Manchester Cathedral are unaffected by development proposals. The photomontage viewpoint demonstrates that the Proposed Development will appear similar in terms of height to No. 1 Deansgate from this location, but will be clearly distinct from it primarily due to a contrast in materiality. The Proposed Development accords with key principles of good urban design – responding positively to the existing townscape in terms of form, scale, massing and building line, and responds to the existing framing of views along Deansgate. At street level, large areas of glazing are clearly perceivable, and the building marks it's key location at the junction. The Proposed Development forms a high quality addition to the view, in keeping with the existing townscape character. The proposed development is considered to respond positively to the emerging ambition for this portion of the city centre, whilst responding appropriately with the building line and surrounding building character. As such, the nature of effect is considered to be beneficial.		Minor	Local	Long-term / Irreversible	Minor	Beneficial	Minor Significance	High
3: View from Blackfriars Street bridge facing east	<u>Construction Phase:</u> Predominant visibility of construction of the upper storeys along the St. Mary's Gate frontage will be perceptible in the midground of the view. However this change will not obscure views towards Royal Exchange tower.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP. The use of hoarding and direction lighting will help to reduce the impact of the construction works from this viewpoint.	The change is expected to cause a noticeable adverse impact, although it is noted that this change will be temporary.	Low	Moderate	Local	Short-term/ reversible	Minor	Adverse	Not Significant	High

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	<u>Operational Phase:</u> The proposed development will be visible at the centre of the viewpoint. The proposed development will reinforce the Deansgate/St Mary's Gate corner. The proposed development emphasises the view towards the Royal Exchange tower.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale responds to the pre-dominant eaves datum along St. Mary's Gate, integrating the development into the surrounding streetscape. - Development proposals respond to the existing building line along Deansgate and St. Mary's Gate which ensures views to the Royal Exchange tower remain clearly apparent. - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate. This scale also helps to provide a clear gateway marker to viewers arriving into Manchester City Centre from this location.	The proposed development causes a perceptible change to the view, however the composition of the view remains materially unchanged. The Proposed Development will be complementary to the existing composition of the view. St Mary's Gate is viewed in the distance, albeit gradually curving to the left out of site. The Proposed Development follows the existing building line, and therefore does not compromise this sense of perspective. The Royal Exchange retains its importance in the view. The assessment as a 'beneficial' change reflects the principles of good urban design and architectural quality that are embedded into the design proposals that are not evident within the existing development on the site. The Proposed Development responds positively the scale and massing of existing buildings within the view, and helps to define Deansgate as a key route and mark the junction as a key gateway. The positive design response to the Bartons Arcade building is clearly visible from this viewpoint, with the Proposed Development mirroring the proportions and building line of the Bartons building at the lower levels. In addition, the Proposed Development increases street enclosure and in doing so frames views to the Royal Exchange Tower which reinforces its status as a landmark.		Moderate	Local	Long-term / Irreversible	Minor	Beneficial	Not Significant	High
4: View from Deansgate adjacent to Kendals facing north	<u>Construction Phase:</u> Visibility of construction of the upper storeys above the listed Bartons Buildings in the midground of the view.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause an adverse impact, albeit due to busy nature of Deansgate, this change is considered to be barely perceptible and is temporary in nature.	Medium	Minor	Local	Short-term/ reversible	Negligible	Adverse	Not Significant	High

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	<u>Operational Phase:</u> The proposed development creates a new contemporary landmark within the view, replacing visibility of No. 1 Deansgate. The composition of the view remains unchanged, the proposed development is apparent and only slightly larger in size than No. 1 Deansgate	No supplementary mitigation proposed. Embedded mitigation includes: - Development proposals respond to the existing building line along which ensures views to the Cathedral are unimpeded. - The extent of glazing and slender column widths limits the extent to which massing appears bulky in the view. - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary’s Gate and Deansgate.	The proposed development causes a clearly noticeable change to the view, resulting in the replacement of visibility of No. 1 Deansgate which previously acted as a contemporary landmark in the view. However, this change is not expected to materially affect the appreciation of the view. The assessment of a ‘minor’ magnitude of change is reflective of the existing character along Deansgate which is formed by a long, horizontal building line punctuated by vertical forms. The assessment also reflects that the main focus of the view is at street level, due to the activity and active frontage along the route. The main element within the view is the vista along its length in the direction of the Cathedral, and this is retained. The direction of change has been assessed as ‘beneficial’. This is due to the mitigation embedded into the Proposed Development in the design principles. A key approach in the design of the building has been to reflect the materiality of Manchester’s heritage but interpret this in a contemporary way. The design approach enables the Proposed Development to form a new but complementary addition to the street.		Moderate	Local	Long-term / Irreversible	Minor	Beneficial	Minor Significance	High
5: View from the south-western corner of Parsonage Gardens facing north-east	<u>Construction Phase:</u> Visibility of construction of the upper storeys above the existing townscape in the midground of the view.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause a noticeable adverse impact, although it is noted that this change will be temporary.	Medium	Minor	Local	Short-term/ reversible	Minor	Adverse	Minor Significance	High
	<u>Operational Phase:</u> The proposed development will be visible above the existing townscape at the centre of the view. The development provides a new height datum to the view. The proposed development provides a wayfinding marker for Deansgate/ St. Mary’s Gate. The sense of enclosure onto Parsonage Gardens in the foreground remains unaffected.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary’s Gate and Deansgate, providing an additional wayfinding marker to the view.	The proposed development causes a noticeable change to the view, however this change is not considered to materially alter the composition of the view due to the existing presence of contemporary architecture in the background of the view. The foreground of the view, in particular the buildings enclosing the square, are unchanged. The Proposed Development forms part of the backdrop to the view.		Moderate	Local	Long-term / Irreversible	Minor	Beneficial	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from the junction of Market Street and Corporation Street facing west	<u>Construction Phase:</u> Limited visibility of construction of the upper storeys of the St. Mary's Gate frontage are apparent amongst the shoulder height of the Royal Exchange tower.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause a noticeable adverse impact which has the potential to temporarily alter the appreciation of Royal Exchange tower.	Medium	Minor	Local	Short-term/ reversible	Minor	Adverse	<i>Minor Significance</i>	High
	<u>Operational Phase:</u> The proposed development is visible at the shoulder height of the Grade II listed Royal Exchange, potentially limiting the opportunity to appreciate the tower without reading the proposed development also. Development proposals are consistent with the height of No. 1 Deansgate, resulting in a contemporary cluster forming the gateway to Deansgate towards the background of the view.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale of the proposed development supports the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate, providing a clear wayfinding marker at this key decision point in the city. - The extent of glazing ensures the tower of Royal Exchange remains clearly apparent in the viewpoint. - The proposed contemporary detailing is considered complementary to character of St. Ann's Conservation Area.	The proposed development creates a new contemporary backdrop to the tower of the Grade II listed Royal Exchange. The viewpoint location was selected to demonstrate 'worst case scenario' in accordance with the Guidelines. The viewpoint forms one of a potential series of kinetic views available for those approaching the site from this direction. At this point along the route, Royal Exchange Tower appears in conjunction with the Proposed Development in this viewpoint. For this reason, the effect has not been assessed as a positive change. However, the change to the view is not considered adverse. The Proposed Development appears as a strong vertical form in the view, but appears lower than the Royal Exchange which allows it to retain prominence in the view. Also, the form and architectural style of the Proposed Development is distinctly different, with the Proposed Development having significant areas of glazing, which allows the form of the Royal Exchange Tower to remain distinct and the Proposed Development to function as a backdrop. The majority of the Proposed Development is not visible at this point, so there is limited potential for the appreciation of the building design and embedded mitigation by the viewer. The direction of change has therefore been assessed as 'neutral'.		Minor	Local	Long-term / Irreversible	Minor	Neutral	<i>Minor Significance</i>	High
7: View from King Street facing north along Police Street	<u>Construction Phase:</u> Limited visibility of construction of the upper storeys are apparent at the back of the view, obscuring No. 1 Deansgate and behind the dome of listed Bartons Buildings.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause a noticeable adverse impact which has the potential to temporarily alter the appreciation of the vista along Police Street.	Medium	Minor	Local	Short-term/ reversible	Minor	Adverse	<i>Minor Significance</i>	High

Terminology for Visual Effect:

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Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
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	<u>Operational Phase:</u> The proposed development is clearly visible in the background of the view, rising beyond the existing buildings terminating the view along Police Street. The appreciation of the vista is altered by the massing of the proposed development, albeit this change is limited in nature due to the existing presence of No. 1 Deansgate which has been obscured.	No supplementary mitigation proposed. Embedded mitigation includes: - The extent of glazing and slender column widths limits the appearance of bulky massing in the view. - The proposed contemporary detailing is just apparent and complements the character of St. Ann’s Conservation Area. - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary’s Gate and Deansgate.	The key character of the view is defined at street level, with buildings providing strong enclosure to the street. Activity and active frontages focus attention at street level. The magnitude of change is therefore defined as ‘minor’. The direction of change has been assessed as ‘neutral’. The ‘neutral’ assessment reflects the existing backdrop of the view, which is characterised by a mixture of heritage and contemporary buildings. The assessment reflects the extent of change to the backdrop of the view, balanced with the mitigation embedded into the design proposals. The Proposed Development reflects the built heritage of Manchester, interpreted through the use of contemporary materials.		Minor	Local	Long-term / Irreversible	Minor	Neutral	Minor Significance	High
8: View from Cathedral Gardens facing south	<u>Construction Phase:</u> Limited visibility of the upper storeys is apparent amongst the existing contemporary development in the background of the view.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause an adverse impact, albeit due to the limited visibility and landmarks within the foreground, this change is considered to be barely perceptible and is temporary in nature.	High	Negligible	Local	Short-term/ reversible	Negligible	Adverse	Minor Significance	High
	<u>Operational Phase:</u> The proposed development will be just apparent in the background of the view. The upper storeys are visible clustering with the existing contemporary development of No. 1 Deansgate. The scale of the proposed development is contiguous with No. 1 Deansgate, therefore whilst the development appears as a new feature to the view, it will not be immediately apparent and it does not alter the legibility or appreciation of the Cathedral in the foreground.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary’s Gate and Deansgate, providing a clear wayfinding marker at this key decision point in the city.	The proposed development causes a perceptible change to the view, adding a new contemporary feature to the view which clusters with the existing No. 1 Deansgate – however this limited change is not considered to materially alter the composition of the view. Due to the clustering of contemporary development, the nature of change is considered to be in keeping with the existing character of the view. As such, a neutral change is considered to occur. The neutral nature of effect has limited the potential significance of this receptor.		Minor	Local	Long-term / Irreversible	Minor	Neutral	Minor Significance	High
9: View from Deansgate from Spinningfiel	<u>Construction Phase:</u> Limited visibility of the upper storeys is apparent above the listed Bartons Buildings towards the back of the view, obscuring visibility of No. 11 Deansgate.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP.	The change is expected to cause an adverse impact, albeit due to busy nature of Deansgate, this change is considered to be barely perceptible and is temporary in nature.	Medium	Negligible	Local	Short-term/ reversible	Negligible	Adverse	Not Significant	High

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ds Square facing North	<u>Operational Phase:</u> The proposed development is visible towards the background of the view, replacing visibility of No. 1 Deansgate above the listed Bartons Buildings. - The proposed development disrupts the perspective of the view along Deansgate, however this is a continuation of the way in which No. 1 Deansgate disrupts the perspective in the existing view. It is considered that the proposed development is a continuation of the contemporary Deansgate development which is also visible framing the right of the view.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate, providing a clear wayfinding marker at this key decision point in the city. - Development proposals respond to the existing building line along which ensures views to the Cathedral are unimpeded. - The extent of glazing and slender column widths limits the extent to which massing appears bulky in the view.	The proposed development will cause a perceptible change, replacing No. 1 Deansgate as a contemporary landmark within the view, however, it is not considered to result in a change in the overall composition of the view, which is characterised by long building lines punctuated by vertical elements including One Two Five Deansgate to the right within the view and No. 1 Deansgate. The magnitude of change has therefore been assessment as 'minor'. Views of the Cathedral are partially obscured in the existing view. The Proposed Development results in a very minor additional obscuring of the view, but the Cathedral remains clearly in view in the distance. This has been taken into consideration in the assessment, and formed part of the 'balance' when determining the assessment conclusions. The design of the Proposed Development is not intended to be recessive, and has been designed to form an integral part of the streetscape and a positive addition to the character of the view and to mark a key junction. The character and quality of the Proposed Development, as set out in the Design and Access Statement. The architectural form and detailing responds to the contemporary growth of Deansgate, whilst also providing a key wayfinding marker for the corner of Deansgate/ St. Mary's Gate. The direction of change has therefore been assessed as beneficial.		Minor	Local	Long-term / Irreversible	Minor	Beneficial	<i>Minor Significance</i>	High
10: View from Deansgate adjacent to the Bartons Buildings facing north	<u>Construction Phase:</u> Clear visibility of construction of the lower storeys will be apparent in the midground of the view. Construction works will not alter the composition of the view, with views of Manchester Cathedral and the Bartons Building retained.	No supplementary mitigation proposed. Adverse effects will be minimised through embedded mitigation measures proposed within the CEMP. The use of hoarding and direction lighting will help to reduce the impact of the construction works from this viewpoint.	The change is expected to cause a noticeable adverse impact, although it is noted that this change will be temporary.	Medium	Moderate	Local	Short-term/ reversible	Minor	Adverse	<i>Minor Significance</i>	High

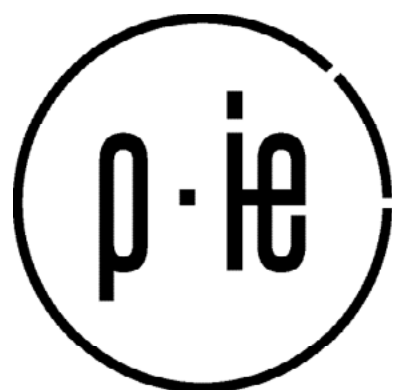
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	<u>Operational Phase:</u> The proposed development is clearly visible to the right of the view, limiting visibility of No. 1 Deansgate and forcing the vista down towards Manchester Cathedral. The proposed development follows and supports building line of Deansgate by removing the step back frontage which previously afforded views to No. 1 Deansgate. The height of development proposals rises beyond the top of view, providing a new overall height datum to the view. However, to the viewer, the 4/5 storey existing datum providing the existing enclosure onto the street is more apparent. The proposed development clearly ties into this eaves datum at the lower storeys – creating a strong visual connection with the adjacent Bartons Buildings. This providing new architectural rhythm to the streetscape to the right of the view whilst also providing a human scale to the lower storeys of the building.	No supplementary mitigation proposed. Embedded mitigation includes: - The scale responds to the pre-dominant eaves datum along Deansgate, visually tying the proposed development into the adjacent listed Bartons Building. - Development proposals respond to the existing building line along Deansgate which ensures the character of the streetscene is retained and enhanced through the removal of the existing step back. - The scale supports the emerging cluster of taller buildings defining the junction of St. Mary's Gate and Deansgate. - Active uses at the ground floor have been replaced to ensure a positive frontage onto Deansgate.	The proposed development will cause a noticeable change in scale to the view. This scale change works to further accentuate the perspective along Deansgate to Manchester Cathedral, resulting in a change to the appreciation of the view. The architectural form and detailing responds to the contemporary growth of Deansgate, whilst also providing a key wayfinding marker for the corner of Deansgate/ St. Mary's Gate and active ground floors to maintain the character of Deansgate. The direction of change has been assessed as 'beneficial'. This is due to the mitigation embedded into the Proposed Development in the design principles. A key approach in the design of the building has been to reflect the materiality of Manchester's heritage but interpret this in a contemporary way. The design approach enables the Proposed Development to form a new but complementary addition to the street.		Moderate	Local	Long-term / Irreversible	Moderate	Beneficial	<i>Moderately Significant</i>	High

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