

Townscape and Visual Impact Appraisal

Former Gamecock Public House, Manchester

April 2021

Turley

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Client

Curlew Alternatives Eighth Property LP

Our reference

CURM3000

April 2021

1. Introduction

- 1.1 This Townscape and Visual Impact Appraisal (TVIA) has been prepared by Turley Townscape and VIA to accompany the detailed planning application for the proposed student accommodation development of the former Gamecock Public House, Booth Street West, Manchester. The TVIA has been prepared on behalf of Curlew Alternatives Eighth Property LP (the 'Applicant') and assesses the effect of the proposed development on the townscape and visual receptors of the Site and its surroundings.
- 1.2 The proposals (the 'Proposed Development') comprise:
- "Demolition of existing building and structure and redevelopment of site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure"*
- 1.3 The TVIA has played an important role in informing the proposals with the baseline townscape and visual analysis undertaken at an early stage in the design development process.
- 1.4 The TVIA should be read in conjunction with the Design and Access Statement (DAS) and drawing pack that supports this application produced by the project architects 'Simpson Haugh and Partners'.
- 1.5 National and local planning policy provides further guidance with regard to the requirement for assessment of both townscape and visual impacts, in relation to new development and design. This underpins the purpose and structure of this report and is summarised in **Appendix 1**.

Structure of the Report

- 1.6 The TVIA report is set out in six sections with supporting appendices. This introductory **Section 1** provides a summary of our approach and methodology for the assessment of townscape and visual impacts for development on Site. This is followed by, **Sections 2 and 3**, which assess the baseline situation of the Site and provides a proportionate baseline assessment of townscape character and visual amenity.
- 1.7 **Section 4** provides an assessment of the effects of the Proposed Development on the baseline situation and is supported by an assessment for each of the representative views set out in **Section 5**. A summary of the findings is set out at the end of the document within **Section 6**. The TVIA is supported by a series of figures and photos that can be found within and at **Appendix 3** at the end of the TVIA.
- 1.8 Ten representative viewpoints, agreed in consultation with officers at Manchester City Council (MCC), have been used to inform the assessment of potential townscape and visual effects. Accurate visualisations have been prepared for each of the representative views; the visualisations and baseline photography are provided at full size and with associated methodology produced by specialist consultant Vista3d in **Appendix 5** (this document should be printed and viewed at A3).

- 1.9 **Appendix 2** sets out our methodology for the assessment of townscape and visual impacts and **Appendix 4** sets out a Zone of Theoretical Visibility (ZTV) of the proposed scheme.

Site Location and Description

- 1.10 The Site is located within the city of Manchester, on the corner junction of Booth Street West to the north and Boundary Lane to the west, at the transition between university buildings and residential areas. To the north, east and south of the site, academic buildings and student accommodation associated with The University of Manchester and Manchester Metropolitan University are common, whilst residential estates of Hulme are found in the west. Manchester Oxford Road Train Station is located approximately 800m to the north of the Site.
- 1.11 The principal building present on Site is:
- A part one, part two storey block of the former Gamecock Public House, with white timber cladding, brick and render facades, and with a distinctive mono-pitch roof.



Figure 1.1: Former Gamecock Public House within the Site

Study Area

- 1.12 The principal study area for this assessment includes both the Site and the surrounding wider context within a 500m radius. This is considered to be an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development. The townscape character assessment considers the Site at a city and local level. The visual assessment considers the existing and potential views within a 500m radius from the Site boundary, with further long distance views from more distant visual receptors being considered where identified and relevant. This has been informed by the production of a computer generated Zone of Theoretical Visibility (ZTV) which

identifies where in the surrounding townscape the Proposed Development is likely to be visible. The Site boundary and Study Area is identified within **Figure 1.2** and the ZTV, which looks at a wider study area, is set out at **Appendix 4**.



Figure 1.2: TVIA study area

- 1.13 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were identified, along with a number of supporting representative views from a selection of these key visual receptors that could be tested to better appreciate the likely visual effects of the Proposed Development within its townscape context. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. The desk study included a review of any relevant characterisation studies published by the local planning authority.
- 1.14 A field study was undertaken by an experienced townscape consultant (chartered landscape architect) from Turley Townscape and VIA in February 2021, during which visibility was very good. The key features of the Site and surrounding townscape were verified, and our initial representative viewpoints were explored and confirmed as appropriate. This was accompanied by the identification of local townscape character areas within the Study Area to help describe the wider surroundings of the Site and understand how the development may affect the surrounding townscape. The field study also involved travelling through the study area and producing a working photographic record of the area.

Methodology

1.15 The TVIA is based on the methodology set out in the following guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017); and,
- Visual Representation of Development Proposals 2019 (Landscape Institute Technical Information Note 06/2019).

1.16 The TVIA methodology is set out at **Appendix 2** to this report. In summary, the baseline conditions of the existing townscape character and representative views of the Site and the surrounding area were established. The Proposed Development was then considered, and from this the potential degree of 'effect' on the first day of operation was predicated and assessed.

Pre-application Engagement

1.17 This application submission has been informed by a positive process of pre-application engagement with officers at MCC and consultation with other key stakeholders including tenants and residents' associations. The design for the Proposed Development has undergone several iterations, in response to the advice received throughout this process. The evolution of the design in response to feedback is described in detail in the DAS.

1.18 The scope of the assessment for the TVIA, including the location of representative viewpoints and the type of visualisation to support the assessment of visual impacts of the Proposed Development, was set out to officers at MCC during the pre-application process and agreed through email correspondence.

2. Baseline Townscape Appraisal

Introduction

- 2.1 A baseline assessment of the local townscape around the Site was undertaken to understand the townscape character context of the Site and identify the key features and characteristics which contribute to this. This includes consideration of associated elements, features and aesthetic and perceptual factors which contribute to the townscape. Once these factors are established the local townscape character areas (townscape receptors) and their associated key characteristics can be identified. This takes into account the considerable amount of change that is taking place within the surrounding townscape particularly in relation to land use, urban structure and the scale of built form.

Published Characterisation Studies

Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010)

- 2.2 As part of the evidence base to the Local Development Framework, Manchester City Council prepared an urban characterisation study to identify the varied character across the city. The study sets out the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.
- 2.3 The Application Site is situated within the 'Central Area of change', along the boundary with the 'Higher Education Precinct' Strategic Character Area.
- 2.4 The character description of the 'Central Area of change' is provided below under the given headings with points of particular relevance to the Site identified in bold:

"Underlying natural form

- 2.5 *The area gently undulates in response to the valleys of the River Irwell that bounds the area's western edge and the Rivers Medlock and Irk that flow through the area from east to west and north to south respectively. Overall the height of land above sea level increases gently in an arc around the northeast of the area and with a more noticeable change near the North Area and on the eastern edge of the city.*

Urban form

- 2.6 *This area covers the majority of the area engulfed by the industrialised expansion of the city in the 19th and early 20th century, focused on the Rochdale and Ashton Canals, but the current-day character principally derives from change: The subsequent comprehensive redevelopment of the area in the 1960's and the more recent on-going programme of **large-scale regeneration**.*
- 2.7 *As such, the urban form is predominantly of the 1960's: one of **lower-density development set within open areas** consisting of a mix of generous principal highways and junctions, commercial yards, public open space (including significant areas of incidental open space), school playing fields and small private gardens. The area*

remains the focus of the city's industrial and other out-of-centre commercial activity mostly in low-rise industrial shed-style buildings. It also contains a significant concentration of 1960's housing with a **predominance of purpose-built, social housing estates**, often on the segregated vehicle and pedestrian Radburn layout and containing **a mix of high and low-rise flats** and short terraces on a series of cul-de-sac roads.

- 2.8 This change was almost area-wide although pockets of older development remain to contribute to localised distinctiveness such as at Ardwick Green - both Ardwick and Clayton are known sites of medieval halls.
- 2.9 **Change is once again underway with regeneration programmes that have, and continue, to transform the urban form of significant parts of the area.** In Hulme, for example, new development has taken place on **a reinstated grid-street pattern** (which, as elsewhere in the area, was often swept away or heavily corrupted in the 1960's) to provide an area which is once again legible and permeable. **An over-all higher density, but human scale of development** has been achieved but with less incidental open space and larger areas of more meaningful public open space. New East Manchester is witnessing a similar approach to the urban form.

Use, activity and movement

- 2.10 The greatest sense of activity within the area is found in Sport City and the other centres which are a focus for facilities, services and pedestrian and vehicle movement. The level of activity in and around Sport City increases dramatically at the time of events. The activity levels outside these 'hot-spots' are relatively low with the greatest sense of activity generated by vehicle movement on the principal routes. There are, however, localities which exhibit increased levels of overall activity: **Those close to the city centre and the Higher Education Precinct and areas that have recently experienced regeneration to higher densities that can now sustain a greater range of associated facilities."**
- 2.11 The description for the 'Higher Education Precinct' Strategic Character Area is provided below (emphasis added):

"Underlying natural form

- 2.12 The locality where the City Centre and HEP character areas merge is demarcated by the gentle, but noticeable, valley slopes in the immediate vicinity of the River Medlock from which the HEP stretches away south-eastwards, following Oxford Road, as a relatively level area.

Urban form

- 2.13 The main Oxford Road highway runs centrally through the length of this area and, prior to the mid 1700's, would have passed through largely open countryside. The character of the area today is very much linked to **Oxford Road as the focus of the city's major education and medical facilities** in a significant number of often **large, institutional buildings**. These clearly relate to and **define the Oxford Road frontage** and give the wider area a particular **sense of scale and gravitas**. A number of these imposing buildings date from the later 1800's and often are **in stone but also some in red brick**

with Portland stone or terracotta detailing. Many are from the 1950's onwards and **set in soft landscaped areas** and represent every period of the modern era in terms of style and elevation materials, and this process of evolution continues today with recent and on-going development at the hospital and two universities.

- 2.14 There still remain some limited examples of the original development of the area for higher status villas and town houses for the wealthy moving out of the urban core as it began to industrialise. However, underlying the area is the **still legible but fragmented grid-street pattern** that was laid down when the area was subsequently overwhelmed by workers housing of the 1800's including to serve new mills in the vicinity of the township of Chorlton-upon Medlock. Virtually all trace of the residential areas was swept away as part of their 1950's and 1960's comprehensive redevelopment, but vestiges of often **domestically scaled civic and commercial buildings that served the township still survive** - principally along the Oxford Road frontage and around All Saint's Square that was an integral part of the grid-iron.

Use, activity and movement

- 2.15 Not unexpectedly the area is **dominated by the educational and hospital uses** either directly or with ancillary uses and activity. The HEP, particularly during university term-time, is a **highly active and vibrant extension to the city centre** including into the night-time. The Oxford Road frontage is particularly busy with a host of student facilities, performance venues, museums, shops and bars. In contrast, since being established in the late 19th Century, **Whitworth Park** (at the southern extent of the HEP) has remained as **a large and more relaxed green public space of sweeping lawns and mature tree planting** for recreation and occasional events.
- 2.16 Oxford Road is an extremely busy pedestrian and vehicle route which heightens the overall sense of activity along its entire length. Other than for a limited number of east-west roads it is pedestrians that predominantly permeate the area between (but without often reaching) the Cambridge Street and heavily trafficked Upper Brook Street routes that broadly define the HEP to the west and east respectively."

Townscape Elements

Land Use

- 2.17 The Site is currently derelict but was formerly used as the Gamecock Public House, an estate pub from the 1970s. The site has a run-down appearance having been subject to graffiti and litter, and ruderal species such as bramble and dock have grown up on previously landscaped areas. The hard surfacing is also being used informally for occasional car parking.
- 2.18 In the surrounding context of the Site there are a variety of land uses, the principal uses being residential and institutional.
- 2.19 To the north of the site, the main use is student accommodation extending along Higher Cambridge Street, with commercial uses in the form of convenience stores and fast food outlets at street level. Residential apartments border the site to the immediate east with the Alliance Business School and other academic buildings situated further along Booth Street West. Hyatt House hotel is also located above the

business school between Higher Cambridge Street and Higher Chatham Street. Similarly to the south of the site, residential apartments adjoin the boundary with the Trinity Church of England High School campus situated beyond. Land use to the west of the site is characterised by a post-war residential estate occasionally interspersed with schools and community facilities.

Urban Grain and Built Form

- 2.20 The layout of the area largely follows a planned, grid pattern. The historic gridded street layout was once fragmented by the industrialisation of the area but has since been reinstated as part of new large scale regeneration and slum clearance in the latter half of the 20th century.
- 2.21 Buildings are typically situated within fairly regular, rectilinear plots sometimes abutting the pavement, and other times set back with trees. Built form is a mix of low-rise, two to three storey terraces and four to five storey apartment blocks. There is also an increasing trend for high-rise buildings around the universities with eight to nine storey towers neighbouring the site to the north and south as well as the 20-storey Hyatt House hotel just beyond to the east. There is a notable decrease in scale from east to west, and the difference in height between the university area and the residential area creates a strong contrast between the two areas.
- 2.22 Within the Site, the former Gamecock public house comprises a two storey block with a mono-pitched roof which forms a noticeable change in scale in the frontage to Booth Street West. The architectural style is more consistent with the post-war Hulme estate to the west.

Topography

- 2.23 The topography of the Site and local surrounding area is flat with ground levels around +34m AOD. The lack of variation in topography in the local area means that views of the Site are generally kept within the enclosed framework of local roads.

Vegetation and Open Space

- 2.24 Despite the open frontage on to the bordering streets, there is currently no public open space provided within the Site. Within the car park, two Sycamore trees are situated on the south west corner, and another Sycamore and an Elder are situated on the north west corner. Pioneering species such as Buddleja, brambles and nettles have also succeeded around the building and on previous lawn areas since the closure of the pub.
- 2.25 Within the immediate context of the Site, vegetation is generally limited to trees of varying age within the network of streets. Hopton Court to the north and Cooper House to the south are set back behind narrow areas of lawn and mature trees. The urban plaza associated with the Alliance Manchester Business School is situated approximately 130m to the east and comprises trees within lawns and herbaceous planting areas. A pocket park at Epping Street is also situated approximately 150m to the north west and is characterised by grassland and trees, centred on a circular seating area.

Movement and Connectivity

- 2.26 There is no formal public access within the Site however, the boundaries are open to the adjoining pavements which allows pedestrians to cut the corner of Boundary Lane and Booth Street West through the Site. Vehicular access is provided from Boundary Lane sharing the cul-de-sac access road with Cooper House adjacent.
- 2.27 Movement in the immediate context of the Site is concentrated within the network of streets which provide direct connections to the city centre; of these Higher Cambridge Street is the primary route. The road has a generous width comprising two to three lanes of traffic including designated bus and cycle lanes and is edged by wide pavements. Booth Street West is of a similar character and provides east-west connections between the B5117 Oxford Road and other key routes in and out of the city.
- 2.28 Boundary Lane forms a secondary route and provides links with narrow residential streets to the west along its length. It has a winding character and comprises two lanes of traffic with central chevron area. Street trees are common where pavements widen, and together with the trees within private premises soften the presence of adjacent built form fronting the road.
- 2.29 Pedestrian routes are generally confined to pavements of the roads through the built-up area. Permeability increases closer to the university where urban plazas and squares encourage greater flows of people.

Materials

- 2.30 The primary material of the Gamecock public house is brown brick and white timber cladding. The entrance is faced in white render and concrete tiles cover the roofs. Tarmacadam forms the hard surfacing around the building. The building has limited architectural detailing reflective of the development era it was built. Windows are made from white uPVC in a modern style and are protected by metal shutters at ground level.
- 2.31 There are a range of building materials around the site as a result of modern development. Within the Hulme estate to the west nearly all buildings are built in red brick and concrete roof tiles. The buildings all adopt a similar style which provides a sense of uniformity to the area. Further east in and around the universities, there are greater combinations of materiality including brick, render, metal cladding, as well as glazing, and each material is found in different tones and colours. For example, the western end of the Alliance Business School is predominantly glazed with purple and orange panes in keeping with the University of Manchester brand colours.

Local Townscape Character Areas

- 2.32 In order to define townscape character receptors at a scale appropriate to the Site and study area, local Townscape Character Areas (TCAs) have been identified. In the process, local level changes in characteristics that relate to physical elements or features and historic development, as well as how a place is perceived, have been considered. This has identified four TCAs which are illustrated on **Figure 2.1** and **Appendix 3**.

2.33 The Local Townscape Character Areas defined as part of this assessment are:

- TCA1: Stretford Road Residential
- TCA2: University Academic
- TCA3: Epping Street Residential
- TCA4: Burlington Street Mixed Use

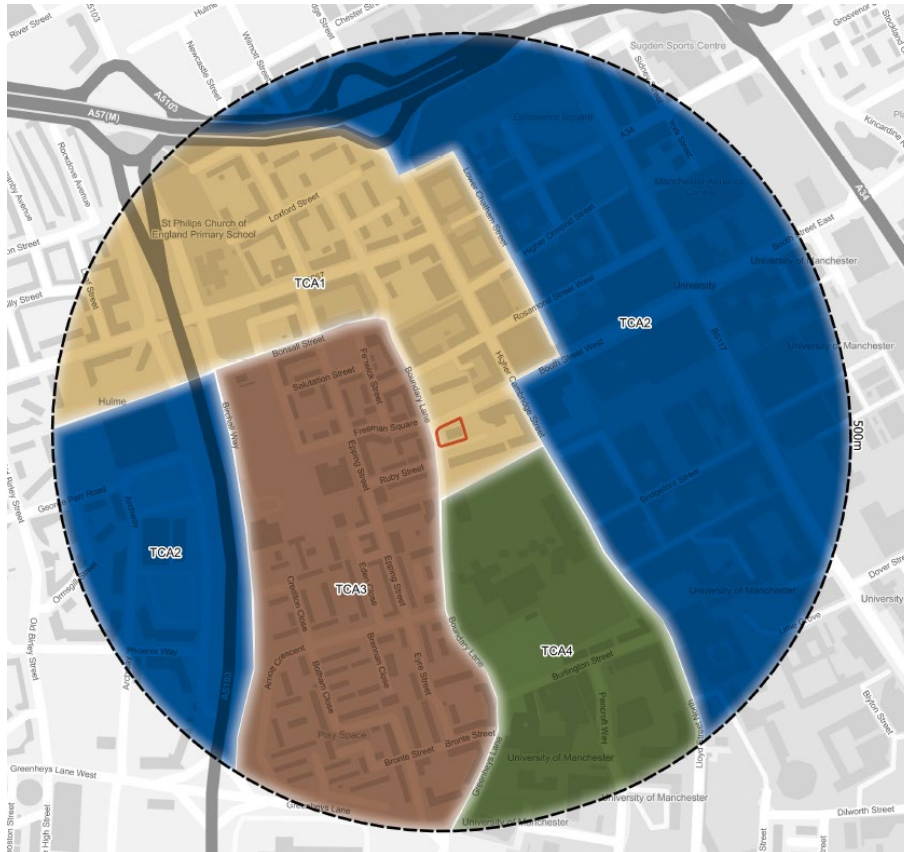


Figure 2.1: Townscape Character Areas

TCA1: Stretford Road Residential

2.34 This townscape character area includes the Site and extends east-west between the university campuses. The area has a strong relationship with the adjacent TCA2 and boundaries between the two areas are often blurred. The key characteristics include:

- The A5067 Stretford Road and the A5067 Higher Cambridge Street form the primary routes through the area, providing connections to residential streets and the wider transport network beyond.
- Residential streets are of generous proportions with a varied street scene and largely following the prevailing grid pattern of the wider area.

- Student residences are common along the primary roads and are often arranged in three to four storey complexes with private courtyards, or more recently in high-rise apartments of up to 15 storeys.
- Private residences are concentrated in the north of the area and comprise three to four storey linear blocks of flats within landscaped grounds.
- A mix of modern architectural styles of varying quality as a result of piecemeal redevelopment.
- Brick is the most common building material found in different tones of red, brown and yellow, sometimes in combination with render. More recent buildings also incorporate metal cladding panels in muted colours.
- Trees are scattered throughout the streets and within small incidental green spaces, but are mostly concentrated in private properties and within Loxford Gardens in the north east.
- Major road infrastructure has a strong influence on the character, particularly around the edge of the area.
- Hulme Arch Bridge spans the A5103 and forms a local landmark marking a key gateway into Manchester.
- Views of tall buildings in and around Deansgate serve as a reminder of the proximity to the city centre.

2.35 TCA1 is considered to be of an Ordinary Value as it is not designated or recognised for its townscape importance, has few significant townscape features and is of ordinary townscape quality.

TCA2: University Academic

2.36 This townscape character area is located to the east and west of the site, and extends along key routes in to the centre of Manchester. It covers the campus of the University of Manchester as well as the Manchester Metropolitan University with stark transitions between adjacent TCA3 and TCA4, often delineated by roads. Key characteristics include:

- B5117 Oxford Street is the primary movement corridor with two to three lanes of traffic and wide pavements providing a direct route into the city centre.
- Booth Street West and Booth Street East form secondary routes and provide east-west connections to the wider road network.
- Large, regular blocks are arranged in a grid pattern and permeated by pedestrian plazas and urban squares.
- Grand institutional buildings defining the Oxford Road frontage, interspersed with some surviving villas and town houses, and more domestically-scaled civic and commercial buildings around All Saint's Park.

- A number of listed buildings of heritage interest including Whitworth Hall, John Owens Building, and Manchester Museum, juxtaposed with modern architectural styles such as the Kilburn Building, Manchester Aquatics Centre and the MMU Business School.
- An eclectic mix of building materials such as Portland stone with terracotta detailing and clay roof tiles within historic buildings, and red brick in combination with glazing and metal cladding within modern buildings.
- Lawns and trees of varying age within urban plazas and squares provide relief in the built form including All Saints Park, a Victorian burial ground.
- A busy and vibrant higher education quarter with activity extending throughout the day and night.

2.37 TCA2 is considered to be of a Medium Value as it contains some concentrations of Grade II listed buildings along Oxford Road and around All Saints Park, that are important to its identity and the university cluster makes an important contribution to the character and identity of the city.

TCA3: Epping Street Residential

2.38 This townscape character area is located to the west of the Site. The edges of the TCA are defined by Bonsall Street to the north, Boundary Lane to east, and the A5103 Princess Road to the west. The key characteristics of the area include:

- A fine urban grain with rectilinear blocks defined by narrow residential streets arranged in a grid pattern.
- Predominately residential terraces in small scale plots and with a prevailing height of two to three storeys.
- The hierarchy of streets is unclear and the townscape legibility is poor. Roads are typically speed-restricted and dominated by on-street parking, and edged by varying pavement widths.
- Permeability into the area is obscured by major infrastructure and larger building plots, particularly in the east and west.
- Piecemeal redevelopment of this post-war estate has introduced some tall residential towers such as Duffield Court (15 storeys) and Meredith Court (9 storeys) which are visually prominent and contrast with the smaller scale of surrounding buildings.
- The International Pentecostal City Mission Church comprises intact Victorian architectural features and provides some heritage interest.
- Red brick is the primary building material used throughout the area with little variation in colour and texture. More recent buildings have introduced lighter brick varieties and cladding panels in muted colours.

- Public open space is limited to a pocket park at Epping Street, and elsewhere vegetation is primarily trees within private gardens or occasional rows of street trees.
- Framed views to tall buildings beyond the area provide local landmarks and act as locating features in the townscape.

2.39 TCA3 is considered to be of an Ordinary Value as it is not designated or recognised for its townscape importance, has few townscape features of note and is generally in ordinary condition and of ordinary quality townscape.

TCA4: Burlington Street Mixed Use

2.40 This townscape character area is located to the south of the site, extending between Boundary Lane and Higher Cambridge Street. Key characteristics include:

- A mix of uses including a high school, sports centre, residential apartments, offices and places of worship.
- Loose knit and irregular grain with varied block shapes, and private open spaces between buildings such as sports pitches and car parks.
- Prevailing height of two to four storeys, with the exception of the Burlington Square apartments rising to ten storeys.
- A range of modern architectural styles and building materials including red and buff brick, with some bright coloured cladding and glazing.
- Vegetation consists of landscaped car parks within the Manchester Science Park and street trees within grassed strips along the Pencroft Way break up the built form.
- The high quality architecture of the Bright Building contrasts with the unremarkable architecture of surrounding buildings to form a focal point of the Manchester Science Park.

2.41 TCA4 is considered to be of an Ordinary Value as it is not designated or recognised for its townscape importance and is of limited townscape quality although it is valued at a community level for aspects such as its provision of sports and leisure facilities.

Table 2.1: Townscape Character Summary

Townscape Character Area	Townscape Value
TCA1: Stretford Road Residential	Ordinary
TCA2: University Academic	Medium
TCA3: Epping Street Residential	Ordinary
TCA4: Burlington Street Mixed Use	Ordinary

3. Visual Amenity Baseline Appraisal

- 3.1 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site and local visual receptors likely to be affected by the Proposed Development. The visibility of the Site and extent of its visual envelope was established through both a desktop analysis of the surrounding area and by confirming on Site the localised screening effect of the landform, vegetation and built form.
- 3.2 Representative views were identified, which reflected the character and quality of typical views from the key receptors, and to form the baseline against which the visual effect of the proposed development could be assessed.

Extent of visibility

- 3.3 Due to the dense urban grain, and relatively low building height of the former Gamecock Public House, the Site is well contained and there is low visibility from the surrounding townscape other than from the adjoining streets. Views of the existing building are limited to the following public areas;

- Booth Street West;
- Boundary Lane;
- Camelford Close;
- Freeman Square;
- Ruby Street.

Local Visual Amenity

- 3.4 Currently, the Site does not form a prominent feature within local views and does not make a positive contribution to the visual amenity of the local area. The mature trees within the site together with mature trees along Boundary Lane within the street and neighbouring developments are key contributors to the visual amenity of the area around the site. The built form in and around the Site contributes little to the visual interest of the area.

Visual Receptors

- 3.5 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group but views from private residential properties are not considered within this assessment as the impact of development on private views is not normally a planning consideration¹ unless visual impacts are considered likely to be so great that they would affect the residential

¹ Aldred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

amenity of a property which is not the case in this instance (the closest residential properties being approximately 20m).

- 3.6 The key visual receptors which have been identified within the study area with potential to be affected by the Proposed Development are set out in **Table 3.1** below together with an assessment of their sensitivity to the likely visual effects of the Proposed Development.

Table 3.1: Key Visual Receptors

Receptor	Commentary
Motorists and pedestrians along Booth Street West	<p>Booth Street West is a secondary route through the dense university quarters, extending between the A34 Upper Brook Street in the east and Boundary Lane in the west. The street comprises four to five lanes of traffic with a central reservation and generous pavements. The Site sits to the immediate south of the route where it connects with Boundary Lane.</p> <p>Road users are likely to be day-to-day traffic including vehicular, cycle and pedestrian users. Views are likely to be of low importance to road users.</p>
Motorists and pedestrians along Boundary Lane	<p>Boundary Lane comprises a secondary route extending south from the A5067 between the university quarters to the east and residential area to the west. The road is fairly wide with two lanes of traffic separated by chevron area. Trees are a common feature situated within along pavements and within adjacent properties both sides of the road. The route also passes along the western boundary of the Site.</p> <p>Road users are likely to be day-to-day traffic including vehicular, cycle and pedestrian users. Views are likely to be of low importance to road users.</p>
Motorists and pedestrians along Higher Cambridge Street	<p>Higher Cambridge Street is a secondary route passing the dense university quarters, and connecting with the A5067 in the north. It is characterised by three lanes for traffic including a northbound bus lane, fronted by mid-rise buildings increasing in scale further north. Occasional breaks in the building line are provided by playing pitches as well as urban plazas and gardens.</p> <p>Road users are likely to be day-to-day traffic including vehicular, cycle and pedestrian users. Views are likely to be of low importance to road users.</p>
Motorists and pedestrians along residential streets to the west including Freeman Square, Ruby Street and Poynton Street	<p>Freeman Square, Ruby Street and Poynton Street comprises tertiary routes which provides local movement corridors and access to the residential estates. The roads are narrower and have lower levels of movement compared to Boundary Lane or Booth Street West.</p> <p>Road users are likely to be day-to-day traffic including vehicular, cycle and pedestrian users. Views are likely to be of moderate importance to road users.</p>
Users of plaza outside Alliance Manchester Business School	<p>The plaza adjacent to the Alliance Manchester Business School is situated 150m to the east of the Site. It comprises a series of lawns defined by tree-lined paths within a tight-knit urban grain. Views are likely to be high importance to open space users.</p>

visualisation types. The type of visual representation has been guided by the Landscape Institute's Technical Information *Note 06/19: Visual Representation of Development Proposals* and *GLVIA3* which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. It was recommended that due to the scale of development and sensitivity of the Site that verified Rendered/Photomontage and Photowire Type 4 visualisations should be produced. The type of visualisation recommended (i.e. wireframe or rendered photomontage) is identified in **Table 3.2** below.

- 3.10 The rendered views demonstrate the materiality of proposed development and its relationship with the existing street scene and neighbouring buildings, and so are most helpful for closer distance views. The photowire views illustrate the massing of the proposed development and demonstrate how it sits in the wider townscape and in relation to other built form, and so are most helpful for longer distance views.

Table 3.2: Representative Views

No.	Location	Visualisation Type	Commentary
RV1	View from Epping Walk Bridge, looking east	Type 4 - wireframe	Illustrates elevated view across the local townscape from the western approach to the Site
RV2	View from Epping Street at junction with Ruby Street, looking east	Type 4 - render	Illustrates views from adjacent residential area
RV3	View from Freeman Square, looking east	Type 4 - render	Illustrates views from adjacent residential area
RV4	View from pocket park at Epping Street, looking south east	Type 4 - wireframe	Illustrates views from the public open space
RV5	View from Knowles Place at the junction with Bark Walk, looking south	Type 4 - render	Illustrates view from the northern approach to the Site
RV6	View from Booth Street West outside the Royal Northern College of Music, looking south west	Type 4 - render	Illustrates view from the eastern approach to the Site
RV7	View from Inchley Road at the junction with Kincardine Road, looking south west	Type 4 - wireframe	Illustrates longer distance views from the eastern approach to the Site
RV8	View from Oxford Road at the entrance to the plaza adjacent to the Alliance Manchester Business School, looking west	Type 4 - wireframe	Illustrates views from the public open space and from adjacent university quarters
RV9	View from Higher Cambridge Street near to junction with Bridgeford Street, looking north west	Type 4 - render	Illustrates views from adjacent university quarters
RV10	View from Boundary Lane at the junction with Arnott Crescent, looking north	Type 4 - wireframe	Illustrates views from the southern approach

4. Townscape and Visual Assessment of Effects

Approach to Assessment

- 4.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken in February 2021 following design freeze of the scheme. The assessment is based on the scheme as set out in the Design and Access Statement and the detailed plans, sections and elevations produced by project architects Simpson Haugh, together with the visualisations produced for the scheme by Vista3d (set out within the assessment of representative views in Section 5).
- 4.2 As previously outlined, the methodology and approach in undertaking this impact assessment is summarised in **Appendix 2** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Overview of Proposed Development

- 4.3 The supporting Design and Access Statement prepared by Simpson Haugh provides a comprehensive description of the scheme design and its approach. This includes a review of how the proposals have responded to the particular constraints and opportunities of the Site, in particular the relationship to the historical context and the character of the adjoining streetscapes. A summary of the key elements of the Proposed Development which are of relevance to this assessment is provided below:
- Demolition of the existing public house on site and removal of existing trees and vegetation.
 - Construction of new built form comprising a split level, 9 and 13 storey purpose built student accommodation with community ground floor uses.
 - High quality materials would be utilised with a restrained palette to articulate the facades and aid orientation. The building volumes are designed to be complementary but with subtle differences in brick bond patterns to reinforce the sculptural form.
 - Introduction of new tree planting on Booth Street West and along Camelford Close to add to the verdant character and break up the built form.
 - Introduction of new public realm with seating areas and ornamental planting to highlight the building entrances.

Sensitivity of Townscape Receptors

- 4.4 The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. Effects on townscape character are both direct i.e. on the TCA that the Site is located within, and indirect i.e.

changes to characteristics that occur beyond the boundary of the TCA but which influence its character. An assessment of the sensitivity of each of the townscape receptors is provided in **Table 4.1**.

Table 4.1: Sensitivity of Townscape Receptors

Townscape Character Area	Value	Susceptibility to change	Sensitivity
TCA1: Stretford Road Residential	Ordinary	Low – TCA is influenced by modern development and has a close relationship to the type of development proposed.	Low
TCA2: University Academic	Medium	Low – TCA contains large scale and high density built form.	Medium-Low
TCA3: Epping Street Residential	Ordinary	Medium – TCA3 has a largely unified character and built form of modest proportions.	Medium-Low
TCA4: Burlington Street Mixed Use	Ordinary	Low – TCA4 has an indistinct sense of character with frequent changes across the area.	Low

Sensitivity of Visual Receptors

- 4.5 **Table 4.2** establishes the sensitivity of the visual receptors. This is based on the identification of the value of the view and the susceptibility of change. The latter is established by considering the occupation or activity of people; and extent of attention or interest that may therefore be focused on the views and visual amenity.
- 4.6 Guidance in GLVIA3 notes that the visual receptors most susceptible to change are likely to include: people who are engaged in outdoor recreation whose attention is likely to be focused on the landscape and on particular views; visitors to heritage assets; and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with moderate susceptibility to change include travellers on road, rail or other transport routes and visual receptors likely to be less sensitive to change include: people engaged in outdoor sport or recreation; and, people at their place of work whose attention may be focused on their work or activity.

Table 4.2: Sensitivity of Key Visual Receptors

Receptor	Value	Susceptibility to change	Sensitivity
Motorists and pedestrians along Booth Street West	Ordinary – Views are not designated or documented as important although views of quality modern buildings and mature street trees are likely to be valued by users of the road.	Low – Views and visual amenity likely to be of low importance to road users as their interest is not likely to be focussed on the townscape.	Low

Motorists and pedestrians along Boundary Lane	Ordinary – Views are not designated or documented as important although views of quality modern buildings and mature street trees are likely to be valued by users of the road.	Low – Views and visual amenity likely to be of low importance to road users as their interest is not likely to be focussed on the townscape.	Low
Motorists and pedestrians along Higher Cambridge Street	Ordinary – Views are not designated or documented as important although views of quality modern buildings and mature street trees are likely to be valued by users of the road.	Low – Views and visual amenity likely to be of low importance to road users as their interest is not likely to be focussed on the townscape.	Low
Motorists and pedestrians along residential streets to the west including Freeman Square, Ruby Street and Poynton Street	Ordinary – Views are from local residential streets and are ‘every day’ views although there are views of certain features that are likely to be valued by the local community.	Medium – Views and visual amenity likely to be of moderate importance to road users as their interest is only partly on the townscape.	Medium-Low
Users of plaza outside Alliance Manchester Business School	Ordinary – Views are not designated or documented as important although views along the plaza are likely to be valued by the students and visitors to adjacent buildings.	High – Views and visual amenity likely to be of high importance to users of the plaza as their interest is likely to be focussed on the townscape.	Medium
Users of pocket park at Epping Street	Ordinary – Views are not designated or documented as important although views from the park are likely to be valued by the local community.	High – Views and visual amenity likely to be of high importance to users of the pocket park as their interest is likely to be focussed on the townscape.	Medium

Construction Effects

- 4.7 The key aspects of the demolition and construction phase which have potential to affect the receptors have been identified as: demolition works, groundworks associated with foundation / basement excavation; construction machinery (including tower cranes), material stock piles, scaffolding, vehicle movements, contractor site compound, and the incremental appearance of the building itself during the construction process.
- 4.8 Any effects arising during the construction phase are regarded as short term or temporary effects and have therefore not been separately described. However, in general terms, the construction effects of the Proposed Development would be no greater in magnitude than those described below for the completed development but would generally be considered to be either neutral or adverse effects. The exception to

this would be effects associated with the tower cranes, which would likely be visible from a wider area than the completed development and so would form a noticeable skyline feature for this period.

Townscape Impacts

- 4.9 The assessment of townscape impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely changes to the key townscape elements within the Site and then an assessment of the impact of these changes on the townscape character for the four previously identified local townscape character areas.

Changes to Townscape Elements

Land Use

- 4.10 The proposals would represent a change in land use from a disused public house within the site to include purpose built student accommodation. The site is situated at the junction of Booth Street West and Boundary Lane where the predominant land use transitions between residential, other purpose built student accommodation and academic. The proposed land use would be characteristic of the local context and would reinforce the relationship between different uses nearby. It is considered to be an appropriate land use for the Site and its context.

Urban Structure and Built Form

- 4.11 The Proposed Development involves the construction of a part 13 storey and part 9 storey building. The 13 storey part would be located to the eastern side of the Site and the lower 9 storey part on the western side facing on to Boundary Lane.
- 4.12 The height and massing of the proposals would be substantially greater than the current building on the site as well as the existing residential properties to the west of Boundary Lane. The new building would have a noticeable presence in the townscape and the increase in scale would reinforce the existing contrast between the finer, residential character to the west and coarser, larger scale academic character to the east.
- 4.13 The proposals would be of a greater scale than the existing building on the site which currently appears out of scale with the neighbouring buildings to the north, east and south, as well as the sequence along Boundary Lane and Booth Street West. The proposals would be more consistent with the scale of the emerging townscape context. Within this context, the Proposed Development would contribute to the evolving cluster of tall buildings along Booth Street West which steps up to Hyatt House at the junction with Higher Cambridge Street. The 9 storey block would be comparable in height to Hopton Court to the north and Cooper House to the south and this stepping of storey height would mediate the change in scale at this junction. The scale of the proposed building is therefore considered to be appropriate for the Site and local context.
- 4.14 As described in the Design and Access Statement, the proposed building elevation treatment would reinforce the sculptural form of the overall development. The proposed use of brick within the facades in different bond patterns would create

texture and would weather well over time. Aluminium window and door frames with perforated panels and louvres in dark bronze would complement the pink-orange hue of the facing brick and contribute to the overall richness of the facades. It is considered that the materiality of the new built form is high quality, would respect the local context and provide an improved relationship with the public realm.

- 4.15 The high density of development will create a vibrant character which will have a positive influence on the local area, including increased footfall within local streets including Booth Street West and Boundary Lane. The Proposed Development would see the revitalisation of the built form on this prominent Site, with a new building of high quality architecture.

Vegetation, Public Realm and Open Space

- 4.16 Details of the proposed planting and areas of open space are provided in the Design and Access Statement by Simpson Haugh and the landscape plans by TPM. The existing street trees on Boundary Lane would be removed and new street trees introduced on Booth Street West and Camelford Close which would help to break up the built massing and provide increased visual interest and biodiversity value. Further amenity planting would be introduced at ground level along Booth Street West.
- 4.17 The treatments to the public realm would enhance the experience for pedestrians moving along Booth Street West and private residents along Camelford Close. These would contribute to high quality design of the scheme and its place-making in accordance with local plan policies.

Accessibility and movement

- 4.18 The existing patterns of movement and connectivity within and around the Site and in the surrounding townscape would be maintained. The new landscaped areas interfacing with adjacent pavements would contribute positively to the experience of these streets, providing an increase in tree cover and added visual interest as well as new opportunities for informal recreation.

Effects on Townscape Character Areas

TCA1: Stretford Road Residential

- 4.19 The proposed development would represent a major change to the Site which would directly affect the character of TCA1, and contribute to the evolving character of central Manchester. The proposed development would involve the introduction of a single building, part 13 storey and part 9 storey. This would also include the creation of new and improved public realm interfacing with the surrounding streets.
- 4.20 The existing character of TCA1 is predominantly residential with a large proportion of that being purpose-built student accommodation, and so the proposed use of the site would reinforce this. The introduction of active frontages and public realm would also improve the vibrancy of the area and strengthen the sense of place.
- 4.21 The proposed development would represent an intensification of built form on a currently underused site with a derelict building at the centre. The scale of the new building would be substantially taller and higher density than the existing residential areas to the west but similar to that established by Hopton Court to the north, Cooper

House to the south and Hyatt House slightly further east. The stepping of roof levels with subtle differences in brick bond patterns between the volumes would reduce the perceived massing of the built development whilst the back-painted glazing, perforated aluminium panels and louvres would provide visual interest. The proposed development would also aid legibility and contribute to the sense of place through its distinctive form.

4.22 The impact of the proposed development on the townscape is demonstrated by Representative Viewpoint 5.

4.23 The proposed development would result in a **Beneficial Effect** with a **Low Magnitude of Change**.

TCA2: University Academic

4.24 From most of TCA2 the proposals would not be visible and there would be no changes to the character of the area. There would be some indirect changes to TCA2 where the proposed development would be noticeable in views out of the TCA and also as a result of the increased number of students resident in the area and moving through TCA2.

4.25 Where roads are aligned towards the site, the proposed development would be noticeable within the street frontage where it will be experienced in context with other tall buildings. The recessed brick in a rectilinear pattern on the eastern elevation would resemble the window proportions of the other facades of the building but would provide limited visual interest. The upper storeys would also be noticeable from some areas of public open space, rising above the roof tops of other large scale buildings, and in these views the recessed brickwork, perforated aluminium panels with back-painted glazing and louvres at parapet level would provide some additional visual interest on the skyline.

4.26 The key characteristics of TCA2 would remain unchanged as a result of the proposed development and the general character of the area would not be affected other than a likely small increase in the number of students in the area which would have a small positive effect on the character and vibrancy of the area.

4.27 The impact of the proposed development on the townscape is demonstrated by Representative Viewpoint 6, 7, and 8.

4.28 The proposed development would result in a **Negligible Magnitude of Change**.

TCA3: Epping Street Residential

4.29 From most of TCA3 the proposals would not be visible and there would be no changes to the character of the area. There would be some indirect changes to TCA3 where the proposed development would be clearly visible from neighbouring streets.

4.30 From the residential streets throughout the area, the architectural form of the proposals would be prominent in views orientated east and this would increase the influence of tall buildings on the area. The stepping of roof levels with subtle differences in brick bond patterns between the volumes would partly reduce the perceived massing of the built development whilst the back-painted glazing, perforated aluminium panels and louvres would provide some visual interest.

- 4.31 The impact of the proposed development on the townscape is demonstrated by Representative Viewpoint 2, 3, and 5.
- 4.32 The proposed development would result in a **Neutral Effect of Low Magnitude of Change**.

TCA4: Burlington Street Mixed Use

- 4.33 From most of TCA4 the proposals would not be visible and there would be no changes to the character of the area. There would be some indirect changes to the character where the proposed development would be noticeable in views out of the TCA.
- 4.34 From open spaces around Trinity CoE High School and Sports Centre, the upper storeys of the proposals would be noticeable in views orientated north. In these views, the proposed development would be experienced in context with other taller development in the area including Cooper House. The stepped levels with subtle differences in brick bond patterns between the volumes would reduce the perceived massing whilst the back-painted glazing, perforated aluminium panels and louvres would provide added visual interest.
- 4.35 The key characteristics of TCA4 would remain unchanged as a result of the proposed development and the general character of the area would not be affected.
- 4.36 The impact of the proposed development on the townscape is demonstrated by Representative Viewpoint 9 and 10.
- 4.37 The proposed development would result in a **Negligible Magnitude of Change**.

Visual Impacts

- 4.38 The assessment of visual impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and secondly an assessment of the impacts on the views from each of the representative viewpoints, provided in **Section 5**. This assessment should be read in conjunction with the Visualisations of the Proposed Development also contained within **Section 5**, and the CGIs and elevations of the scheme prepared by Simpson Haugh and contained within the DAS.

Extent of Visibility of the Proposed Development

- 4.39 The visibility of the Site would increase with the implementation of the Proposed Development. This is due to the presence of new taller built form within the Site. The potential extent of visibility is demonstrated by the computer generated ZTV provided in **Appendix 4**. It should be noted that this visibility is based on 2020 Lidar DSM data and so the ZTV does not take into account some of the schemes that are under construction or consented in the immediate context, for example along Bonsall Street which, when completed, will likely reduce the extent of visibility of the Proposed Development. The assessment of visibility has therefore been refined through the field study and the analysis of the visualisations prepared by Vista3d.
- 4.40 The ZTV and associated field study identifies that the principal areas in which the Proposed Development would be visible from would be: Booth Street West; Boundary

Lane; local streets west of Boundary Lane; and, intermittent areas within the university campuses.

Assessment of Effects on Visual Receptors

4.41 Table 4.4 below provides a summary assessment of the likely key effects of the Proposed Development on the visual receptors identified during the baseline appraisal. This draws on the Representative Views Assessment provided in Section 5.

Table 4.3: Appraisal of Key visual receptors

Receptor	Sensitivity	Commentary
Motorists and pedestrians along Booth Street West	Low	<p>The proposed development would be noticeable in sequential views from along this east-west route serving the Manchester universities. The proposed built form would terminate longer distance views along the street and replace close-distance views of the derelict building, resulting in a noticeable change in the character and appearance of these views. In mid to long range views, the stepped level would partly moderate the change in height from the adjacent buildings, while the recessed brick in a rectilinear pattern on the eastern elevation, resembling the window proportions of the other facades of the building, would provide limited visual interest. Closer to the Site, the Proposed Development would provide a coherent frontage with new public realm of high quality design which would provide increased visual interest at street level.</p> <p>Representative Views: 6, 7</p> <p>Magnitude of change: Varies from Medium (close to Site) to Very Low (more distant viewpoints where development forms a small element in the view)</p> <p>Type of Effect: Beneficial (close to Site), Adverse (in views from the east where the development is read mostly as a blank facade)</p>

Motorists and pedestrians along Boundary Lane	Low	<p>The proposed development would be noticeable in sequential views along this north-south route where mature trees within private properties and within the street filter longer distance views. The new building would form a new skyline feature and increase the influence of tall buildings in these views. From the north, the building would contribute to the gradual increase in height along the road, and from the south, the subtle differences in brick bond patterns within the building volumes would reduce the perceived massing, and to some extent moderate the change in scale from the adjacent buildings. The high quality elevation design would also provide texture and create added visual interest in the view through the use of recessed windows with back-painted glazing, perforated aluminium panels and louvres.</p> <p>From the southern end of Boundary Lane the proposals would be barely noticeable due to intervening built form and vegetation.</p> <p>Representative Views: 5, 10</p> <p>Magnitude of change: Varies from Medium (close to Site) to Very Low (more distant viewpoints where development forms a small element in the view)</p> <p>Type of Effect: Beneficial (where the scheme adds visual interest to the skyline) or Neutral (where the changes to the view are small)</p>
Motorists and pedestrians along Higher Cambridge Street	Low	<p>From Higher Cambridge Street, the proposed Development would be mostly screened by intervening built form fronting the road, however, some rare glimpses would be experienced in fleeting views from the south. In these views, the upper storeys would be discernible above the adjacent Cooper House, and the recessed windows with back-painted glazing, perforated aluminium panels and louvres would provide texture and create greater visual interest.</p> <p>Representative Views: 9</p> <p>Magnitude of change: Varies from Very Low to Negligible (where the scheme is obscured by built form)</p> <p>Type of Effect: Neutral</p>
Motorists and pedestrians along residential streets to the west including Freeman Square, Ruby Street and Poynton Street	Medium-Low	<p>The greatest scale of change to views from the residential streets would be from along Freeman Square as views look straight across the Site. The scale of the Proposed Development would contrast with the domestic scale of buildings in the foreground of views but the quality of views and visual amenity would generally improve due to the design of the building and associated public realm being of higher quality than the existing situation. From some points within the residential streets, the Proposed Development would be visible in the middle distance of views forming a prominent new feature on the local skyline, reducing clear sky in some views and often it would be seen in combination with other existing high rise buildings on Boundary Lane and Booth</p>

		<p>Street West. From other points, the generous setbacks from the adjacent buildings and stepped roof levels would allow for views of clear sky beyond and reduce the perceived massing. Subtle differences in brickwork detailing between the volumes, recessed windows with perforated panels and back-painted glazing would also provide texture and create greater visual interest.</p> <p>Representative Views: 1, 2, 3</p> <p>Magnitude of change: Varies from Medium (close to the Site) to Negligible (where development is obscured by intervening built form)</p> <p>Type of Effect: Beneficial (or Neutral where the majority of the scheme is obscured)</p>
Users of plaza outside Alliance Manchester Business School	Medium	<p>From the plaza, the Proposed Development would be largely obscured by semi-mature trees within the open space and surrounding buildings which sometimes completely screen the proposed development from view. From around the Oxford Road entrance to the plaza, the Proposed Development would be visible on the local skyline increasing the influence of tall buildings in views and contributing to the varied backdrop. The stepped level would also moderate the change in height from the adjacent buildings. The recessed brick in a rectilinear pattern on the eastern elevation would resemble the window proportions of the other facades of the building but would provide limited visual interest.</p> <p>Representative Views: 8</p> <p>Magnitude of change: Low</p> <p>Type of Effect: Neutral</p>
Users of pocket park at Epping Street	Medium	<p>In views from the pocket park, the proposed development would be mostly screened by intervening buildings and filtered by trees within the park. The upper storeys of the proposed development would appear in the background of views rising beyond the residential terraces which overlook the adjacent streets, and would be experienced in context with the high-rise buildings around the Site including Hopton Court and Hyatt House. Where visible, the recessed windows with back-painted glazing, perforated aluminium panels and louvres would provide texture and create greater visual interest in the view.</p> <p>Representative Views: 4</p> <p>Magnitude of change: Low</p> <p>Type of Effect: Beneficial</p>

5. Representative View Assessment

Introduction

- 5.1 The Representative Views Assessment underpins the assessment of townscape and visual effects as described in **Section 4**. The baseline visual appraisal, set out in **Section 3** of this TVIA, identified a number of representative views. A series of Visualisation Types have been prepared from a number of these viewpoints and are set out within this report with a detailed methodology document provided at **Appendix 5**.
- 5.2 None of the views are static, being kinetic and variable in nature when experienced within the townscape. The visualisations provide two-dimensional representations of a complex scenic experience and as such are indicative. However, they have been chosen to give an impression of the maximum effect of the Proposed Development in the viewing experience. Whilst the visualisations are provided for the appraisal, the image is no substitute for the actual visual experience from a representative viewpoint or experienced by a visual receptor. It is essential when considering these views that the individual is aware of the viewing experience at each location, that is to say, to be aware of traffic noise, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on site to fully appreciate the nature of the viewing experience in each representative viewpoint location.
- 5.3 The selection of representative views has taken into account the location and characteristics of the surrounding townscape. The methodology for choosing these representative views, the choice of Visualisation Types and the associated impact appraisal is described in the Visual Baseline at **Section 3**. In determining the effects of the Proposed Development a judgement is made regarding the design quality of the completed scheme. This is informed by the supplied visualisations and the supporting planning application information.
- 5.4 Where the type of effect has been identified as beneficial, neutral or adverse, this is based on a professional judgement made by the assessor. The proposed changes to views as a result of the new built form are likely to include both beneficial and adverse impacts and may be perceived differently by different individuals. Overall it is considered by the assessor that the building design is of high quality, that it would be of high quality construction and that the height and form of the building would integrate well with surrounding existing or under construction development.
- 5.5 A summary of the effects on Representative Views is provided in **Table 5.1** below.

Table 5.1: Assessment of effects on Representative Views

Location	Sensitivity	Magnitude of change / Type of Effect
RV1: View from Epping Walk Bridge, looking east	Medium-Low	Low / Beneficial

Location	Sensitivity	Magnitude of change / Type of Effect
RV2: View from Epping Street at junction with Ruby Street, looking east	Medium-Low	Medium / Beneficial
RV3: View from Freeman Square, looking east	Medium-Low	Medium / Beneficial
RV4 View from pocket park at Epping Street, looking south east	Medium	Low / Beneficial
RV5: View from Knowles Place at the junction with Bark Walk, looking south	Medium-Low	Low / Beneficial
RV6: View from Booth Street West outside the Royal Northern College of Music, looking south west	Low	Low / Adverse
RV7: View from Inchley Road at the junction with Kincardine Road, looking south west	Medium-Low	Very Low / Neutral
RV8: View from Oxford Road at the entrance to the plaza adjacent to the Alliance Manchester Business School, looking west	Medium	Low / Neutral
RV9: View from Higher Cambridge Street near to junction with Bridgeford Street, looking north west	Very Low	Very Low / Neutral
RV10: View from Boundary Lane at the junction with Arnott Crescent, looking north	Low	Low / Beneficial

Representative Viewpoint 1 – View from Epping Walk Bridge, looking east

Existing Baseline Situation

- 5.6 RV1 is located on the Epping Walk Bridge over the A5103 Princess Road and is orientated in an easterly direction. This relatively elevated and panoramic view across the city demonstrates the varied skyline punctuated by modern tall buildings. This includes Hyatt House in the backdrop of views towards the Site. Trees in the middle ground of the view contribute to the visual interest and amenity. The view also demonstrates the relationship between residential in the near distance and the increasing scale of university buildings beyond.

Sensitivity

- 5.7 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians on Epping Walk Bridge. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

- 5.8 The Proposed Development would form a noticeable feature on the skyline and contribute to a coherent cluster of taller development rising up to Hyatt House. The

proposals would improve way-finding and legibility from the west and help to announce the edge of the academic and residential areas within the wider panorama. The stepping of roof levels with subtle differences in brick bond patterns between the volumes as illustrated within the DAS would reduce the perceived massing of the built development whilst the back-painted glazing, perforated aluminium panels and louvers would provide visual interest.

- 5.9 Overall, the Proposed Development would have a positive effect on the character and appearance of the view, providing an improved quality of built form consistent with the urban context and emerging character. This would result in a **Low Magnitude of Change** and **Beneficial Effect**.

Representative Viewpoint 2 – View from Epping Street at junction with Ruby Street, looking east

Existing Baseline Situation

- 5.10 This viewpoint is located along Epping Street at the junction with Ruby Street facing in an easterly direction. The evenly proportioned Ruby Street fronted either side by red brick terraces in similar styles provide a sense of symmetry and channels views along the road. In the right of the view, the International Pentecostal City Mission Church contrasts in style with the surrounding modern development which creates some visual interest in the foreground. Cooper House south of the Site represents a notable change in scale and forms a focal point at the end of the street albeit the building elevation facing the street is of limited interest. Hyatt House is also noticeable rising above the roofs of residential properties within Ruby Street and is the tallest feature on the local skyline.

Sensitivity

- 5.11 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians on Epping Street. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

- 5.12 The proposed development would be noticeable within close distance, rising substantially above the residential terraces in the foreground. The proposed building would increase the influence of taller development on the view but the generous setback from Cooper House and stepped levels would allow for views of clear sky beyond and reduce the perceived massing. Subtle differences in brickwork detailing between the volumes, recessed windows with perforated panels and back-painted glazing as illustrated within the DAS would also provide texture and create greater visual interest in the view.
- 5.13 Overall, the Proposed Development would have a positive effect on the character and appearance of the view, providing new built form with high quality façade design. This would result in a **Medium Magnitude of Change** and **Beneficial Effect**.

Representative Viewpoint 3 – View from Freeman Square, looking east

Existing Baseline Situation

- 5.14 This view is located within Freeman Square and looks east across the junction with Boundary Lane and Booth Street West. Red brick buildings in the foreground frame views towards the white clad, former Gamecock Public House on the opposite side of the junction which is currently derelict and of poor visual quality. Street furniture and on-street parking also create visual clutter. Trees within private properties soften views of built form in the middle distance, while tall buildings are noticeable in the background including Hyatt House which forms the tallest feature in the view.

Sensitivity

- 5.15 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians on Freeman Square. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

- 5.16 The proposed development would be a prominent feature in the centre of the view. The new building would increase the visible massing of built form at this junction whilst reducing the amount of open sky in the view. It would appear taller than the adjacent buildings but the scale would be consistent with the taller Hyatt House in the background. The proposed development would create an increased sense of enclosure to views along the street, forming a more coherent frontage and the introduction of seating areas with low level amenity planting would provide added visual interest at street level. The Proposed Development would be of notably higher quality design and materials than the existing building on Site, and subtle brickwork detailing, recessed windows with perforated panels and back-painted glazing as illustrated within the DAS would also provide texture and create greater visual interest in the view.
- 5.17 Overall, the Proposed Development would have a positive effect on the character and appearance of the view, providing an improved quality of built form and public realm. This would result in a **Medium Magnitude of Change** and **Beneficial Effect**.

Representative Viewpoint 4 – View from pocket park at Epping Street, looking south east

Existing Baseline Situation

- 5.18 This viewpoint is located from the southern entrance of the pocket park bound by Bonsall Street to the north, Fenwick Street to the east, Salutation Street to the south and Epping Street to the west. The view looks across grassland, beyond metal railings defining the park and across the adjacent streets to red brick houses which extend across the middle ground. Tall buildings including Hopton Court and Hyatt House are noticeable in the distance rising above and beyond the otherwise regular roofline.

Sensitivity

- 5.19 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of high importance to users

of the pocket park. The visual receptor has a **High Susceptibility to Change** and a **Medium Sensitivity**.

Effect on View

- 5.20 The Proposed Development would be mostly screened by intervening buildings although the upper storeys would be noticeable on the skyline rising above neighbouring terraces. The building would be experienced in context with other tall development along Booth Street West and towards the background of the view which would aid legibility. As illustrated within the DAS, the recessed windows of the upper storeys with back-painted glazing, perforated aluminium panels and louvres would also provide texture and create greater visual interest in the view.
- 5.21 Overall, the Proposed Development would have a small positive effect on the character and appearance of the view, providing an improved quality of built form consistent with the urban context and emerging character. This would result in a **Low Magnitude of Change** and **Beneficial Effect**.

Representative Viewpoint 5 – View from Knowles Place at the junction with Bark Walk, looking south

Existing Baseline Situation

- 5.22 This view is located along Knowles Place and looks south across the junction with Bark Walk. The road has a strong presence in the view and red brick buildings around the junction with Cavendish Street frame views into the distance. Trees within private gardens filter built form within close proximity. Hopton Court is noticeable in the background rising above buildings along Boundary Lane.

Sensitivity

- 5.23 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians on Knowles Place. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

- 5.24 From this viewpoint the Proposed Development would be noticeable in the background rising above Hopton Court, albeit partly filtered by mature trees in the middle distance. The new building would form a new feature on the local skyline contributing to the gradual increase in height along Boundary Lane. The high quality elevation design would also provide texture and create added visual interest in the view through the use of recessed windows with back-painted glazing, perforated aluminium panels and louvres.
- 5.25 Overall, the Proposed Development would have a positive effect on the character and appearance of the view, providing new built form with a high quality façade treatments. This would result in a **Low Magnitude of Change** and **Beneficial Effect**.

Representative Viewpoint 6 – View from Booth Street West outside the Royal Northern College of Music, looking south west

Existing Baseline Situation

- 5.26 This viewpoint is located along Booth Street West outside the main entrance to the Royal Northern College of Music and is orientated south west. This view demonstrates the western approach to the site and the wide proportions of the road, as it extends across four lanes of traffic with a central reservation area. Modern buildings of varying style and quality frame the street, including Hyatt House which forms a focal point in the middle distance. In the far distance, red brick buildings around the junction with Boundary Lane are discernible and intervening trees screen views of the Site. Lighting columns and signage also create visual clutter in the view.

Sensitivity

- 5.27 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of low importance to road users and pedestrians on Booth Street West. The visual receptor has a **Low Susceptibility to Change** and a **Low Sensitivity**.

Effect on View

- 5.28 The Proposed Development would be noticeable in the middle distance, terminating the view at the end of the street. The new building would rise substantially above the building at the corner of Higher Cambridge Street and increase the influence of tall buildings on the view. The stepped level would also partly moderate the change in height from the adjacent buildings. The recessed brick in a rectilinear pattern on the eastern elevation would resemble the window proportions of the other facades of the building but would provide limited visual interest.
- 5.29 Overall, the Proposed Development would have a predominantly negative effect on the character and appearance of the view, providing a mostly blank façade in the street. This would result in a **Low Magnitude of Change** and **Adverse Effect**.

Representative Viewpoint 7 – View from Inchley Road at the junction with Kincardine Road, looking south west

Existing Baseline Situation

- 5.30 This viewpoint is located along Inchley Road, east of Gartside Gardens and is orientated south west. The lack of foreground features allows for wide views across to the A34 in the middle distance where large scale buildings form the frontage. The consistent height and scale of these buildings frames longer distance views along Booth Street East where the varied façade styles contribute to the visual interest of the view. Hyatt House is also noticeable in the background forming a landmark on the local skyline.

Sensitivity

- 5.31 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians on Inchley Road. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

- 5.32 The Proposed Development would result in a small change to the background and terminating the view at the end of the street. The new building would form a new feature on the skyline contributing to the gradual increase in height along Booth Street West, up to Hyatt House which is situated midway along. The recessed brick in a rectilinear pattern on the eastern elevation would resemble the window proportions of the other facades of the building but would provide limited visual interest.
- 5.33 Overall, the Proposed Development would result in no harm or improvement on the character and appearance of the view. This would result in a **Very Low Magnitude of Change** and **Neutral Effect**.

Representative Viewpoint 8 – View from Oxford Road at the entrance to the plaza adjacent to the Alliance Manchester Business School, looking west

Existing Baseline Situation

- 5.34 This viewpoint is located along Oxford Road at the start of the plaza and university green and faces west towards the Alliance Manchester Business School. Mid-rise university buildings front the open space and frame views along the plaza. Ornamental planting within low-level planters make a positive contribution to the visual amenity together with avenues of trees which delineate routes across the green and soften views of built form. Hyatt House forms the tallest feature in the view and forms a focal point in the background.

Sensitivity

- 5.35 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of high importance to users of the plaza. The visual receptor has a **High Susceptibility to Change** and a **Medium Sensitivity**.

Effect on View

- 5.36 From this viewpoint the Proposed Development would be noticeable in the background rising above the Alliance Manchester Business School, albeit partly filtered by mature trees in the foreground and middle distance. The new building would form a new feature on the local skyline increasing the influence of tall buildings on the view and contributing to the varied backdrop from the plaza. The stepped level would also partly moderate the change in height from the adjacent buildings. The recessed brick in a rectilinear pattern on the eastern elevation would resemble the window proportions of the other facades of the building but would provide limited visual interest.
- 5.37 Overall, the Proposed Development would result in a small change to the view which would be appropriate to the character of the view and would result in neither an improvement nor deterioration to the visual amenity. This would result in a **Low Magnitude of Change** and **Neutral Effect**.

Representative Viewpoint 9 – View from Higher Cambridge Street near to junction with Bridgeford Street, looking north west

Existing Baseline Situation

- 5.38 This viewpoint is located along Higher Cambridge Street near to Bridgeford Street and is orientated north west. The view looks across the street to mid-rise buildings in varied modern styles including Cooper House in the middle distance which screens views of the Site adjacent. Trees along the street and within the school grounds contribute to the greening of the view and filter surrounding built form.

Sensitivity

- 5.39 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of low importance to road users and pedestrians on Higher Cambridge Street. The visual receptor has a **Low Susceptibility to Change** and a **Low Sensitivity**.

Effect on View

- 5.40 The Proposed Development would be mostly screened by intervening buildings and filtered by mature trees in the middle distance. Where glimpses of the upper storeys are discernible above the adjacent Cooper House, the recessed windows with back-painted glazing, perforated aluminium panels and louvres would provide texture and create greater visual interest in the view.
- 5.41 Overall, the Proposed Development would result in no harm or improvement on the character and appearance of the view. This would result in a **Very Low Magnitude of Change** and **Neutral Effect**.

Representative Viewpoint 10 – View from Boundary Lane at the junction with Arnott Crescent, looking north

Existing Baseline Situation

- 5.42 This viewpoint is located along Boundary Lane at the junction with Arnott Crescent and is orientated north. The view demonstrates the change in character between the residential area to the left and the mixed use development to the right. Trees extend along Boundary Lane which contributes to the greening of the view and filters views of built form beyond the middle distance. The upper storeys of high-rise buildings around the site including Hopton Court and Cooper House are discernible in the distance.

Sensitivity

- 5.43 The view is not recognised in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of low importance to road users and pedestrians on Boundary Lane. The visual receptor has a **Low Susceptibility to Change** and a **Low Sensitivity**.

Effect on View

- 5.44 From this viewpoint the Proposed Development would be noticeable in the background albeit filtered by intervening mature trees along Boundary Lane. The new building would increase the influence of tall buildings in the view although the split level would reduce the perceived massing and moderate the change in height between

the neighbouring Cooper House and Hopton Court. Subtle differences in brick bond patterns between volumes, recessed windows with perforated panels and back-painted glazing as illustrated within the DAS would also provide texture and create greater visual interest in the view.

- 5.45 Overall, the Proposed Development would have a positive effect on the character and appearance of the view, providing new built form with a high quality façade treatments. This would result in a **Low Magnitude of Change** and **Beneficial Effect**.

6. Summary and Conclusions

- 6.1 This TVIA report has been founded on a thorough study of the Site and its townscape and visual context; through understanding and appreciating these features and resources, a robust impact appraisal of the Proposed Development has been undertaken. The assessment included:
- A review of relevant policy and guidance;
 - Identification of the baseline quality and characteristics of the local townscape character and local views and identification of key visual receptors and representative viewpoints; and
 - Assessment of the impact of the Proposed Development on townscape character, visual receptors and key views
- 6.2 The Site is located at the corner junction of Booth Street West and Boundary Lane, at the transition between university buildings and residential areas and comprises the former Gamecock Public House. This is an area of varied townscape in terms of quality, age and character which is characterised by recent and ongoing change including a trend for increasing density in the local area. The existing former Gamecock pub building is in poor condition and has a negative influence on the character and appearance of the area.
- 6.3 Key issues arising from the review of policy and guidance documents of relevance to the Site relate to aspirations for development in the area to reflect the significant scale and form expected from major City institutions such as the universities and for buildings to explore innovative and contemporary designs, while having regard to the historic context.
- 6.4 The assessment of townscape context identified that the Site itself currently makes little contribution to the local townscape character and does not optimise the use of a site with high accessibility. The existing two storey building has a distinctive mono-pitched roof and is clad in white timber, which forms a noticeable change in scale in the street frontage and appears out of place with other nearby buildings.
- 6.5 A Zone of Theoretical Visibility (ZTV) was produced to understand where in the surrounding townscape the Proposed Development and Site was likely to be visible. This consideration of visibility was used to identify key visual receptors and key views with potential to be affected by the Proposed Development and to inform the selection of representative views. Key visual receptors include: pedestrians and road users on Booth Street West, Boundary Lane and Higher Cambridge Street; pedestrians and road users on residential streets including Freeman Square, Ruby Street and Poynton Street; users of the plaza outside the Alliance Manchester Business School; and users of the pocket park at Epping Street.
- 6.6 Ten representative viewpoints were identified to reflect these receptors and an assessment made of the character and quality of the existing view from these

viewpoints. The representative viewpoints and visualisation types to be provided were agreed in discussion with officers at Manchester City Council.

- 6.7 The assessment of effects noted that the Proposed Development would have a noticeable presence in the townscape, on account of its increased height compared with the existing buildings on Site, but would sit within the established and emerging structure of the townscape. The Proposed Development would generally integrate well with the height, scale and massing of the evolving townscape in the vicinity of the Site and introduce new activity and vibrancy to the area. The new buildings would form part of a coherent cluster of tall buildings on Booth Street West. The high quality design and construction of the Proposed Development and associated public realm would contribute positively to the appearance of the skyline and would accord with the principles of the Guide to Development in Manchester SPD.
- 6.8 The assessment of townscape impacts identified that the Proposed Development would result in generally beneficial or neutral effects on townscape character due to the high quality design of the architecture and public realm reflecting the existing and emerging character of the area. The Proposed Development would be faced in brick with subtle differences in bond patterns within each volume, and the fenestration would include perforated aluminium panels and back-painted glazing. New seating areas with amenity planting interfacing with the adjoining pavements would also result in increased vibrancy at street level.
- 6.9 The identified effects on the townscape character receptors are summarised in **Table 6.1** below:

Table 6.1: Summary of assessment of effects on townscape character receptors

Townscape Character Area	Sensitivity	Magnitude of Change	Type of Effect
TCA1: Stretford Road Residential	Low	Low	Beneficial
TCA2: University Academic	Medium-Low	Negligible	Neutral
TCA3: Epping Street Residential	Medium-Low	Low	Neutral
TCA4: Burlington Street Mixed Use	Low	Negligible	Neutral

- 6.10 The assessment of visual effects identified that there would be changes to local and longer distance views arising from the Proposed Development. The quality of the views close to the Site is likely to generally improve with the changes to the public realm, new active frontages at street level and the improvement in quality and condition of built form. There are some close-proximity views from Freeman Square where the Proposed Development would be a prominent element of new built form in the view which would reduce the amount of clear sky in the view. However, this would not be to the point where the development would be overbearing and it would be seen in context with schemes of a similar scale. There are also some views from the east where the eastern elevation of the scheme would be experienced as a blank façade which

would form a detracting element in the townscape. However, it is acknowledged that these type of facades are not uncommon within urban environments where party walls are a material consideration.

6.11 The identified effects on the visual receptors are summarised in **Table 6.2** below.

Table 6.2: Summary of assessment of effects on visual receptors

Receptor	Sensitivity	Commentary
Motorists and pedestrians along Booth Street West	Low	<p>Magnitude of change: Varies from Medium (close to Site) to Very Low (more distant viewpoints where development forms a small element in the view)</p> <p>Type of Effect: Beneficial (close to Site), Adverse (in views from the east where the development is read mostly as a blank facade)</p>
Motorists and pedestrians along Boundary Lane	Low	<p>Magnitude of change: Varies from Medium (close to Site) to Very Low (more distant viewpoints where development forms a small element in the view)</p> <p>Type of Effect: Beneficial (where the scheme adds visual interest to the skyline) or Neutral (where the changes to the view are small)</p>
Motorists and pedestrians along Higher Cambridge Street	Low	<p>Magnitude of change: Varies from Very Low to Negligible (where the scheme is obscured by built form)</p> <p>Type of Effect: Neutral</p>
Motorists and pedestrians along residential streets to the west including Freeman Square, Ruby Street and Poynton Street	Medium-Low	<p>Magnitude of change: Varies from Medium (close to the Site) to Negligible (where development is obscured by intervening built form)</p> <p>Type of Effect: Beneficial (or Neutral where the majority of the scheme is obscured)</p>
Users of plaza outside Alliance Manchester Business School	Medium	<p>Magnitude of change: Low</p> <p>Type of Effect: Adverse</p>
Users of pocket park at Epping Street	Medium	<p>Magnitude of change: Low</p> <p>Type of Effect: Beneficial</p>

6.12 In conclusion, it is considered that the use, scale and appearance of the Proposed Development is appropriate for the Site and its local context and the high quality design would result in improvements to the local townscape character and key views from the surrounding area.

Appendix 1: Legislation and Planning Policy and Guidance

National Policy

National Planning Policy Framework 2019

Chapter 12

1. Chapter 12 of the Framework outlines the Government's guidance regarding a requirement for good design. Within this, paragraph 124 establishes that the Government attaches great importance to the design of the built environment. It states that *'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*
2. Paragraph 127 states 'Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
3. Paragraph 170 of the NPPF goes on to say that the planning system should *'contribute to and enhance the natural and local environment'* by a number of things including:
 - a) protecting and enhancing valued landscapes...(in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside ..*
4. Paragraph 171 states that 'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'

Development Plan

5. The development plan for the Manchester City comprises the Core Strategy and the extant Unitary Development Plan saved policies, and supporting supplementary planning guidance. These documents provide local guidance with regard to development and should accord with the statutory duties and national policy in the NPPF 2019.

Core Strategy 2012-2027

6. The Core Strategy was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.
7. The Core Strategy Vision states inter alia that:

“By 2027 Manchester will be:

- a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.”

8. **Spatial Objective 06** seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing of townscape character in securing a high standard of design in development proposals.
9. **Policy EN 1 Design Principles and Strategic Character Areas** sets out seven urban design principles of the former National Planning Guidance PPS1 that should be considered in all developments. These are as follows:
 - *Character: a place with its own identity*
 - *Continuity and enclosure: a place where public and private places are clearly distinguished*
 - *Quality of public realm: a place with attractive, and successful outdoor areas*
 - *Ease of movement: a place that is easy to get to and move through*
 - *Legibility: a place that has a clear image and is easy to understand*
 - *Adaptability: a place that can change easily*
 - *Diversity: a place with variety and choice.*
10. The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within ‘The Corridor (Higher Education Precinct (HEP)) Character Area’, and the area-specific policy states that:
 - *New development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context*

- *A balance between built form and open space which allows for easy movement through and across the area will be required.*
11. **Policy EN 2 Tall Buildings** defines tall buildings '*as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*'.
 12. The policy also states that tall buildings should demonstrate they are:
 - *Are of excellent design quality*
 - *Are appropriately located*
 - *Contribute positively to sustainability*
 - *Contribute positively to place-making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
 - *Will bring significant regeneration benefits.*
 13. In addition, where tall buildings are proposed outside the City Centre, it should be demonstrated that they '*play a positive role in a coordinated place-making approach to a wider area.*'

Manchester Local Plan (Emerging)

14. Manchester City Council consulted on a new Manchester Local Plan in the summer of 2020, and are now in the drafting stage. This plan will run for next 15 years and provide more detail on how the city will manage the critical issues it is facing.

National Planning Practice Guidance (NPPG) 2019

15. National Planning Practice Guidance was first issued in 2014 by the Government as a web resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in July 2019.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019

16. The government has published the National Design Guidance to underpin the NPPF design policies. The purpose of this document is to set out how well-designed places are recognised, and to assist policy makers, decision takers and applicants preparing applications.
17. The document outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics which form an overarching framework.

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

18. The ten characteristics are summarised as follows:

- *Context – enhances the surroundings;*
 - *Identity – attractive and distinctive;*
 - *Built form – a coherent pattern of development;*
 - *Movement – accessible and easy to move around;*
 - *Nature – enhanced and optimised;*
 - *Public spaces – safe, social and inclusive;*
 - *Uses – mixed and integrated;*
 - *Homes and buildings – functional, healthy and sustainable;*
 - *Resources – efficient and resilient; and*
 - *Lifespan – made to last.*
19. A National Model Design Code will be published and consulted on in due course and will form part of this guidance. This will set standards for key elements of successful design.

Supplementary Planning Documents

Guide to Development in Manchester Supplementary Planning Document (April 2007)

20. The Guide to Development in Manchester SPD expands on the urban design principles noted within Policy EN1, and provides additional guidance on the character of different areas within the city.
21. The Application Site and its immediate context forms part of the Infill Estates character type which evolved in the 1970s and 1980s. These areas are noted as varying considerably in style, quality and success, and often failing to integrate with the surrounding areas.

“In these areas, we will look to encourage new developments which will be more inclusive; provide innovative ways to improve safety and access; upgrade the quality of the environment, and offer a broader mix and choice of both housing and other uses, particularly shops and services.”

Evidence Base – Core Strategy 2012-2027

22. A series of reports were prepared which provide more information on the core strategy, and set out the research and evidence used to prepare the core strategy.

Manchester Tree Strategy 2006-2010

23. This document sets out a long term vision for the optimum long term management of all the city’s trees as a valuable natural resource.
24. Within the ‘Quality of Life’ section, it states:

“Trees play a vital roles in the creation of an attractive and original landscape not just in the countryside, but also in cities. Trees can offer the different areas of Manchester their own ‘sense of place’, providing natural beauty that reflects local character. The types of tree planted can help to define a neighbourhood. In the city centre and urban parks, street trees and greenery can counterbalance changes to the cityscape.”

Appendix 2: Assessment Methodology

Assessment methodology

25. The methodology for townscape and visual appraisal is based on current best practice as set out in:

- *Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);*
- *Landscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).*
- *London Views Management Framework, Supplementary Planning Guidance (Mayor of London, 2012)*

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the “*the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity*” (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the European Landscape Convention, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA states that ‘townscape’ refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Baseline townscape appraisal methodology

The baseline townscape appraisal will include a mixture of desk study and field work to identify and record the character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the wider landscape character context of the Site was undertaken which referenced the current published landscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local townscape character. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape.

Once these factors were established the local townscape character areas (townscape receptors) with potential to be affected by the Proposed Development and their associated key characteristics were identified. A judgement was then made on the Value of each of these based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape character areas was assessed with reference to the following criteria and the definitions of level of value set out in **Table 2.1**:

- *Any designations or policies (both national and local) which may be present; and,*
- *The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events*

Table 2.1 Value of Landscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and townscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Townscape areas designated at local level e.g. Special Landscape Areas, some conservation areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Ordinary	Local	Townscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or is of little scenic or townscape importance. Considerable potential for substitution.
Low	Local	Townscape features or local character areas in poor condition or quality and/or identified for recovery.

Baseline visual appraisal methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and, the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was first established via the preparation of a computer generated zone of theoretical visibility (ZTV) which identified the area from which the Proposed Development was likely to be visible and allowed the identification of potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publically accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration² unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. The number and location of representative viewpoints was agreed with officers as part of the pre-application process. A description and evaluation of the identified views was then undertaken which took into account the following:

- *type and relative numbers of people, and their occupation or activity*
- *location, nature and characteristics*
- *nature, composition and characteristics of the views (including directions)*
- *elements which may interrupt, filter or otherwise influence the views*
- *seasonal changes in the view*

Assessment of Townscape Effects

Townscape effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,*

² Aldred's Case in 1610 established in English law that views from private property cannot be protected.

- *Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area;*

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect.

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as *“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”* (Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 2.2**.

Table 2.2 Susceptibility to change of townscape receptors

Susceptibility to change	Description
High	Townscape receptor ³ would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the

³ Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Susceptibility to change	Description
	achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

Judgements on the magnitude of townscape effect were broadly based on the descriptions of magnitude set out in **Table 2.3** below.

Table 2.3 Magnitude of Townscape Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a townscape receptor and/or small scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.

Negligible / None No, or barely discernible, change to townscape receptor

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** *overall harm to townscape character/feature*
- **Beneficial:** *overall improvement to townscape character/feature*
- **Neutral:** *a combination of both adverse and beneficial effects with no overall harm or improvement to townscape character/feature*

Assessment of Visual Effects

Visual effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the view;*

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in Table 1.4.

- *Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy'*
- *Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,*
- *Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art*

Table 2.4: Value attached to views

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Ordinary	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

‘the susceptibility of different visual receptors to changes 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 therefore be focussed on the views and the visual amenity they experience at particular locations’.*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 2.5** below.

Table 2.5 Susceptibility to change of visual receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 2.6** below.

Table 2.6 Magnitude of Visual Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small

	change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to the character/quality of the view and loss of visual amenity
- **Beneficial:** overall improvement to the character/quality of the view and improvement of visual amenity
- **Neutral:** no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)

Appendix 3: Supporting Figures

Appendix 4: Zone of Theoretical Visibility

Appendix 5: Accurate Visual Representations & Methodology (prepared by Vista3D)

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