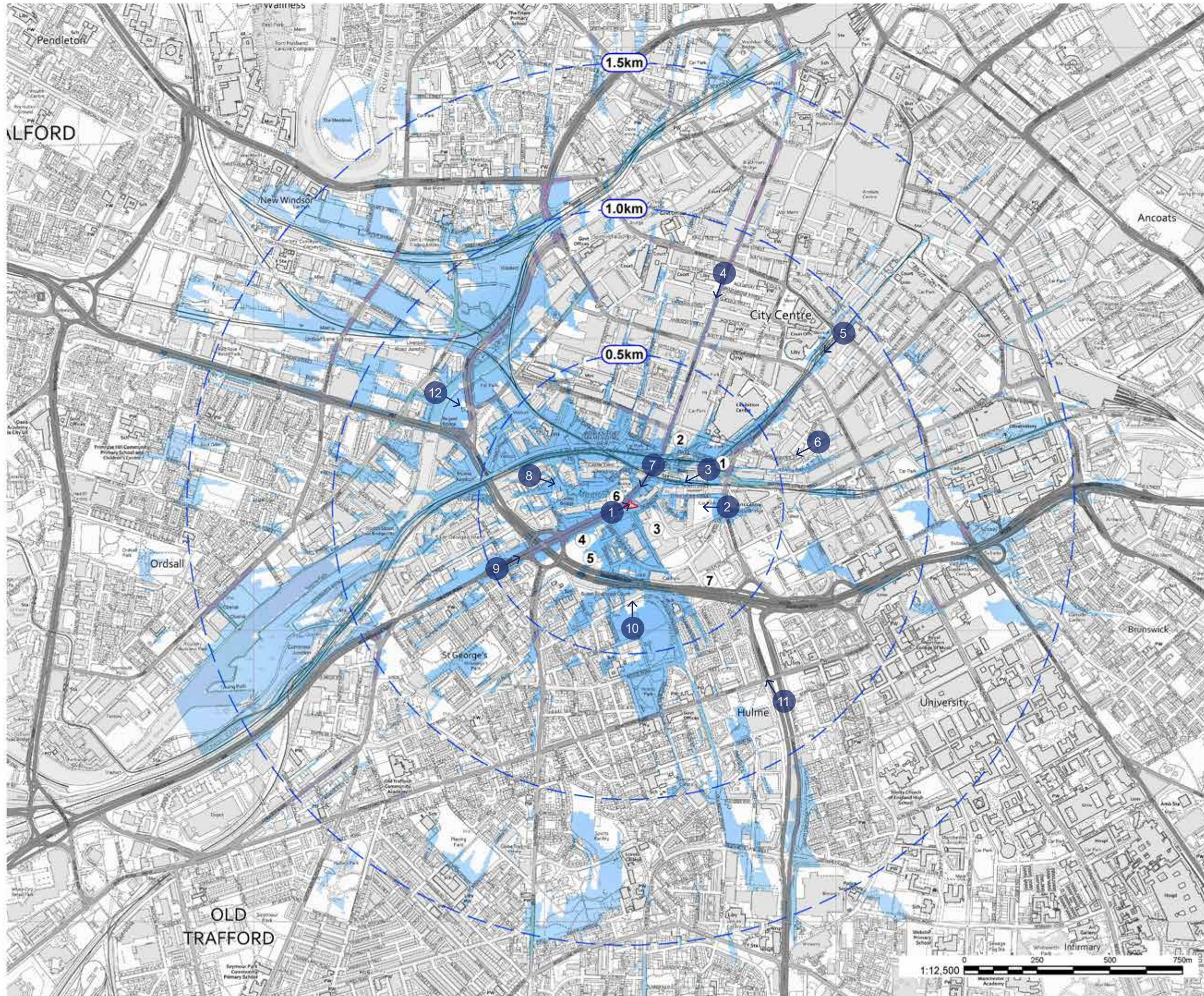


APPENDIX 9.5

VISUAL ASSESSMENT



Legend

- Site Boundary
- Distance From Site
- Proposed Building Layout
- Additional Developments
- Viewpoints

Zone of Theoretical Visibility

- Extent of theoretical visibility

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- Proposed Development:
- Various heights: 102.3m AOD - 122.475m AOD
 - Viewer height: 2m (AGL)

- Additional Completed Developments:
- 1. Axis Tower: 125.1m AOD
 - 2. Beetham Tower: 188m AOD

- Development still under construction have been modelled at completed heights:
- 3. Owen Street: 153.65m AOD - 232.65m AOD
 - 4. Elizabeth Tower (Phase 1): 99.5m AOD - 185.6m AOD
 - 5. Blade & Circle (Phase 2): 185m AOD
 - 6. Chester Road: 61m AOD - 83m AOD
 - 7. River Street: 125.85m AOD

The heights of existing vegetation and structures are taken from GoogleEarth Digital Surface Model (2020) and from OS open source mapping data.

Visual barriers less than 4m high have not been modelled.

The ZTV identifies those areas from which the development would be theoretically visible. Due to the frequency of low-level structures the actual visibility is likely to be significantly less extensive than the drawing indicates.

Rev Date Details

GENERAL

Do not scale from this drawing.
All dimensions to be checked on site.
This plan is to be read with all
accompanying documentation.
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BIDWELLS Urban Design Studio
Bidwell House, Trumpington Road,
Cambridge CB2 9LD

DEANSGATE, MANCHESTER

ZONE OF THEORETICAL VISIBILITY

Job Code: 60630 OS License Number: 0100031673

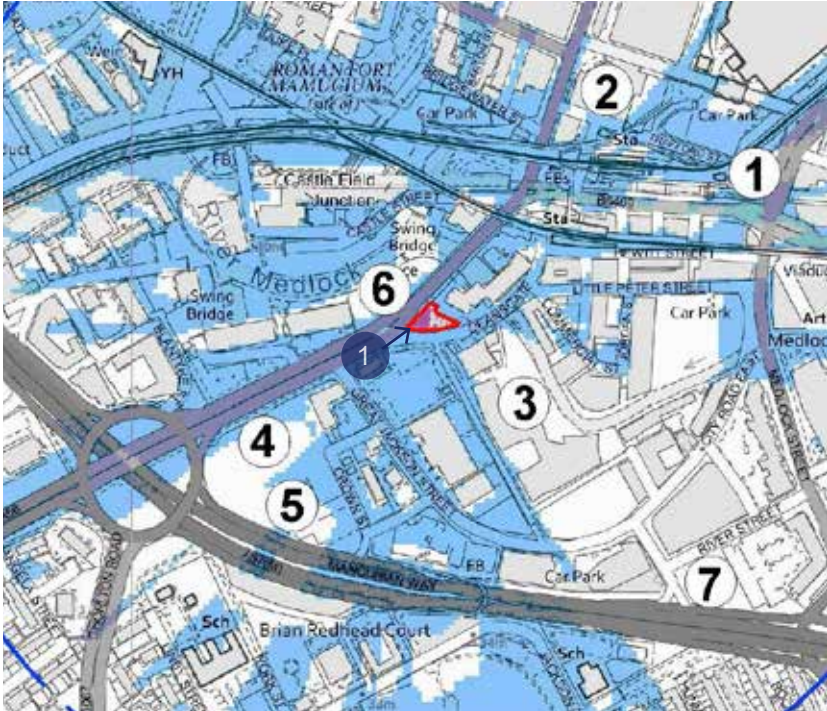
Drawing Scale: 1:12,500 Date: 08.12.20 Drawn By: CL Checked By: CD

Drawing Number: UDS60630-A3-0101



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 1: DEANSGATE - THE SITE		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users, including pedestrians and cyclists on a dedicated route, moving northwards on Chester Road at the Junction with Deansgate. The view is looking northwards towards the Site, which is visible at the centre. Behind the Site are some medium scale residential buildings in red brick and to the right is one of the Deansgate Square towers. To the left of Chester Road is 1-4 Chester Street building, currently under construction. The view along Chester road terminates with Beetham Tower below which is the railway viaduct. To the right of the viaduct (Grade II listed) is the tower of the Grade II listed Former Congregational Chapel, which appears rather small within this urban context. Value - Although dominated by a cluttered streetscape, the view includes distinctive features, such as the Listed Building and the Beetham Tower. Castelfield Conservation Area is visible to the right, albeit disrupted by the construction of 2-4 Chester Street. The view of the railway viaduct also represents the distinctive multilevel corridors of Manchester. The value of the view is considered <u>high</u>.	HIGH-MEDIUM
	Susceptibility - Receptors of this view are road users at a gateway into Manchester and pedestrians/cyclists on a dedicated path. The susceptibility to change is considered <u>medium</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development will introduce a major change in the view, which will dominate the streetscape. Although it will not obscure any distinctive feature in the view, the Proposed Development will cause a substantial increase of sense of enclosure with the loss of the available open sky. The choice of corten-steel as prevailing cladding material contributes to a modern and distinctive architecture, it diversifies from the Deansgate Square to the right, but complements the red brick of the existing and historic features. The detailing of the corner provides a unique gateway feature and contributes to the definition of a positive streetscape. Ultimately, the proposal replaces an non-descript car park that currently diminishes the quality of the view.	HIGH (BENEFICIAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	MEDIUM SENSITIVITY x HIGH (BENEFICIAL) MAGNITUDE OF CHANGE =	MAJOR (BENEFICIAL)



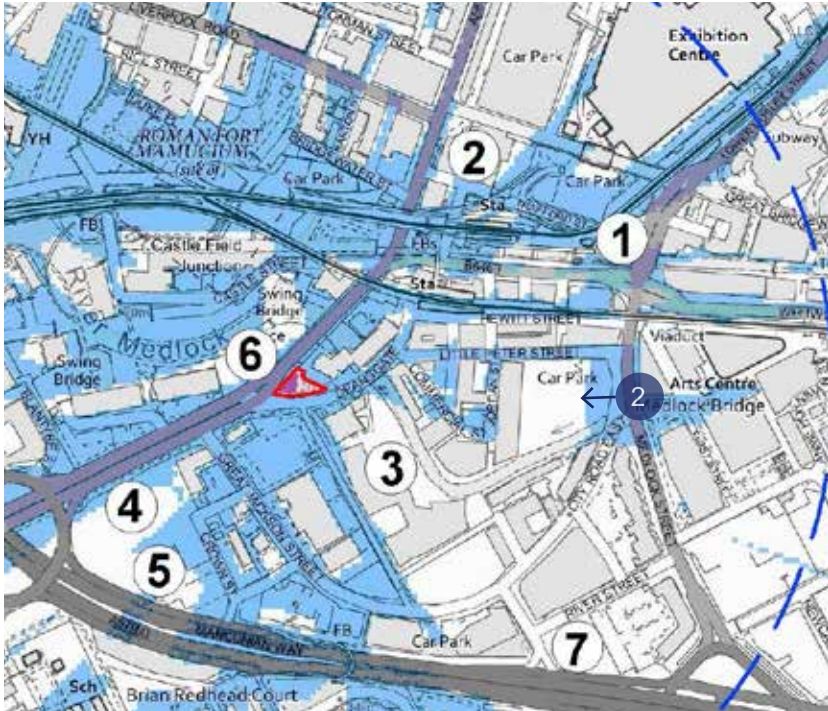
Viewpoint Data

Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1
Horizontal Field of View: 90°
Grid coordinates: W 2° 15' 14.58", N 53° 28' 22.75"
Elevation: 42.8m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North-West
Distance from Site (closer Site boundary): 50.94m
Weather: Cloudy/sunny
Date: 24.09.2020
Time: 11:46am
Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 2: ALBION STREET			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users on Albion Street and pedestrians within the dedicated public open space to the south of Sainsbury's. The view is looking west towards the Site, which is located in the background behind the existing buildings. The view consists of predominantly residential blocks of medium-scale along Albion Street and City Road East. Deansgate Square towers are a prominent feature in the skyline, which still retain a partial sense of openness.		MEDIUM
	Value - There are no townscape or landscape designations visible in the view, nor unique townscape features. Albeit, the Deansgate Square towers are distinctive structures and modern landmark in the city skyline. The value of the view is considered <u>medium</u>.	Susceptibility - Receptors of this view are road users looking side-way and pedestrians on a dedicated path. The susceptibility to change is considered <u>medium</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development introduces a new element in the view, however, this is only partially visible. The scale of change is considered minimal, and the massing of the proposal appropriate to the surrounding context of tall buildings. The Proposed Development is proportionate to the Elizabeth Tower and slightly taller than 2-4 Chester Street; it aids the visual transition from Deansgate Square towards the medium scale residential in the foreground. The proposed material is in keeping with the red-bricks and cladding detailing of the existing buildings.		LOW (NEUTRAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	MEDIUM SENSITIVITY X OW (NEUTRAL) MAGNITUDE OF CHANGE =		MINOR (NEUTRAL)



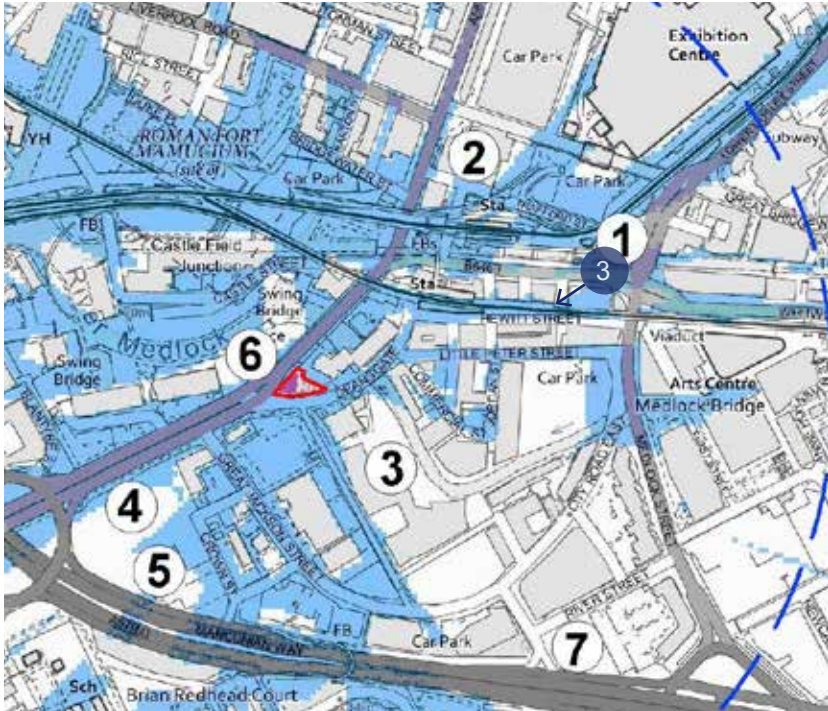
Viewpoint Data

Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1
Horizontal Field of View: 90°
Grid coordinates: W 2° 14' 53.19",N 53° 28' 23.60"
Elevation: 33m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-East
Distance from Site (closer Site boundary): 310.53m
Weather: Cloudy/sunny
Date: 24.09.2020
Time:11:59am
Taken by: Martina Sechi



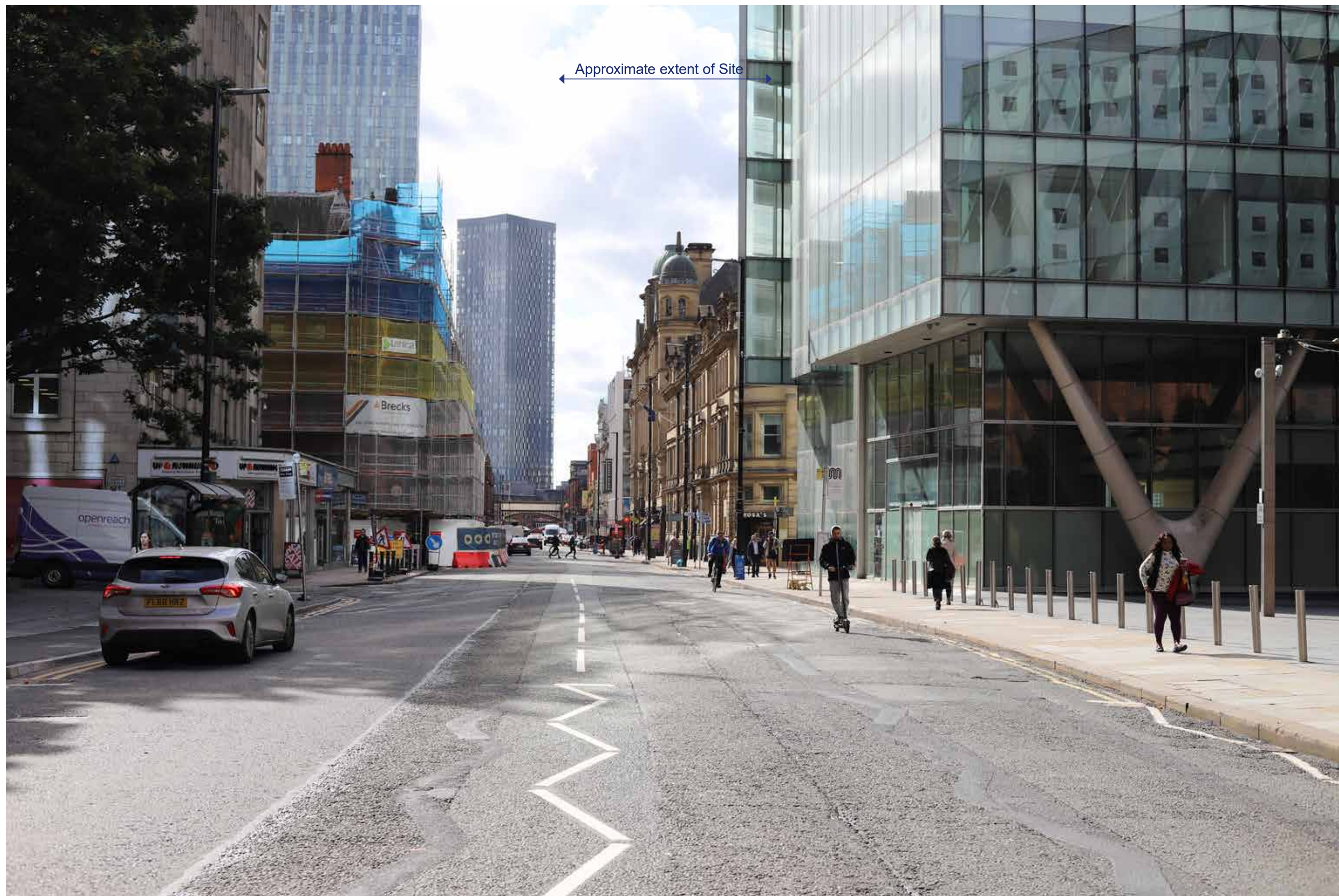
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 3: MEDLOCK VALLEY WAY - WHITWORTH STREET WEST		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of road users and ramblers on a recreational route along the Rochdale Canal. The view is looking south-west towards the Site, which is located behind the existing brick buildings at the centre of the view. The train line is visible to the left of the view overlooked by the Deansgate Square's towers. Above Whitworth Street West, views of the sky are kept open. The canal and railway viaduct break through the urban fabric. Street trees are present on the northern side of the road but are not prominent features.	MEDIUM-HIGH
	Value - Although lacking designations, the view includes Deansgate Square's towers which are considered a distinctive landmark of the city skyline and the unique railway viaduct. Glimpse of the Former Congregational Chapel is also visible in the background. The value of the view is considered <u>medium-high</u>. Susceptibility - Although the receptor represented by this view are road users, this includes ramblers on a recreational route likely to appreciate the surrounding context. The susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development is proportionate to the surrounding context of tall buildings. Placed between the Elizabeth Towers and 2-4 Chester Street, it aids the visual transition from Deansgate Square towers toward the medium scale buildings. It does not obscure any distinctive feature and does not result in a substantial loss of skyline. The proposed materiality is distinctive but complementing to the prominent red-brick buildings and structures.	LOW (NEUTRAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	MEDIUM-HIGH SENSITIVITY X OW (NEUTRAL) MAGNITUDE OF CHANGE =	MODERATE (NEUTRAL)



Viewpoint Data

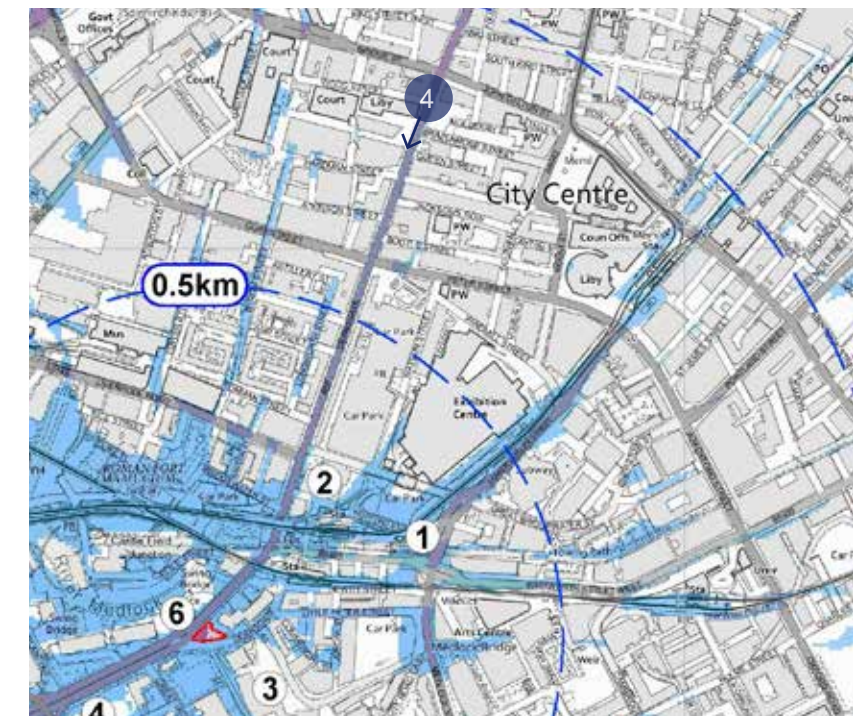
Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1
Horizontal Field of View: 90°
Grid coordinates: W 2° 14' 54.56", N 53° 28' 27.36"
Elevation: 32.6m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-East
Distance from Site (closer Site boundary): 308.20m
Weather: Cloudy/sunny
Date: 24.09.2020
Time: 12.20pm
Taken by: Martina Sechi



VIEWPOINT 4 - DEANSGATE - THE JOHN RYLANDS LIBRARY

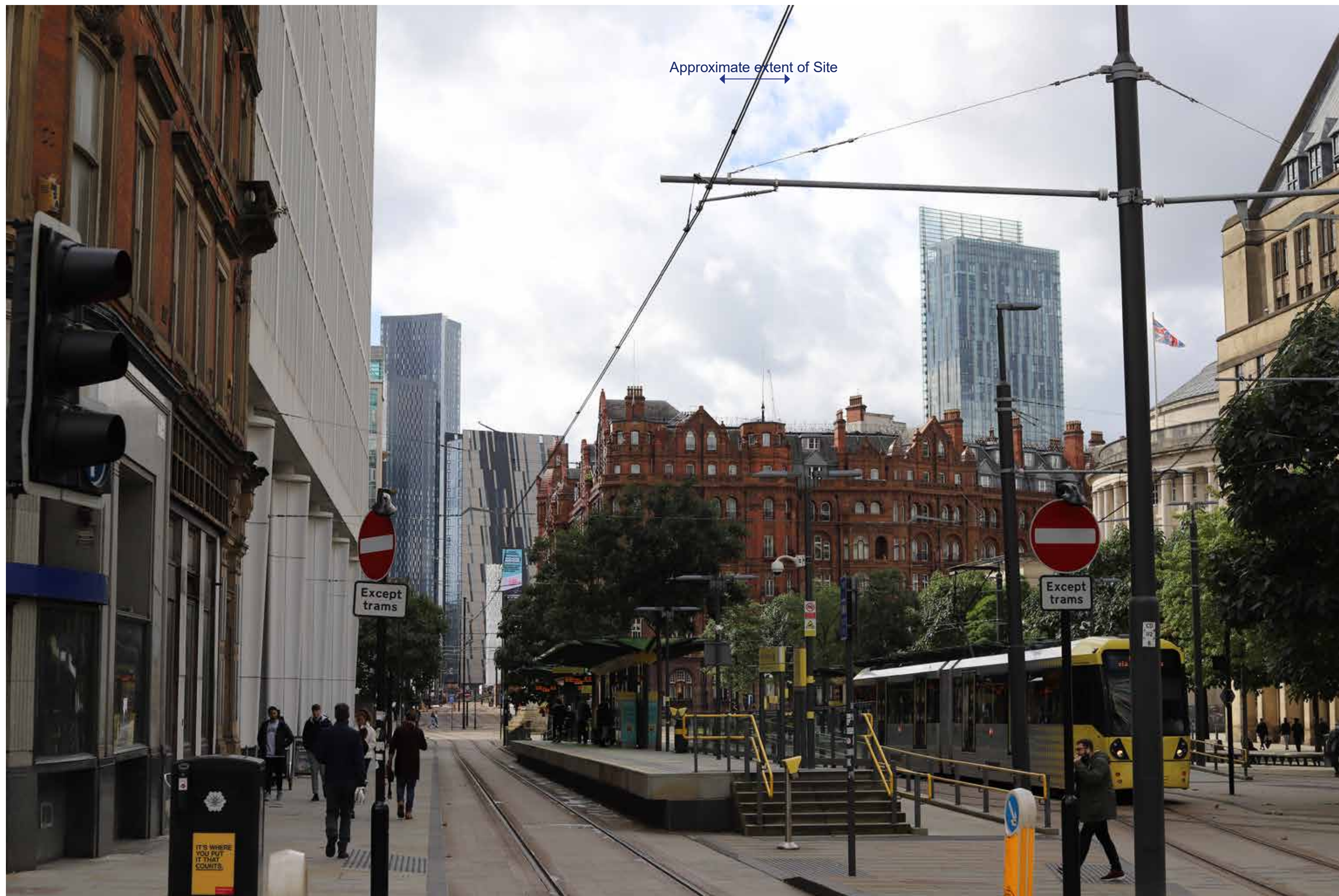
Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 4 - DEANSGATE - THE JOHN RYLANDS LIBRARY		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of road users travelling southwards on Deansgate, including pedestrians reaching a dedicated pavement. The view is looking south towards the Site, which is located at the end of this vista but largely screened by the intervening railway viaduct. The view is framed on both sides by existing buildings of medium-scale compared to Deansgate Square towers and Beetham Tower visible in the background. There is limited view of the sky. The streetscape is highly urbanised with the road being a prominent feature and a lack of street trees. Building aesthetic is mixed with older built form sitting along modern architecture.	HIGH-MEDIUM
	Value - Although cluttered with street furnitures and building works, the view portrays Deansgate Conservation Area, with some distinctive listed buildings. The value of the view is considered to be <u>high</u>. Susceptibility - The receptors represented by the view are road users, including pedestrians on a dedicated pavement, as shown in Appendix 9.6. Susceptibility to change is considered <u>medium</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6, albeit not exactly in the same location as viewpoint 4 adjacent, shows that proposal will terminate the existing vista along Deansgate with a new focal point. Albeit the proposals' scale appears appropriate to the context and it does not obscure distinctive features, it compromises the perspective of the street view which preserves the sense of depth of this vista. As a result, the view appears shorter. The view shows a variety of building styles and materiality, the proposal introduces a new architecture and material that would match with the visually adjacent listed buildings (184 and 186 Deansgate)	LOW (NEUTRAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH-MEDIUM SENSITIVITY X LOW (ADVERSE) MAGNITUDE OF CHANGE =	
	MODERATE (NEUTRAL)	



Viewpoint Data

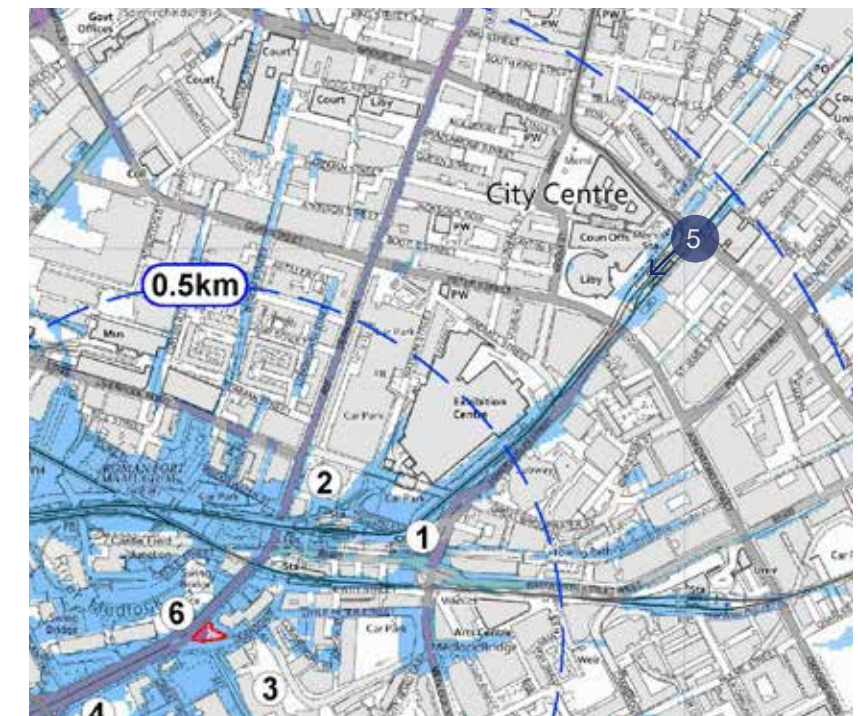
Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A1
 Horizontal Field of View: 39.6°
 Grid coordinates: W 2° 14' 53.97", N 53° 28' 49.04"
 Elevation: 65.9m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: South
 Distance from Site (closer Site boundary): 835.04m
 Weather: Sunny/Cloudy
 Date: 24.09.2020
 Time: 12.34pm
 Taken by: Martina Sechi



VIEWPOINT 5 - PACE GARDEN

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 5 - PACE GARDEN		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of pedestrians at Peace Garden, a public open space and transport hub within the City Centre. The view is looking south-west towards the Site, which is screened by the intervening built form. The Midland Hotel (Grade II* listed) is a prominent feature of the view overlooking the canopies of the square's trees. The vernacular red brick contrasts the surrounding modern materiality of the taller buildings. The Central Public Library (Grade II* listed) is partially hidden by the trees. Despite the building's enclosure of the square, there is a discrete sense of openness with a rather large view of the sky, broken only by Beetham Tower. At ground level, the view is rather chaotic with clustering of transport infrastructure and road signage. Some order is provided by the tree's canopies mitigating the visual intrusion of the tram power cables.	HIGH
	Value - The view, albeit cluttered with the tram infrastructure, represents the Conservation Area and includes several listed buildings. Landmarks such as Beetham Tower and Deansgate Square are visible in the background. The value of the view is considered <u>high</u>. Susceptibility - The view represents receptors in a public open space, therefore interested in their surroundings. Susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development would not be visible at this location.	NONE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH SENSITIVITY X NONE MAGNITUDE OF CHANGE =	NONE



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A1
 Horizontal Field of View: 39.6°
 Grid coordinates: W 2° 14' 31.84'', N 53° 28' 43.54''
 Elevation: 59.5m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: South-West
 Distance from Site (closer Site boundary): 933.74m
 Weather: Sunny/Cloudy
 Date: 24.09.2020
 Time: 12.45pm
 Taken by: Martina Sechi



VIEWPOINT 6 - GREAT BRIDGEWATER STREET

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 6 - GREAT BRIDGEWATER STREET			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of road users at Great Bridge Water Street, including pedestrians on a dedicated pavement. The view is looking south-west towards the Site, which is located behind the existing buildings. The view of the sky is relatively open with Deansgate Square and the Axis Tower skyscrapers breaking the skyline. This modern architecture contrasts the lower level vernacular buildings in red brick which are visible in the foreground. Street trees, some of which planted as part of the Manchester City of Tree movement, provide a pocket of landscape within this urban view, filtering views of the surrounding buildings. Consequentially, the road infrastructure does not dominate the view.		HIGH
	Value - Visible in the view are some listed buildings and new distinctive landmarks. The value of the view is considered <u>high</u>.	Susceptibility - Although drivers would not be focused on their surroundings, cyclists and pedestrian would have interests in their visual context. The susceptibility to change is therefore considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development would not be visible at this location.		NONE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH SENSITIVITY X NONE MAGNITUDE OF CHANGE =		NONE



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 14' 36.28",N 53° 28' 31.53"
Elevation: 73.2m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-West
Distance from Site (closer Site boundary): 673.94m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 12.55pm
Taken by: Martina Sechi

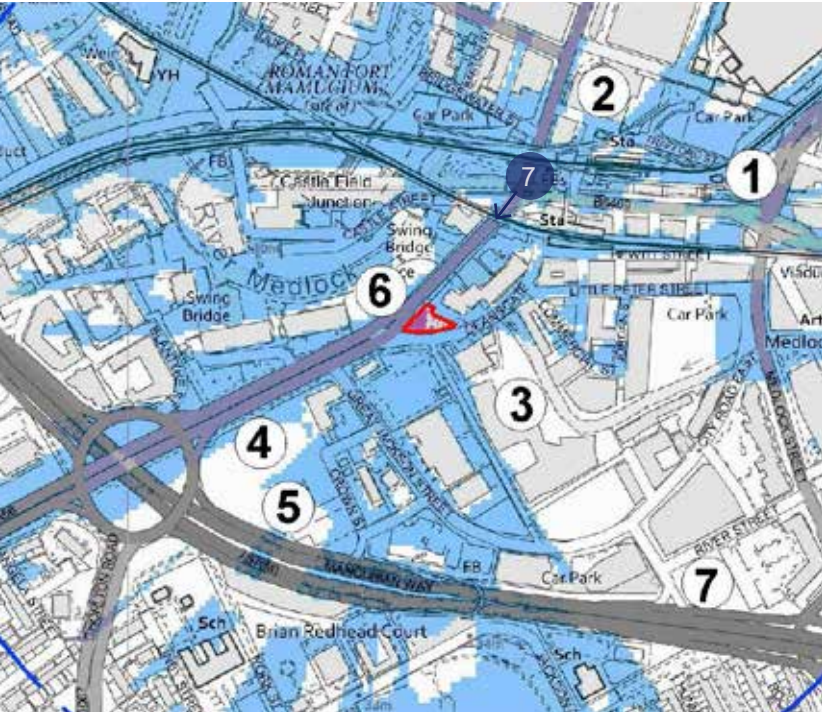


VIEWPOINT 7 - ROCHDALE CANAL TOW

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 7 - ROCHDALE CANAL TOW

EXISTING VIEW/SENSITIVITY	This viewpoint represents views of road users on the Bridgewater Viaduct, including ramblers on the recreational route. The view is looking south at the Site, which is visible in the background below the railway viaduct (Grade II listed). The view is dominated by the transport infrastructure and the clutter of road signs and furniture. The tower of Former Congregational Chapel (Grade II listed) is visible amongst this urban chaos. Little of the open sky is visible as, in addition to the overwhelming urban features, Deansgate Square tower and the 2-4 Chester Street building frame the vista.	HIGH
	Value - Despite the road furniture clutter, the view shows the unique multilevel townscape of Manchester, a portion of Castlefield Conservation Area and a Grade II listed building. Furthermore, Deansgate Square is a new distinctive feature of Manchester skyline. The value of the view is considered <u>high</u>. Susceptibility - The receptors of this view include ramblers on a recreational route. The susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the proposal will introduce a substantial new feature in the skyline. While the scale of the Proposed Development is appropriate with the surrounded tall buildings, it will increase the sense of enclosure of the view, losing some of the available open sky. The existing built frame to Deansgate will be disrupted and the view shortened. The proposed materiality is in keeping of the contextual prevalence of red brick. However, the increase prominence of tall buildings will compete with the Grade II Former Congregational Chapel and railway viaduct detracting from these heritage assets; modern architecture would ultimately prevail over the historic context.	MEDIUM (ADVERSE)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH SENSITIVITY X MEDIUM (ADVERSE) MAGNITUDE OF CHANGE =	MAJOR-MODERATE (ADVERSE)



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 15' 6.91'',N 53° 28' 28.63''
Elevation: 36m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-West
Distance from Site (closer Site boundary): 153.52m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 01:17pm
Taken by: Martina Sechi

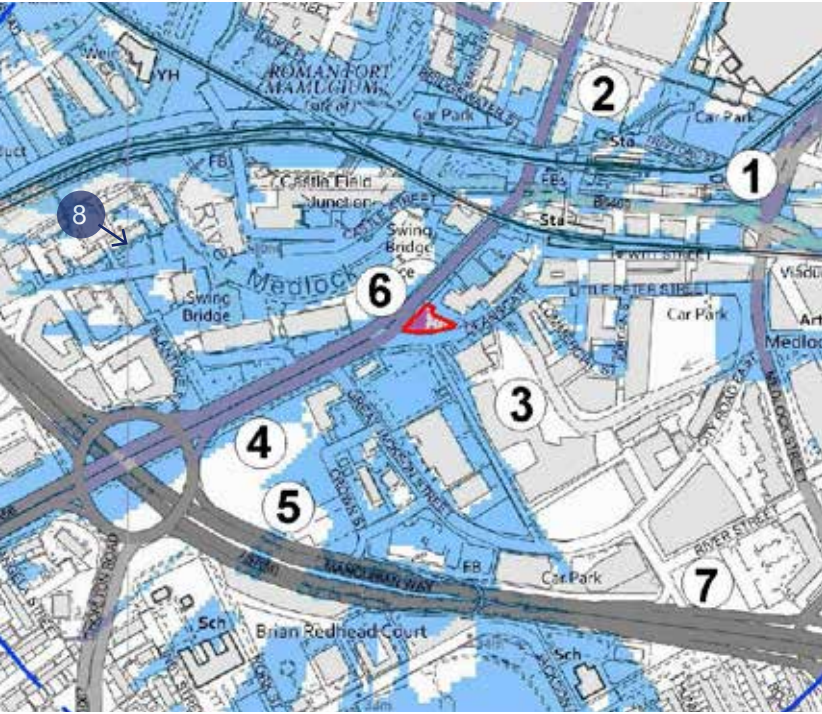


VIEWPOINT 8 - CHESHIRE RING CANAL WALK

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

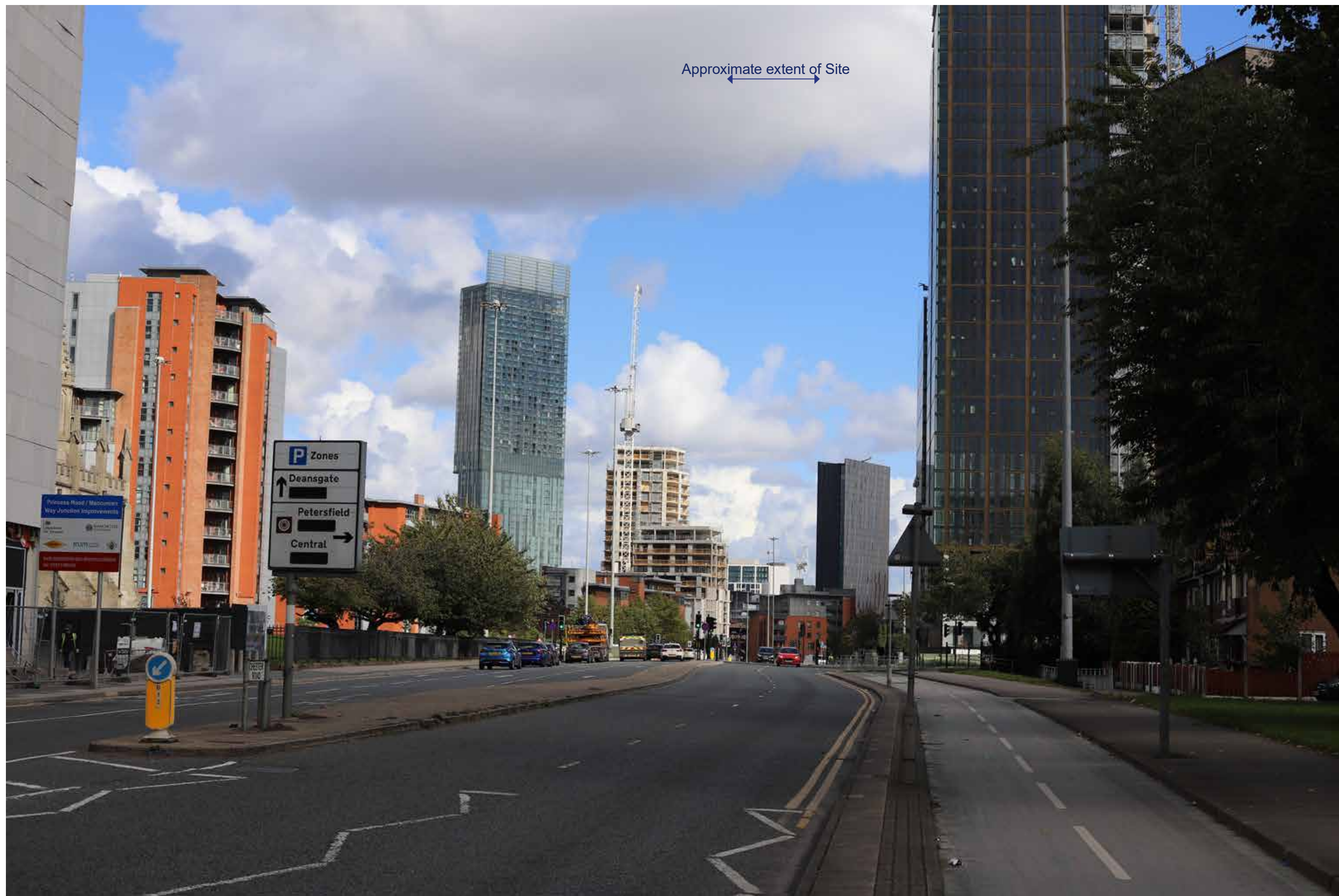
VIEWPOINT 8 - CHESHIRE RING CANAL WALK

EXISTING VIEW/SENSITIVITY	This viewpoint represents views of ramblers on a recreational route along the Bridgewater Canal. The view is looking south-east towards the Site, which is located behind the intervening buildings. The appreciation of the open sky is limited as the buildings' scale and Deansgate Square towers dominate the skyline. The view results largely enclosed by the built form. The modern architecture of the skyscrapers contrasts the lower level vernacular buildings in red brick which are visible in the foreground. Few trees break the built form and filter views of the buildings.		HIGH
	Value - The view represents the industrial heritage of Manchester within Castlefield Conservation Area. The new distinctive landmarks at Deansgate Square are also visible. The view is considered of <u>high</u> value.	Susceptibility - Receptors are ramblers on recreational route. Susceptibility to change is consider <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that a small portion of the Proposed Development would be visible next to the Deansgate Square tower. The majority of the view remains unchanged. The proposal's materiality provides a distinctive landmark that complements the prevalence of red brick architecture.		LOW (BENEFICIAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH SENSITIVITY X LOW (BENEFICIAL) MAGNITUDE OF CHANGE =		MODERATE (BENEFICIAL)



Viewpoint Data

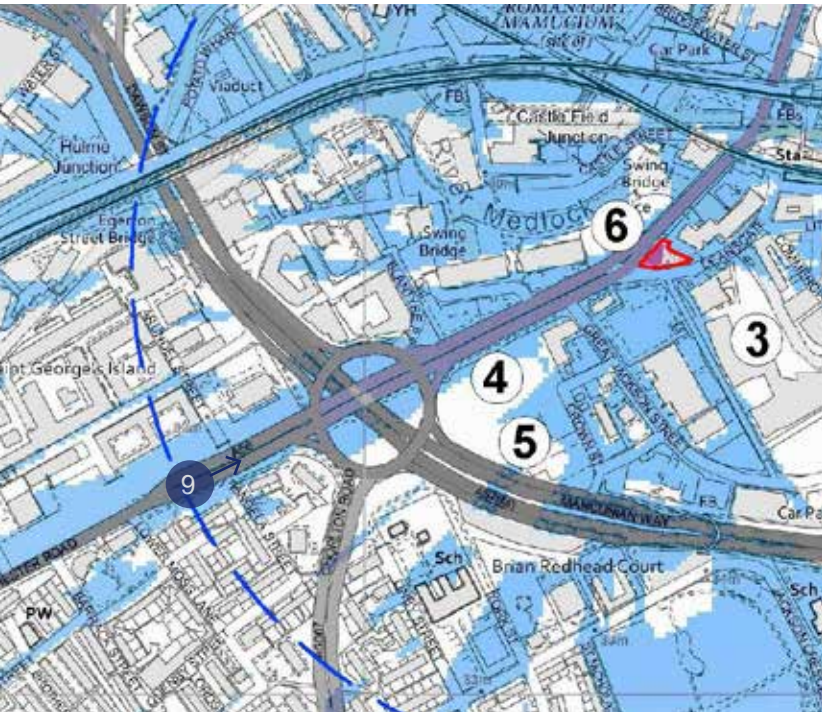
Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 15' 30.56'',N 53° 28' 27.62''
Elevation: 2.7m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-West
Distance from Site (closer Site boundary): 354.15m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 01:32pm
Taken by: Martina Sechi



VIEWPOINT 9 - CHESTER ROAD

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 9 - CHESTER ROAD		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of road users on a main access to Manchester, including pedestrians and cyclists on dedicated paths. The view is looking north-east towards the Site, which is visible at the front of the existing, red brick, residential building. The view is dominated by the prominent presence of tall buildings, namely: Beetham Tower, The Axis Tower, Elizabeth Tower and 2-4 Chester Street. Despite the few trees and glimpses of green open areas, including the St George's Church (Grade II* listed) grassed area, the view is dominated by the urban scene. Nevertheless, the skyline is relatively open and punctuated by the taller buildings.	HIGH-MEDIUM
	Value - The view includes a portion of Castlefield Conservation Area, including a Grade II* listed building. Furthermore a number of modern landmarks punctuate the skyline. The value of the view is considered <u>high</u>. Susceptibility - The receptors of this view includes drivers approaching Manchester through a pivotal gateway, as well as pedestrians and cyclist on a dedicated path. Susceptibility to change is considered <u>medium</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development will be visible at the centre of the view, a prominent location. However the scale of change is relatively limited, as it replaces a view to the Axis Tower, and the proposed volume is appropriate to the contextual tall buildings. The proposed building would aid the visual grounding of Elizabeth Tower with the surrounding lower built-form. The Proposed Development will obscure views of the Axis Tower, however it will introduce a distinctive architecture that complements the typical red-brick architecture while proposing a strong corner landmark at a gateway for Manchester.	MEDIUM (BENEFICIAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH-MEDIUM SENSITIVITY X LOW (BENEFICIAL) MAGNITUDE OF CHANGE =	MODERATE (BENEFICIAL)



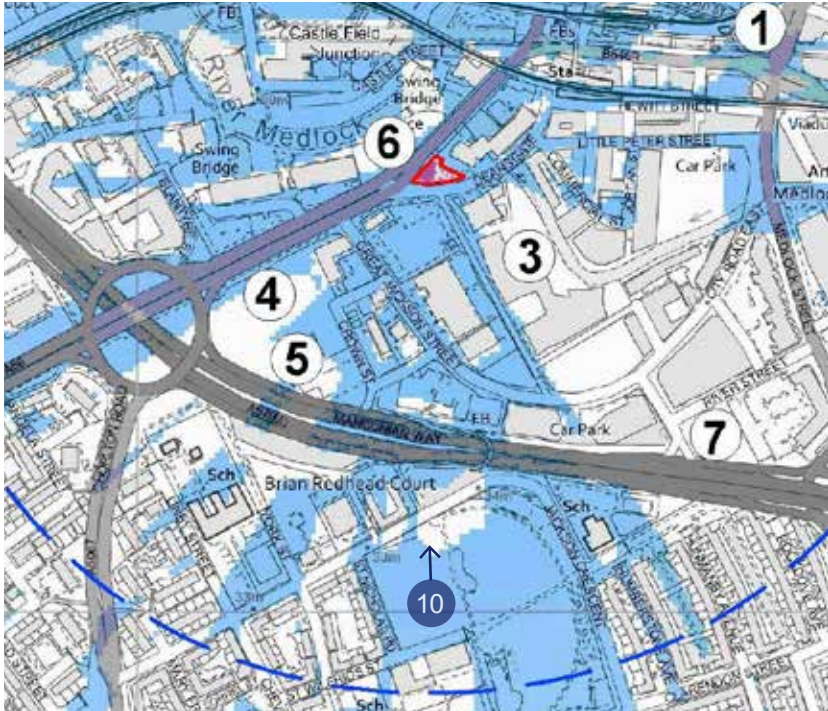
Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 15' 37.52'',N 53° 28' 16.17''
Elevation: 33m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North-West
Distance from Site (closer Site boundary): 518.15m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 01:46pm
Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 10: HULME PARK		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of users of a public open space which includes a range of recreational opportunities. The view is looking north towards the Site, which is located behind the intervening vegetation and buildings. The view appears critically divided into two layers. In the foreground, the lower layer is largely green with mature trees on the park edge and grassed recreational ground. Glimpses of the residential area are visible to the left of the view, through the existing trees. The higher level is dominated by the skyscrapers, namely Deansgate Square towers and the Elizabeth Tower (under construction), rising above the tree canopies. The skyline is therefore defined by this dichotomy, with a consistent lower layer and the upper layer rather open despite the incidental skyscrapers.	MEDIUM-HIGH
	Value - The view does not include a townscape designation, however Deansgate Square and Elizabeth Tower are distinctive landmarks. The value of the view is considered <u>medium</u>.	
	Susceptibility - Receptors are largely user of the public park and therefore likely to focus on the surrounding context. Susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6, albeit not exactly in the same location as viewpoint 10 adjacent, shows that the proposal introduces a new feature to the view of relatively modest scale compared to the contextual tall buildings. The location of the tower is integral to the Great Jackson Street Development and aids transition towards the lower-lying buildings. The sense of openness of this view, due to its land use and availability of open sky, is largely retained. The proposed materiality contrasts the existing Deansgate Square towers, providing a distinctive landmark.	LOW (NEUTRAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	MEDIUM-HIGH SENSITIVITY X LOW (NEUTRAL) MAGNITUDE OF CHANGE = MODERATE (NEUTRAL)	



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 15' 10.44",N 53° 28' 10.34"
Elevation: 34m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North
Distance from Site (closer Site boundary): 411.27m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 02:07pm
Taken by: Martina Sechi

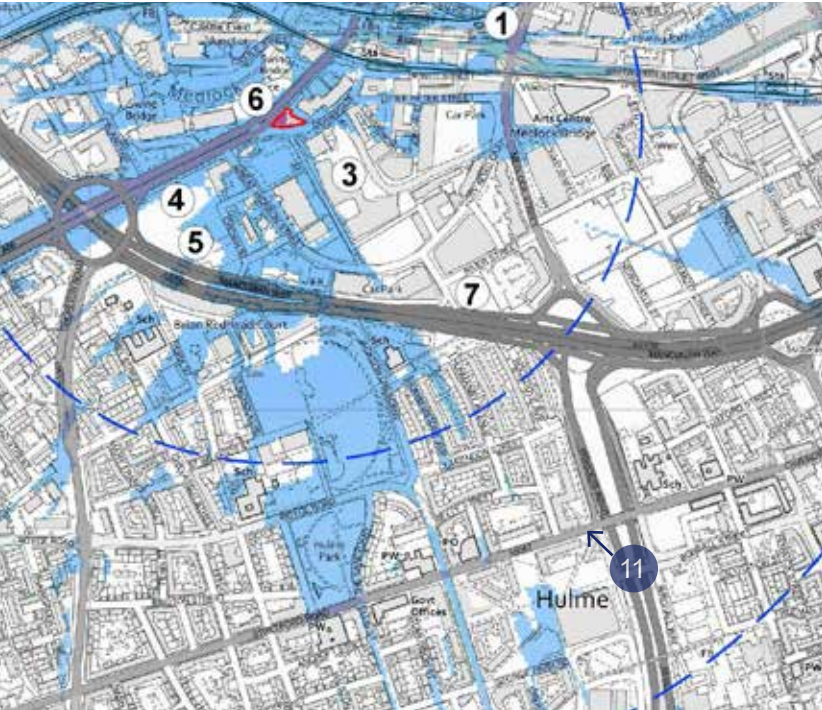


VIEWPOINT 11 - BONSALL STREET

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 11 - BONSALL STREET

EXISTING VIEW/SENSITIVITY	This viewpoint represents views of pedestrians and cyclists crossing Birchall Way on a dedicated bridge. The view is looking north-west towards the Site, which is located behind the intervening vegetation and buildings. In the foreground of the view is the structure of the adjacent Stretford Road bridge. The canopies of the mature, street trees along Princess Road rises over the bridge level and filter views of the buildings. The skyline is punctuated with the skyscrapers at Deansgate Square, the Elizabeth Tower and Beetham Tower. However, the view of the sky retain a discrete sense of openness.		MEDIUM-HIGH
	Value - While the view does not include any townscape designation, it does portraits distinctive townscape landmark. The value of the view is considered <u>medium</u>.	Susceptibility - Receptors are pedestrian on a dedicated path, they are likely to focus on the surrounding townscape. Susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the proposed development is not visible due to intervening built form.		NONE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	MEDIUM-HIGH SENSITIVITY X NONE MAGNITUDE OF CHANGE =		NONE



Viewpoint Data

Visualisation Type 1
 Planar Image
 Enlargement: 100% @ A1
 Horizontal Field of View: 39.6°
 Grid coordinates: W 2° 14' 41.50'',N 53° 28' 2.08''
 Elevation: 69.8m AOD
 Camera: Canon EOS 6D Mark II
 Lens: Canon EF 50mm f/1.8 STM
 Direction of view: North - West
 Distance from Site (closer Site boundary): 841.68m
 Weather: Sunny/Cloudy
 Date: 24.09.2020
 Time: 02:44pm
 Taken by: Martina Sechi



VIEWPOINT 12 - THE SALFORD TRAIL

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortable arm's length

VIEWPOINT 12 - THE SALFORD TRAIL

EXISTING VIEW/SENSITIVITY	This viewpoint represents views ramblers on the recreational route along the Manchester Ship Canal. The view is looking south-east towards the Site, which is screened by the intervening buildings. In the foreground of the view are the canal and its retaining walls. Despite the largely urban character of the view, there is a discreet amount of greenery, provided by the wild vegetation above the canal wall and trees along the canal at New Elm Road. Above the green layer emerge the residential buildings under construction at New Elm Road, Deansgate Square towers and the Elizabeth Tower. The skyline is punctuated by the tall buildings and defined by the lower urban layer, but retains a considerable sense of openness.	HIGH
	Value - Although disturbed by the construction site, the view looks at Castlefield Conservation Area and the unique canal network of Manchester. The modern tall buildings are also distinctive landmarks in the skyline. The value of the view is considered <u>high</u>. Susceptibility - Receptors are ramblers on a recreational path along the canal. The susceptibility to change is considered <u>high</u>.	
MAGNITUDE OF CHANGE	The technical visualisation in Appendix 9.6 shows that the Proposed Development is nestled in the cluster of Deansgate Square. The scale of the proposed building is appropriate to its context. The proposed materiality will diversify the proposal from Deansgate Square structures and create a distinctive landmark. The choice of steel-corten will reinforce and complement the historical industrial character of Manchester and match the typical red-brick of the canal structures.	MEDIUM (BENEFICIAL)
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	HIGH SENSITIVITY X MEDIUM (BENEFICIAL) MAGNITUDE OF CHANGE =	MODERATE-MAJOR (BENEFICIAL)



Viewpoint Data

Visualisation Type 1
Planar Image
Enlargement: 100% @ A1
Horizontal Field of View: 39.6°
Grid coordinates: W 2° 15' 47.76",N 53° 28' 35.95"
Elevation: 26.7m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South - West
Distance from Site (closer Site boundary): 744.66m
Weather: Sunny/Cloudy
Date: 24.09.2020
Time: 04:12pm
Taken by: Martina Sechi