Townscape and Visual Impact Assessment

Former Cambridge Halls, All Saints Campus

February 2025

Turley

Contents

1.	Introduction	1
2.	Planning Policy Context	5
3.	Townscape Baseline	12
4.	Visual Amenity Baseline Appraisal	23
5.	Townscape and Visual Assessment of Effects	30
6.	Summary and Conclusions	43
Appendix 1:	Townscape and Visual Impact Assessment Methodology	47
Appendix 2:	Supporting Figures and Photography	59
Appendix 3:	Visualisations	60

Client
The Unite Group

Our reference
UNIM3028

March 2025

1. Introduction

1.1 This Townscape and Visual Impact Assessment (TVIA) has been prepared by Turley Townscape and VIA on behalf of The Unite Group (the 'Applicant') to accompany a full planning application for the proposed Purpose-Built Student Accommodation (PBSA) development, at the All Saints Campus in Manchester ('the Site').

1.2 The purpose of this report is to identify the existing townscape character and visual amenity of the Site and its context; and assess the effect of the Proposed Scheme on the townscape and visual amenity of the Site and its surroundings. It should be read in conjunction with the appended methodology (**Appendix 1**) and is supported by a series of figures which are provided in **Appendix 2.**



Figure 1.1: Site Location Plan shown with townscape and visual study areas also shown of Figure 1 of Appendix 2

Description of Development

1.3 The Applicant is seeking planning permission for the construction of a student living building comprising of 2309 bed student accommodation rising to a maximum of G+29 storeys in height (the 'Proposed Scheme'). The description of development is as follows:

"Full planning permission for the demolition of existing buildings and for the erection of new Purpose Built Student Accommodation (Sui Generis) including amenity spaces, landscaping and associated works."

Structure of Report

1.4 The TVIA forms the evidence base for **Chapter 6** (Townscape and Visual) of the Environmental Statement (ES) which has been produced as part of the Environmental Impact Assessment (EIA) process and submitted with the planning application. The TVIA has been undertaken to identify the townscape and visual receptors, ascertain the likely effect of the Proposed Scheme on townscape and visual receptors and determine which effects are considered significant. The Significant effects are documented in the ES **Chapter 6**.

1.5 The TVIA is arranged in seven sections. Section 2 provides a summary of the planning policy context in relation to townscape and visual matters. This should be read alongside the Planning Statement that supports this application, also by Turley. The third and fourth sections discuss the baseline situation of the Site and the surrounding area in terms of its townscape characteristics and local visual amenity. The fifth section provides an appraisal of effects of the Proposed Scheme on the previously identified baseline situation and representative views. Finally, a summary of the findings and conclusions are set out at the end of the document in section six.

1.6 ***Appendix 1*** sets out our methodology for the assessment of townscape and visual impacts. Supporting figures are set out in ***Appendix 2***. Visualisations of the Proposed Scheme have been prepared for the representative views by specialist visualisation consultant Planit. These are provided, alongside the methodology used for producing the visualisations, in ***Appendix 3***.

1.7 This report should be read in conjunction with the separate Heritage Statement which has been prepared by Turley Heritage to address the potential impacts of the proposals on the heritage assets within the local area.

Site Location and Description

1.8 The Site is formed by a rectilinear block located to the south of Manchester City Centre, within the All-Saints Campus of Manchester Metropolitan University. The Site is bound by Cambridge Street to the west, Higher Chatham Street to the east, Boundary Street to the south, and a service road to the Faculty of Business and Law to the north.

1.9 The Site itself currently comprises of two plots of four storey Purpose-Built Student Accommodation (PBSA), constructed in the 1990s. The two plots are situated to the north and south of the Site and set around courtyards. The Site is divided in two by a pedestrian link (Cavendish Street) that runs broadly on the east – west alignment connecting Cambridge Street to Chatham Street. The two plots are interlinked along the eastern boundary at the upper levels.

Study Area

1.10 The 'Townscape Study Area' includes the townscape elements within 500 metres radius of the Site and the local townscape character areas (LTCA) also within 500 metres. This is an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development (**Figure 3**).

1.11 The 'Visual Study Area' includes the visual receptors and a selection of representative views that have views to the Site within a 1km radius of the Site. This area has been determined by first establishing a Zone of Theoretical Visibility (ZTV) (**Figure 4**) to identify the theoretical extent of visibility of the Proposed Scheme followed by a Site visit to review and verify the findings of the ZTV. An area 1km radius from the Site (**Figure 5**) was identified as a suitable study area for the visual impact assessment (the Visual Study Area). For viewpoints at distances of over 1km from the Site the changes to views and visual amenity resulting from the Proposed Scheme would result in only a small or very small change to the character and appearance of the view and are therefore not likely to result in significant visual effects. The ZTV has also been used as a tool in helping to understand the likely effects of Proposed Scheme on the townscape character areas and heritage assets as part of the scoping process.

Surveys

1.12 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings along with potential key visual receptors. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. A field study was undertaken by an experienced chartered landscape architect from Turley Townscape and VIA in July 2024 during which visibility was good. The field study recorded the Site and surrounding context's townscape features and verified the key visual receptors identified in the desk study. It involved travelling through the study area and producing a working photographic record of the area.

Methodology

1.13 The methodology and approach in undertaking this Townscape and Visual Appraisal uses structured, informed and reasoned professional judgement, considering a combination of quantitative and qualitative factors. 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 06/19).

1.14 The full TVIA methodology is set out at **Appendix 1** to this report.

Consultation

1.15 This application submission has been informed by a positive process of pre-application engagement with officers of the local planning authority, Manchester City Council. The

Proposed Scheme has evolved throughout this process in response to written feedback received from a series of meetings. Representative viewpoint locations and visualisation types for assessment in this TVIA were agreed with MCC via email on the 12 09 2024. Within this email MCC requested that views from Lloyd Street north picking up the listed estate at the University. The ZTV demonstrates that there is no visibility in this location; effects on this listed feature are discussed further in the heritage assessment chapter.

2. Planning Policy Context

European Landscape Framework

2.1 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition to landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

2.2 The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors" and it includes 'townscape', as well as all forms of rural landscape.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) 2024

2.3 The National Planning Policy Framework (NPPF) was first introduced in March 2012 and has subsequently been revised on a number of occasions, most recently in December 2024. The new NPPF provides a full statement of the Government's planning policies.

2.4 Chapter 11 of the Framework sets out the Government's policy in relation to 'Making effective use of land'. This sets out the importance of promoting the effective use of land including that planning policies and decision should '*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housi*ng *where land supply is constrained and available sites could be used more effectively' (para 125d).*

2.5 Guidance in relation to 'Achieving appropriate densities' is then set out in paras 129 – 130. This states that planning policies and decisions should support development that makes efficient use of land, taking into account a number of factors including: the identified need for different types of housing, and '*the desirability of maintaining an area's prevailing character and setting…**or** of promoting regeneration and change'*;

2.6 Chapter 12 of the Framework outlines the Government's policy regarding achieving well-designed places.

2.7 Paragraph 131 establishes that for the Government the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this.

2.8 Paragraph 135 sets out that 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."

2.9 Paragraph 137 establishes that design quality should be considered throughout the evolution and assessment of individual proposals.

2.10 Paragraph 139 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, because of changes being made to the permitted scheme.

2.11 Paragraph 139b also sets out that in determining applications, significant weight should be given to '*outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surrounding's*.

National Planning Practice Guidance

2.12 National Planning Practice Guidance (PPG) was first issued by the Government in 2014 as a web-based resource and living document. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. The most recent updates date from February 2024.

2.13 In paragraph 003 the design guidance category supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. Paragraph 007 goes on to state that views into and out of larger sites should be carefully considered from the start of the design process.

2.14 In the design guidance[1] category this supports paragraph 130 of the NPPF which states that '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents*'. It also refers to the accompanying National Design Guide, which sets out ten characteristics for a well-designed place:

- *"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.*
- *Lifespan – made to last."*

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019 (updated January 2021)

2.15 The previous government 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.

2.16 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."*

2.17 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.

[1] Paragraph 001 Reference ID: 26-001-20191001

- 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.
- Lifespan – made to last.

Guidance on Tall Buildings, CABE 2007

2.18 The document out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process. In relation to design and siting of tall buildings CABE and English Heritage set out the following criteria for evaluation of tall buildings:

- The relationship to context;
- The effect on the historic context;
- The effect on world heritage sites;
- The relationship to transport infrastructure;
- The architectural quality of the building;
- The sustainable design and construction of the proposal;
- The credibility of the design;
- The contribution to public space and facilities;
- The contribution made to the permeability of a site and the wider area; and
- The provision of a well-designed environment.

Historic England: Advice Note 4 (2nd Edition): Tall Buildings 2022

2.19 This Historic England Advice Note updates previous guidance by English Heritage and CABE produced in 2007 and replaces the first edition published in 2015. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. It states that the advice is for all relevant developers, designers, local authorities and other interested parties. Advice on making a planning application for a tall building, as well as assessing the impact of development proposals is set out.

Local Planning Policy

Core Strategy Development Plan Document

2.20 The Core Strategy[2] was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.

2.21 The Core Strategy Vision states inter alia that:

"By 2027 Manchester will be:

[2] Manchester's Local Development Framework: Core Strategy Development Plan Document (11 July 2012) Manchester City Council

- 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."

2.22 **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 townscape character by securing a high standard of design in development proposals.

2.23 **Policy CC6 City Centre High Density Development** seeks to maximise the efficiency of land within the City. The policy notes that the '*scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City*.' Regard should also be had to the Council's approach to tall buildings (Policy EN2).

2.24 **Policy CC9 Design and Heritage** seeks to retain the townscape character of the City through high quality design, and states *'the standards and guidance explained in the other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character*.'

2.25 **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.*

2.26 The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within 'The City Centre Character Area', and the area-specific policy states that:

- *"Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*
- *While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*

- *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals."*

2.27 **Policy EN 2 Tall Buildings** defines tall buildings *'as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'*.

2.28 The policy also states that tall buildings should demonstrate they:

- *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.*

2.29 In terms of siting tall buildings, the policy states *'suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can be easily served by public transport nodes.*'

2.30 **Policy EN9 Green Infrastructure** seeks to create an integrated network of high quality and multifunctional green infrastructure within the urban environment. It recognises the challenges with providing new green infrastructure in some parts of the City Centre but notes as a potential key feature: '*the encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.*'

Manchester Local Plan (Emerging)

2.31 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.

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

2.32 The Guide to Development in Manchester SPD[3] expands on the urban design principles noted within Policy EN1 and provides additional guidance on the character of different areas within the city.

[3] Guide to Development in Manchester Supplementary Planning Document, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007, April 2007, Manchester City Council

2.33 The Application Site and its immediate context forms part of The City Centre character type which includes distinct areas with their own unique character.

2.34 "*Manchester's City Centre is arguably the finest expression of a Victorian commercial district in England, and contains an exhilarating mix of uses housed in fine individual buildings. For the most part these buildings form a continuous "street wall", firmly establishing the urban character based on the Georgian and Victorian grid pattern of streets. It is essential to maintain and develop the City's identity and individuality when considering the future development*."

2.35 The guidance for the City Centre also sets out a list of key issues for design including views, tall buildings and architectural styles which seek to respect the character.

3. Townscape Baseline

Introduction

3.1 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 reference to existing published documents regarding townscape character in the City. These features also influence the visibility between the Site and the wider townscape.

3.2 The Site is located to the south of Manchester City Centre, within the All-Saints Campus of Manchester Metropolitan University. The Site is bound by Cambridge Street to the west, Higher Chatham Street to the east, Boundary Street to the south, and a service road to the Faculty of Business and Law to the north.

Designations

3.3 The Site is not located within an area covered by a townscape designation, nor does it lie within or near to any conservation areas. The nearest conservation area is the Whitworth Conservation Area which lies approximately 490m to the southeast of the Site beyond the Mancunian Way. A number of listed buildings are located in relatively close proximity to the Site, including Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building, Righton Building, Grosvenor Building and Former Town Hall Façade to Mabel Tylecote Building. These listed buildings are generally focused to the east of the Site and set around the edge of All Saints Park, a key area of public open space within the university campus. The full extent of designations, relevant to townscape value in the local area are illustrated on the Designations Plan provided at **Figure 2**.

Townscape Character Context

3.4 A review has been undertaken of existing City scale townscape character assessments and the associated character areas that the Site falls within. Consideration has then been given to whether the Site's townscape elements reflect and contribute to the characteristics of the recognised areas at a city level prior to looking more closely at the townscape features of the Study Area and identifying Local Townscape Character Areas (LTCAs).

3.5 The Site and its study area are identified by Natural England as lying within National Character Area (NCA) 55 – The Manchester Conurbation.

3.6 The NCA covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester conurbation including Manchester City Centre, Salford, Stockport, Sale, Ashton-under Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.

3.7 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics described above. The Site and its immediate setting are urban, and PBSA uses are typical of this character area.

3.8 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study[1] 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.

3.9 An Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy[4] is included in **Figure 3**, the Site Location is indicated as a red dot

3.10 The Site is situated within the 'Central Area for Change' Strategic Character Area and within the northwestern portion of the "Higher Education Precinct (HEP)".

3.11 The HEP is described in the characterisation report as:

"*Underlying natural form*

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 southeastwards, following Oxford Road, as a relatively level area.

Urban form

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.

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.

[4] Local Development Framework: Strategic Level City – wide Urben Characterisation for Core Strategy, November 2010, Manchester City Council

Use, activity and movement

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.

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

3.12 The following elements have been identified as contributing to the townscape character of the Site and surrounding area. They also influence the visibility between the Site and the wider townscape.

Land Use

3.13 The Site itself currently comprises PBSA, constructed in the 1990s. The two blocks are interlinked along the eastern boundary at the upper levels.

3.14 The Site sits within an area dominated by university buildings with associated ancillary uses to the north and east, and residential development to the west.

3.15 The area to the west of the Site comprises of relatively low-density residential areas made up of terraced buildings. Building heights in this area generally range from two to three storeys; interspersed with some four to five storey PBSA. Buildings generally have a domestic appearance: the terraced buildings are primarily constructed from a red brick some with rendered elevation, with tiled pitched roofs and brick chimney stacks.

Urban Structure and Built Form

3.16 The Site itself forms a single rectilinear block surrounded by high density development and a number of tall buildings associated with the university.

3.17 The existing development within the linear block has limited architectural and townscape value. The Site comprises two plots of four storey buildings which are situated to the north and south of the block set around courtyards. Access into the development is from the central pedestrianised throughfare; there are windows on the perimeter of the building facing the surrounding roads which private frontage, but generally there is no active frontage on to the boundary roads around the Site. The incidental lawn areas adjacent the street are not accessible for students and are not used day to day.

3.18 The surrounding townscape to the north east and south comprises of a large regular grid arrangement traversed in the north by the Mancunian Way and permeated with pedestrianised routes, public realm and urban squares including All Saints Park. The buildings throughout this area comprise of grand institutional buildings, and more domestically scaled civic and commercial buildings. Directly adjacent to the Site to the east is the Cavendish Halls PBSA; this linear 8 storey block is a dominant feature in close proximity to the Site. Further north, Circle Square (36 storeys) forms a prominent skyline feature. To the west is the residential area of Hulme, characterised by a generally finer urban grain with rectilinear blocks defined by narrow residential streets arranged in a grid pattern; this portion of the townscape is predominately residential terraces in small scale plots. This area is traversed by Princess Street, a key commuter road into the city which lies in cutting.

Movement and Connectivity

3.19 The two courtyards within the Site are not publicly accessible and are for resident's use only. However, the central thoroughfare is publicly accessible and is a popular walking route through the Site connecting Hulme to Oxford Road and the City Centre beyond. Vehicular access into the Site is from Higher Cambridge Street, however vehicular access is limited to access for car parking only (circa 8 car parking bays).

3.20 Movement around the Site is limited to Higher Cambridge Street to the west, Boundary Street West to the South and Higher Chatham Street to the east. Vehicular and pedestrian access to north boundary is not publicly accessible, this route is a service road to the Faculty of Business and Law which lies to the north.

3.21 Beyond the immediate Site setting, the surrounding roads connect to main commuter routes and wider highways network, including Princess Road, the Mancunian Way and Oxford Road.

Vegetation and Open Space

3.22 There are several mature trees located within the Site. Four trees are located within raised lawns in the two courtyards to the PBSA (three in the southern courtyard, one in the northern). Eight mature trees area located within the central thoroughfare through the Site, these trees are set in tree pits in hardstanding and raised planters.

3.23 Public open space within the immediate surrounds of the Site and the wider Study Area include:

- **All Saints Park** (approximately 100m west of the Site) – a public open space with lawn areas, seating, and tree planting. The space is flanked on two sides by listed buildings. Improvements works are currently underway within the park and the park setting, including the pedestrianising the adjacent roads (Lower Ormond St and Cavendish Street) with raised planters and seating areas.

- **Higher Chatham Street (Pedestrianised Area)** (approximately 170m south east of the Site) – open space associated with university campus of All Saints

- **Circle Square** (approximately 400m north east of the Site) –public open space in the innovation district of the City Centre in proximity to the university area. The space is surrounded by a mix of residential commercial and leisure facilities. The

central green includes two large lawned areas lined with trees, planters and seating.

- **Incidental Amenity Space within the Residential Area of Hulme** (to the west of the Site) – small informal areas green spaces through the residential area and a local park with opportunities for play.

Topography

3.24 There is relatively flat and sits at around 37.0 AOD on all boundaries.





Figure 3.1: Photographs of the existing building within the Site demonstrating the mass and materiality, and its relationship with the adjacent street scene



Figure 3.2: Photographs demonstrating the pedestrian route the Site

Local Townscape Character Areas (LTCAs)

3.25 In order to define townscape character receptors at a scale appropriate to the Site and surrounding context, a townscape character assessment has been undertaken as part of the baseline townscape assessment. This identified local townscape character areas (TCAs) in the area surrounding the Site.

3.26 The LTCAs are local areas of townscape which share common qualities and characteristics and provide a finer grained analysis to that set out in the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) and the National Landscape Character Assessment. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. The LTCAs are largely characterised by the mix of land uses and scale of existing development.

3.27 The Townscape Study Area for assessment of potential impacts of the Proposed Scheme on townscape character has been defined as the area within 500m radius from the centre of the Site. This is the area within which the Proposed Scheme has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Scheme would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

3.28 Within the Townscape Study Area, two LTCAs which share common features and characteristics have been identified. Theses LTCAs are illustrated at **Figure 3** and listed below:

- TCA1 – Universities Area; and
- TCA2 – Hulme Residential Area.

LTCA1 – Universities Area

3.29 This townscape character area includes the Site and the streets which extend east across Oxford Road and north past the Manchurian Way towards the City Centre. The character area covers the various university buildings including lecture halls and the library.

Photographs demonstrating the character of LTCA1 - Universities Area	
	
Institutional buildings characteristic of the area	Grade II listed buildings present

	
Pedestrianised routes with tree planting, bike storage and benches at Higher Chatham Street and Lower Ormond St	Recent development intruding further height

3.30 The key characteristics of LTCA1 include:

- Gently falling topography, north, towards the River Medlock.
- Oxford Road is a primary link through the area with two lanes for traffic, a bus lane, as well as generous wide footpaths and segregated cycle lanes on both sides of the route; this is a popular and well-known link between the City Centre and universities.
- Built form is laid out on a fragmented grid street pattern.
- A city centre fringe area, the buildings are predominantly formed by institutional buildings associated with the universities.
- Built form generally has large footprints, interspersed with smaller scale buildings of student accommodation.
- Some Grade II listed buildings are located within the area.
- Recent development has introduced height to character area, with development at Circle Square reaching up to 36 storeys.
- Areas of public realm include All Saints Park (which has recently been revamped) at the heart of the university campus within interconnecting recently

pedestrianised routes that traverse the area at Higher Chatham Street and Lower Ormond St and Cavendish Street and the lawned areas at Circle Square.

3.31 TCA1 is considered to be of **Medium Value** contains some isolated townscape features which relate to designated heritage assets and the universities; generally an unremarkable/ordinary townscape, some recent regeneration has introduced vibrancy and a sense of place to the area.

LTCA2 – Hulme Residential Area

3.32 This LTCA lies to the west of the Site, and comprises the eastern fringes of Hulme.

Photographs demonstrating the character of LTCA2 - Hulme Residential Area	
	

Channelled views through the LTCA towards the city centre	Small park located within the residential estate
	
3 Storey residential development	2 Storey terrace blocks

3.33 The key characteristics include:

- A city centre fringe area of residential development with varying townscape quality.
- Separated from the main City Core by the Mancunian Way and traversed by the Princess Parkway.
- Includes a Nursery, a Primary School (St Philps C of E), and a secondary school (Trintiy High School) with associated open spaces and playing fields.
- Buildings are generally 2-3 storeys in higher, terrace blocks with back gardens, with some more recent tall development and large-scale residential apartment blocks/ PBSA.
- Small park area located centrally to the residential estate provides some amenity.
- Some parts of the area comprise vacant undeveloped areas which have a weaker character and identity and are currently of lower townscape quality.

- Channelled views along the routes through the area towards the city centre and university campus, views often include tall buildings in the background.

3.34 TCA2 – Hulme Residential Area is considered to be of **Low Value**, based on the varied condition of the townscape, generally ordinary townscape area with some degraded and rundown areas including vacant plots.

4. Visual Amenity Baseline Appraisal

4.1 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site, key views in the vicinity of the Site (including protected views) and key visual receptors likely to be affected by the Proposed Scheme. In this context, the term 'Site' is used to refer to the full extent of the Site and the existing buildings within this.

4.2 Key 'representative views' were identified which reflect the character and quality of typical views from the key visual receptors, and to form the baseline against which the visual effect of the Proposed Scheme could be assessed. As mentioned in the introduction the selection of representative views to be included within this TVIA were discussed and agreed with officers at MCC as part of the pre-application discussions and the EIA Scoping Process.

Local Visual Amenity

4.3 The Site itself is unremarkable, the development is dated but in use; the pedestrian link and trees that flank this thoroughfare provide some visual amenity. The closed off areas of planting to the perimeter of the Site mainly comprise of small lawn areas with hedgerows set behind iron railings adding limited visual amenity to the development.

4.4 Key positive contributors to the visual amenity of the area surrounding the Site include: the listed buildings located to the east of the Site, All Saints Park, and the pedestrianized routes that traverse the area at Higher Chatham Street and Lower Ormond St and Cavendish Street.

Extent of Visibility

4.5 Due to the existing built-up area and the relatively low rise built form within the Site, views of the Site are limited to the immediate vicinity. The principal views of the Site are currently experienced from the roads that directly border the Site and the Cavendish Street that tracks centrally through the Site.

4.6 Zone of Theoretical Visibility (ZTV) mapping of the Proposed Scheme has been undertaken to understand the potential future extent of visibility of the Proposed Scheme and to identify visual receptors with potential to be affected by the proposals. The ZTV mapping was also based on the available lidar data of the existing buildings within the study area. It provides sufficient information to allow the general extent of visibility of the proposals to be understood and to assist in the identification of visual receptors and selection of representative viewpoints.

4.7 The ZTV mapping for the Proposed Scheme is included at **Figure 5** and has been used to identify the key visual receptors with potential to be affected by the proposals which are set out below.

Visual Receptors

4.8 Visual receptors are defined as the groups of people who may be affected by changes in views and visual amenity. They include people passing through publicly accessible places e.g. by foot, car, bicycle or public transport, people living and working in an area and people visiting or engaged in recreational activities.

4.9 The key visual receptors which have been identified with the Study Area with the potential to be affected by the Proposed Scheme are set out in the **Table 4.1** below.

Table 4.1: Key Visual Receptors

Receptor	Commentary
1. Open Space Users in All Saints Park	Area of public open space, central to the All-Saints campus, is located to the northeast of the site. It is somewhat enclosed by the built form on the perimeter and the mature trees within the space. In the central seating area of the park, there are views across the campus, including listed buildings in the middle distance, with taller university buildings beyond forming a backdrop. The views from within this space are often enclosed by mature trees and built form, in some view's taller buildings and large institutional buildings dominant the skyline.
2. Open Space Users on the Pedestrianised area of Chatham Street	Linear area of pedestrianised public realm lies to the south of the site, associated with the university. The space is enclosed by tall buildings that flank it; however, there are channelled views along the alignment of Chatham Street towards the Site through gaps in the surrounding buildings. The existing built form within the Site is not visible due to intervening buildings that fully screen the Site. The views experienced from within this space are framed by tall buildings creating a sense of enclosure, views are urban in character influenced by the surrounding development.
3. Users of the Pedestrian Bridge over the Mancunian Way	Local pedestrian routes over the Mancunian Way are located to the northwest of the site. These routes provide a safe, traffic-free connection between the Hulme and Castlefield areas of Manchester City Centre. Although this is an elevated routes over the Mancunian Way, views are obstructed by the metal railings and the high sided timber fencing that encloses the bridge. This fence screens views of the surroundings for the majority of the route across the bridge. However, there are some glimpsed views of the city from the landing areas of the bridges, including taller buildings and trees that flank the Mancunian Way. The views experienced from this bridge are urban in character, the Mancunian Way is an audible and visible detracting feature to the receptor on the bridge. Taller development on the skyline and in close proximity are a prominent feature.

4.0 Users of the Pedestrian and Cycle Routes at the Medlock Street roundabout	Local pedestrian and cycle routes located to the northwest of the site, providing connections between Hulme, the university campus, and the city centre. These street-level routes run along and across the junctions of Medlock Street, Princess Road, and the Mancunian Way, a major arrival point into the city. Open views are offered towards the city centre, the university, and Hulme. The Mancunian Way is a dominant feature in these views. Long-distance views include the skyline and tall buildings on the edge of the city centre, as well as around the university campus. The character of the views experienced from these routes is urban, on the city edge, the Mancunian Way is audible and visible to the receptor.
5.0 Users of the Pedestrian Bridge over the Princess Road	Pedestrian bridge over Princess Road located to the southwest of the site. The bridge connects the eastern and western sides of Hulme, spanning the main artery route into the city centre. From the bridge, there are elevated panoramic views across Hulme, with Manchester city centre visible in the backdrop to the north. Views towards the Site include a mix of low-rise residential development in the middle distance, with taller buildings in the city and at the university campus forming the backdrop. The majority of the existing building is screened by intervening buildings and vegetation. There are glimpsed views of the roofs of the existing building within the Site during the winter, but the building is not clear to decipher. The character of the views experienced from this bridge is urban, on the city edge, often with tall buildings seen in the backdrop of the view. Princess Road is an audible and visible detracting feature to the receptor.
6.0 Users of the routes travelling towards the Site from the east (Oxford Road and Grosvenor Street)	Oxford Road is a main arterial route into the city, while Grosvenor Street is a secondary road. Both routes are heavily trafficked and lie to the east of the site, beyond All Saints Park. Oxford Road is enclosed on both sides by existing built form, except for the section that passes All Saints Park, where more open views across the university campus are available. Grosvenor Street generally runs along an east-to-west alignment. The route is flanked on both sides by existing buildings, and as you travel west, there are channelled views towards the All-Saints campus. Listed buildings on Grosvenor Street and further west within the campus provide visual interest, though these buildings are seen in the context of more modern, contemporary faculty buildings. The pedestrianised areas and trees in the northern portion of All Saints Park add to the visual amenity and vibrancy of the area. Due to the intervening built form, there are no direct views into the Site from these routes
7.0 Users of the routes	Princess Road is a main arterial route into the city centre from the areas

travelling towards the Site from the South (Princess Road)	to the south of Manchester. The route is located to the southwest and west of the site, running along a north-south alignment. It is a wide dual carriageway dominated by traffic. The route lies 350m from the Site at its closest point, beyond some of the existing residential areas of Hulme. Views along the route generally consist of residential development, with some commercial units in certain locations. To the north, taller buildings (and cranes associated with emerging developments) in the city centre often form the backdrop. Roadside vegetation helps to soften views towards the edge of Hulme and the city centre. Due to the intervening built form and features, there are no direct views into the Site from this road.
8.0 Users of the routes travelling towards the Site from the west (Stretford Road, Bonsall Street, Loxford Street, and Boundary Lane)	To the west of the Site are a series of primary and tertiary routes that run through the residential area of Hulme. Generally, these routes are enclosed by built form, which shortens the views. In some locations, there are channelled views along the roads towards the surroundings, including tall buildings in the city centre, the university campus, and associated student halls and faculty buildings. Stretford Road is a primary route through Hulme, providing links to the university campus and the wider highways network. Traveling east, there are channelled views towards the site. The existing buildings and the central pedestrian thoroughfare are visible in these views. Roadside vegetation provides visual amenity and helps to soften views of the surrounding built form.
9.0 Users of Cambridge Street	Cambridge Street is a primary road through the area, running directly adjacent to the Site along its western boundary. The route follows a north-south alignment, connecting various Manchester universities with the city centre. To the north, within the city centre, the road passes through an area of Grade II listed mill buildings that have been converted for residential and commercial use. From these locations, the mills in the foreground and the Faculty of Business and Law building in the distance generally screen the site. Trees and vegetation associated with the roundabout at the junction of Cambridge Street and Mancunian Way provide further screening, although in the winter months, there are occasional glimpses towards the western elevation of the site. The elevated Mancunian Way is also visible as a detracting feature in these views. To the south, the route is flanked by existing student accommodation and university buildings. The Site is not clearly visible, but there are some glimpsed views of the western elevation when traveling north towards the city centre. As the route passes directly adjacent to the site, there are clear, uninterrupted views of the existing building and the central thoroughfare. The trees along the central pedestrian route and small incidental lawn areas around the Site help soften the appearance of the building and provide visual amenity. However, the building lacks active

	frontages or entrances onto Cambridge Street.
10. Users of the tertiary roads within close proximity to the Site including (Lower Chatham Street, Cavendish St and Boundary Street W)	These routes consist of tertiary streets that run along the immediate edges of the Site to the east and south, as well as directly through the centre of the site. Cavendish Street is pedestrianized and serves as a key link through the All Saints campus for pedestrians. There are unobstructed views of the Site from these streets. The views through the pedestrianised spaces are pleasant, traffic is less dominant. The views are urban in character and contained by built form, in some locations listed buildings are present in the view providing visual interest.
11. Residents of the Student Accommodation located adjacent the western Site boundary	To the west of the site, there is a series of PBSA developments ranging from five to seven storeys. The residents of the apartments facing the Site (to the east) look directly across Cambridge Street towards the site. Some of the upper storeys would have open views over the Site towards the university campus and surrounding buildings. In certain views, residents would also have oblique views towards the detracting Mancunian Way. The views looking out from these apartments are somewhat enclosed on the ground floor by existing development, whereas the upper floors will experience more open views towards the city centre and the Mancunian Way; all views from within these buildings are urban in character.
12.0 Users of the Mancunian Way	The Mancunian Way is an elevated, heavily trafficked arterial route around the city centre. It is a dual carriageway, used only by motorists, located to the north of the site, beyond the Faculty of Business and Law building. The views experienced by users of the road are dominated by a mix of modern commercial and residential buildings, including tall buildings and the university campus. There are some glimpsed views of surrounding areas, such as All Saints Park. The views from the Mancunian Way vary. In some sections, the road is flanked by buildings and vegetation, reducing the sense of openness, while in others, users experience clear, elevated views across the city.

Representative Viewpoints

4.10 Ten ‘representative views’ or ‘RVs’ have been identified, which demonstrate the character and quality of typical views from the key receptors and to inform the baseline against, which the visual effect of the Proposed Scheme could be assessed. The representative views are summarised in **Table 4.2** and a viewpoint location plan is provided at **Figure 6 and 7**, ***Appendix 2***. Photographs of each of the representative views are also included in **Figure 8**, ***Appendix 2.***

4.11 Table 4.2 also identifies the visualisation type that was recommended to be prepared for each RV. It was recommended that due to the planning permission being submitted

in detail, a combination of Photowire and Photomontage Type 4 verified visualisations should be produced to support the TVIA work:

- Photowire will be used for longer distance views. The photowire views illustrate the massing of the Development and demonstrate how it is experienced in the wider townscape and in relation to other built form.

- Photomontage views will be used for close proximity views of the scheme, to illustrate the proposed appearance and façade treatment of the proposals.

Table 4.2: Representative Viewpoints

No.	Location	Visualisation Type	Commentary
RV1	All Saints Park	Type 4: Rendered photomontage	Representative of open space users in All Saints Park and LTCA 1
RV2	Pedestrianised area of Chatham Street	Type 4: Rendered photomontage	Representative of users of Open Space Users on the Pedestrianised area of Chatham Street and LTCA 1
RV3	Pedestrian Bridge over the Mancunian Way	Type 4: Photowire	Representative of Users of the Pedestrian Bridge over the Mancunian Way This RV will also be used to demonstrate the views experienced by the road users of the Mancunian Way
RV4	Pedestrian and Cycle Routes at the Medlock Street roundabout	Type 4: Photowire	Representative of Users of the Pedestrian and Cycle Routes at the Medlock Street roundabout and LTCA 1 This RV will also be used to demonstrate the views experienced by the road users of the Mancunian Way
RV5	Pedestrian Bridge over the Princess Road	Type 4: Photowire	Representative of Users of the Pedestrian Bridge over the Princess Road and LTCA 2
RV6.1	Oxford Road	Type 4: Rendered photomontage	Representative of Users of the routes travelling towards the Site from the from the east and LTCA 1
RV6.2	Grosvenor Street	Type 4: Rendered photomontage	Representative of Users of the routes travelling towards the Site from the from the east and LTCA 1
RV7	Princess Road	Type 4: Photowire	Representative of Users of the routes travelling towards the Site from the from the South (Princess Road)
RV8	Stretford Road	Type 4: Rendered photomontage	Representative of Users of the routes travelling towards the Site from the from the west (Stretford Road, Bonsall Street, Loxford Street, and Boundary Lane) and LTCA 2

No.	Location	Visualisation Type	Commentary
RV9.1	Cambridge Street	Type 4: Rendered photomontage	Representative of Users of Cambridge Street
RV9.2	Cambridge Street	Type 4: Rendered photomontage	Representative of Users of Cambridge Street

5. Townscape and Visual Assessment of Effects

Approach to Assessment

5.1 The assessment of potential effects of the Proposed Scheme on townscape and visual receptors was undertaken in January 2025 following design freeze. The assessment is based on the scheme information as set out in the Chapter 4: Development Specification of the ES and the planning application drawings produced by Cartwright Pickard Architects and Reform Landscape Architect; together with the technical visualisations produced for the scheme prepared by Virtual Planit. Reference has also been made to the CGIs and detailed information on design quality and materials provided in the Design and Access Statement.

5.2 The methodology and approach in undertaking this impact assessment is summarised in ***Appendix 1*** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

5.3 A separate night-time assessment was not undertaken as it was considered that effects after dark would be no greater in magnitude than those described for the completed development. However, in general terms, the Proposed Scheme would be visible after dark as a result of internal lighting and external lighting in the surrounding public realm. This lighting would be seen in the context of other lighting in the surrounding urban area and would not appear out of place or incongruent in this city centre context.

Overview of Proposed Scheme

5.4 The Proposed Scheme for application submission is described as:

"Full planning permission for the demolition of existing buildings and for the erection of new Purpose-Built-Student-Accommodation (Sui Generis) including amenity spaces, landscaping and associated works."

Construction effects

5.5 The key aspects of the construction phase which have potential to affect the townscape and visual receptors have been identified as: demolition and groundworks associated with the removal of the existing building, temporary structures and hardstanding; construction machinery (including tower cranes), material stock piles, scaffolding, vehicle movements, contractor site offices and compounds, and the incremental appearance of the new built form during the construction process. On account of the existing construction works taking place in the City Centre, many of these elements are already present in the local surrounding townscape and form part of the existing baseline experience of views.

5.6 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 Scheme 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 is

effects caused by the tower cranes associated with the development. These would be visible from a wider area than the completed development itself; slightly increasing the magnitude of change. They would form noticeable skyline features in views from the surrounding area. However, tower cranes are temporary features, are relatively commonplace features within the city centre and they would be seen in the context of other cranes associated with other building works taking place in the surroundings. They would therefore not significantly alter the townscape character or views.

Operational effects

5.7 The key aspects of the proposed scheme, once complete and operational, that are likely to affect the townscape and visual receptors, have been identified as follows:

- Introduction of a new PBSA development, with active frontages onto surrounding roads and new public realm through the central thoroughfare. This will increase vibrancy and activity in and around the new building and the adjoining streets.

- Regeneration of the site, with two new plots within the block that follow and respect the existing urban grain, replicating the current courtyard arrangement of built form.

- Two plots of development featuring G+7 and G+12 storeys set around the perimeter of the site, with two tall towers of G+29 storeys. This will increase the height and massing of built form on the Site

- Retention of the central pedestrian link through the site, with an improved environment for pedestrians, including seating areas for the public and spill-out spaces for residents. The route would generally remain broadly on its current alignment but meander through the space to discourage cyclists, addressing current safety concerns. The proposals also include a new street environment along Cambridge Street, designed to encourage cyclists to use the perimeter of the development.

- The development would comprise student accommodation, community uses (such as a potential GP service), retail, semi private amenity space, and public realm, all of which would be of high architectural and design quality. This would result in an improved quality of built form and townscape in the immediate setting, as well as changes to local and long-distance views and the introduction of new buildings into the skyline.

- Removal of existing vegetation including 12 trees, along with hedgerows and lawns within the incidental spaces at the perimeter of the site. However, the Proposed Scheme would include new tree planting, areas of shrub planting, and rain gardens, improving visual amenity and landscape features which would more that compensate for the loss of vegetation and provide appropriate biodiversity net gain.

- Improved pedestrian experience and visual amenity through the proposed landscape design. The Site will be enhanced with new public realm in the centre, along with improvements to all boundary edges through new hard and soft landscape features.

Primary and Tertiary Mitigation

5.8 Effects on the identified townscape and visual receptors have been mitigated through the design and layout of the Proposed Scheme as defined in **Chapter 4: Development Specification** of the ES. Key primary mitigation elements which have been evaluated as part of the operational stage assessment are summarised below.

- High architectural and design quality of the new buildings and landscape, as set out in the submitted plans, elevations, and design and access statement, which would contribute positively to the immediate townscape through elevation articulation, detailing, material choice, roofline, and hard and soft landscaping.

- Height and massing of the built form within the Site are designed to integrate with the surroundings. The two tall towers are positioned to the east of the site, closest to the city centre, while the buildings that complete the blocks are sited to the west to relate to the local scale of the residential area of Hulme. This creates a logical stepping down in height towards Hulme from the city centre.

- The western elevation of the proposed building is set back from the street edge along Cambridge Street to allow for tree-planted verges and rain gardens, improving the environment along the road and softening the appearance of the development.

- The pedestrian route through the centre of the Site is maintained and enhanced for pedestrian safety, with areas of seating and planters. The route would also benefit from a more vibrant and active front, with semi-private spill-out spaces from the new building onto the route.

- Entrances into the two development plots would be from Chatham Street, and retail units and a community facility will front onto Cambridge Street, creating a positive frontage to Hulme and the university campus, making the development less inward-facing than the current building.

- The southern plot would benefit from a ground-level semi-private courtyard space, while the northern plot would include a raised courtyard at level 1. Both areas include outdoor spaces for studying, relaxing, and congregating.

- The proposals also include a series of semi-private terraces at level 7, which would feature MUGA pitches, table tennis tables, an outdoor running track, wellness spaces, and a facility for growing food. These spaces provide opportunities for tree planting and shrub planting at the upper levels, which would be visible from the ground floor, softening views of the development and breaking up the massing.

- The four outer corners of the development are curved to soften the development and add visual interest at the gateways to the site.

- The selection of materials for the external facades has been informed by the local context, using a colour palette drawn from the heritage assets within the All Saints campus and the wider setting of Hulme. The variation in materiality helps to break up the massing of the development. The cladding reflects the

internal uses and creates an architectural language so that the two separate plots are read as one. The upper floors are clad in blast precast concrete, and the lower floors in polished concrete for easier maintenance. Decorative metal panels, inspired by local buildings such as the Hippodrome and the Salutation Pub, are used at the ground level, on horizontal panels on the window frames of the lower storeys, and at the curved nodes and entrances, contributing to the design quality and visual interest of the scheme. A decorative parapet enclosed the roof plant in order to maintain visual amenity.

Townscape Impacts

5.9 The assessment of townscape impacts likely to arise from the development comprised initially, an assessment of the likely changes to the key townscape elements and then an assessment of the impact of these changes on townscape character.

Land Use

5.10 The proposed land use would comprise student accommodation, with community and retail uses, as well as areas of public and semi-private spaces. The semi-private terraces with various facilities including MUGA pitches, a running track, table tennis tables, and wellness spaces.

5.11 These uses are considered appropriate to the local context with similar uses present in the surrounding townscape. They would result in a substantial increase in the residential population and activity levels which would bring about positive changes to the vitality and vibrancy of the local area.

Topography

5.12 The Proposed Scheme would largely retain the existing levels at all edges of the development.

Urban Structure and Built Form and Materials

5.13 The Proposed Scheme respects the existing urban grain, replicating the current courtyard arrangement. The built form includes two plots with G+7 and G+12 storeys around the perimeter, and two tall towers of G+29 storeys. The development would be of high quality design, with improvements to both the built form and townscape, and beneficial changes to local and long-distance views, with development that would integrate with the existing skyline.

5.14 The massing of the building has been designed to integrate with its surroundings, the two tall towers positioned to the east near the city centre, and shorter buildings to the west, providing a stepping down in height toward the residential area of Hulme.

5.15 The material selection is informed by local heritage, using a colour palette derived from the All-Saints campus and Hulme, with varied materials such as blast precast concrete for upper floors, polished concrete for lower floors, and decorative metal panels at ground level. The four outer corners are curved to soften the development and enhance visual interest.

Vegetation and Open Space

5.16 The development includes the removal of existing vegetation within the Site, including 12 trees and hedgerows, but compensates for this loss with new tree planting, shrub areas, and rain gardens. These features are designed to improve visual amenity, provide appropriate biodiversity net gain, and enhance the immediate townscape. Additionally, the proposed landscape design includes new public realm spaces, as well as improvements to boundary edges, creating better connectivity.

5.17 The retained central pedestrian route through the Site would include with seating, planters, and spill-out spaces from the new building, creating a vibrant and active space. Both the southern and northern plots feature outdoor spaces, including semi-private courtyards for studying, relaxing, and congregating, as well as terraces with tree and shrub planting at upper levels. In long distance views the planting at the upper storeys help to soften views of the development and break up the massing.

Movement and Connectivity

5.18 The central pedestrian route through the Site is retained and improved for pedestrian safety, with seating areas and spill-out spaces for residents. The route will meander to discourage cyclists and maintain safety, while a new street environment along Cambridge Street will encourage cyclists to use the perimeter of the development.

5.19 The design includes tree-planted verges and where possible integrated rain gardens along the western elevation, enhancing the environment along Cambridge Streets.

Impacts on Townscape Character Areas

5.20 **Table 5.1** below provides an assessment of the likely effects of the Proposed Scheme on the townscape receptors identified during the baseline study.

Table 5.1: Impacts on Townscape Character Areas

Receptor	Value	Susceptibility to Change	Sensitivity	Assessment of Effect	Commentary	Is this Effect Significant?
TCA1 – Universities Area	**Medium** – Townscape of some character, which is attractive such as the heritage assets at All Saints Campus, but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements such as the Mancunian Way, and variety in the condition of townscape features. Some presence of public realm or open space such as circle square and All Saints that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.	**Medium** – The townscape receptor has some relationship with the type of development proposed and existing variety of built form (including tall buildings) and the proximity to the City Centre. However, it also contains some townscape features and heritage assets which are sensitive and have a higher susceptibility to change.	**Medium**	The sensitivity of LTCA1 is considered to be **Medium**. The magnitude of change is considered to be **Medium.** The development resulting in a large positive change to the character of the Site itself and a small change to the character of the wider LTCA. There is likely to be a direct, permanent, long-term, **Beneficial** effect which is considered to be a **Moderate level of effect**.	The Proposed Scheme would directly affect the characteristics of LTCA1. The change would involve the introduction of a large, PBSA development with some commercial and retail use at ground floor level and improved public realm, on a Site which currently contains PBSA of limited architecture and townscape merit. The change to townscape character would generally be beneficial., the proposed buildings would be large scale and form prominent features in the townscape but would be high quality design and set within high quality landscaped areas. Whilst all the existing mature trees within Site which contribute to the character of surrounding streetscapes would be lost the proposals includes for compensatory tree and shrub planting, both within the Site and along Cambridge Street to the west. The proposed building would introduce further height and massing, but this has been appropriately designed to the Site's position adjacent to the City Centre and shows due regard to the neighbouring residential development. With the taller built form closest to the city centre in the north and east of the Site, and lower buildings to the west, stepping down to the lower level in the context of Hulme. The Proposed Scheme would maintain the existing permeability for pedestrians through the Site, within an improved environment, that discourages cyclist from tracking through the area at speed. The proposed mixed uses across the Site are reflective of the local context and are considered appropriate to the local character, with a community use that would meet an unmet need in the area. The uses would generate more activity and footfall in the area. This, together with the introduction of active frontages at ground level, which would front the adjacent streets, would result in increased activity levels and greater sense of vibrancy within the local area. Within the wider context of the LTCA effects on the local townscape character would be smaller scale. In much of the area the proposed scheme would be visible in the background of views but would be seen in the context of other large scale and tall built developments. Overall, the proposals would result in a noticeable change to the character of the LTCA1 area which would be an improvement to the existing baseline situation. Overall, the type of effect is considered beneficial with the Proposed Scheme resulting in an improvement to the prevailing character of the area.	Yes
TCA2 – Hulme Residential Area	**Low** – Townscape of little scenic value or importance. The townscape is ordinary/commonplace. A coherent townscape that is commonplace and not locally distinctive.	**Low** – Existing built form within the LTCA2 is residential and situated on outer edges of the city centre that comprises tall elements of built form. Taller buildings are often experienced in the backdrop to the character area.	**Low**	The sensitivity of LTCA2 is considered to be **Low**. The magnitude of change is considered to be **Low.** **T**he development would introduce a new feature which would be a noticeable change	The Proposed Scheme would result in indirect changes to the character of LTCA2. Indirect changes to character would result from the introduction of development within an adjacent character area. This would include the additional movement and activity generated by the Proposed Scheme and improved connections to this area of townscape. Existing pedestrian routes through the Proposed Scheme and its immediate setting would enhance the links between LTCA and the university campus. Introduction of more retail uses and a community facility in the adjacent character area. This has the	No

	Presence of dominant detracting elements such as the Mancunian Way and townscape features in poor or declining condition such as the vacant plots. Considerable potential for substitution.	Development of the type and scale proposed in the setting of this character area is commonplace. The townscape receptor would therefore be able to accommodate development without undue negative consequences for the maintenance of the baseline townscape character.	but in keeping with the existing character. Therefore, there is likely to be an indirect, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect.	potential to lead to minor positive impacts on character through greater footfall and vibrancy around the LTCA. The Proposed Scheme would form a new noticeable element in the background of some views, forming a new feature on the skyline and in some places appearing in the backdrop of views across Hulme. In these views it would form part of a wider background context of modern taller buildings. Overall, the type of effect is considered neutral with the Proposed Scheme resulting in no overall harm or improvement to the prevailing character of the area.

Visual Impacts

5.21 The assessment of visual impacts likely to arise from the development comprised initially, an assessment of the likely extent of visibility of the Proposed Scheme and the receptors likely to be affected and secondly, an assessment of the impacts on the views experienced by these visual receptors. This assessment should be read in conjunction with the Visual Representations of the Proposed Scheme and the Representative Views Appraisal set out at **Table 5.2** and at full size at in the AVR document in **Appendix 3.**

Extent of Visibility of the Proposed Scheme

5.22 A ZTV (**Figures 5**) was produced to demonstrate the potential extent of visibility of the Site with the Proposed Scheme in place. The blue area on the ZTV plans indicates the area from which it is anticipated that the Proposed Scheme would be visible. The grey areas indicate where the Proposed Scheme is likely to be obscured and the gradation of blue demonstrates the reduction in visibility due to intervening features in the townscape. The ZTV doesn't account for the inevitable reduction in visibility due to distance away from the Site.

5.23 The area which would experience the greatest level of change in views arising from the Proposed Scheme is that of the roads in the immediate context of the Site, particularly from the central pedestrian link through the Site, and the roads that directly abut the Site boundary. Due to the scale of the development, the immediate streets surrounding the Site are likely to experience prominent changes to views, with a marked increase in the visibility of built form when compared to the existing situation. In the wider townscape, the Proposed Scheme would also become visible on the skyline from areas of public open space, streets orientated towards the Site and other streets where the new built form would be seen above lower rooflines. This increase in development is likely to bring about both positive and negative changes to views which are described in greater detail within the assessment of effects on visual receptors below.

Assessment of Effects on Visual Receptors

5.24 **Table 5.1** below provides a summary assessment of the likely key effects of the Proposed Scheme on the visual receptors identified during the baseline study.

5.25 The visual receptors would experience a range of effects to visual amenity as a result of the Proposed Scheme. This range of effects is described in its entirety for the visual receptors. The representative views, and supporting Visual Representations demonstrate a snapshot of this experience and have been used to inform the overall assessment.

5.26 The type of effect for each receptor has been identified as overall 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 is likely to have both beneficial and adverse impacts and will be perceived differently by different individuals. Overall, the assessor considers that the architectural quality of the building design and its materiality would contribute positively to views and provide visual interest and that the height and form of the building is commensurate with the Site's location. However, it should also be noted that judgements on the appearance of the building will depend

on the personal preferences of the individual. For some, the modern landmark qualities of the development would be seen as a positive addition to views and for others it would be seen as a negative addition.

Table 5.2: Visual Receptors Assessment

Receptor	Value	Susceptibility to Change	Sensitivity	Assessment of effect	Commentary	Is this Effect Significant?
1. Open Space Users in All Saints Park	**Medium** - Views not related to a designated views but have some relation with the adjacent designated heritage asset. Views are unremarkable within the context of this part of the city and influenced by surrounding tall buildings ranging in age and style.	**High** – Views and visual amenity likely to be importance to users of the open space t	**Medium - High**	The sensitivity of Open Space Users in All Saints Park is considered to be **Medium - High**. Overall, the magnitude of change to views experienced by Open Space Users in All Saints Park would be **Medium**. There is likely to be a direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate – Major** level of effect.	The Proposed Scheme would be visible from the majority of the of the open space in views looking southwest towards the Site. The existing builtform that flanks the open space, which includes Grade II listed buildings, would screen the majority of the development. As represented in **RV 1.0** the upper storeys of the development on the eastern side of the Site, and the two towers would be visible rising above the existing building in the middle distance. The mature trees within the park would filter these views during the winter months. Whilst the development would introduce further built form in the view and loss of sky, the proposed would provide further articulation on the skyline. The change in height and gaps in the proposed built form break up the massing of the development to avoid the building being dominant and overbearing on the space. The slender two towers within curved corners provides visual interest. A decorative parapet is utilised to screen the rooftop plant. The development would introduce a new townscape feature providing visual interest and further articulation on the skyline. The proposals would be a detracting feature viewed in the as a backdrop to the listed buildings but in the context other faculty buildings and taller buildings on the skyline. Given the balance of adverse and beneficial effects the nature of effect is considered to be Neutral. **Representative Views: RV 1.0**	Yes
2. Open Space Users on the Pedestrianised area of Chatham Street	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**High** – Views and visual amenity likely to be of high importance to users of the pedestrianised routes.	**Medium**	The sensitivity of Open Space Users on the Pedestrianised area of Chatham Street is considered to be **Medium**. The magnitude of change is considered to be **Small**. There is likely to be a direct, permanent, long-term, **Beneficial** effect which is considered to be a **Minor** level of effect.	The area of public realm is enclosed by existing built form, including a tall building with hotel uses. However, there are channelled views along Chatham Street towards the site. Following the Site visit and as the ZTV demonstrates the Proposed Scheme would not be clearly visible from the majority of this open space. In these views the upper storeys of the southern tower would be seen and there would be glimpsed views of the upper storeys of the northern tower beyond, as demonstrated in **RV 2.0**. The slender form of the towers would provide a focal point in the backdrop of the view line. The architecture, roof crown, and curved corners provide visual interest. A decorative parapet is utilised to screen the rooftop plant. The development would provide a townscape feature terminating the view line through the space, the development would provide visual interest and further articulation on the skyline. **Representative Views: RV 2.0**	No
3. Users of the Pedestrian Bridge over the Mancunian Way	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**High** – Views and visual amenity likely to be of high importance to users of the pedestrian routes.	**Medium**	The sensitivity of users of the Pedestrian Bridge over the Mancunian Way is considered to be **Medium.** The magnitude of change is considered to be **Small – Negligible.**	The timber fences and metal railing that encloses the bridges dominate views out across the City. However, there would be some glimpsed views of the Proposed Scheme from the landing areas of the bridge looking east towards the Site. In these views, as demonstrated in **RV 3.0** the upper storeys of the two proposed towers would be visible through the gaps in the railings of the bridge. Existing intervening vegetation in the middle distance would filter views of the Proposed Scheme and taller buildings in the middle distance are more dominant in the view.	No

				There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be **Minor – Negligible level of effect**.	The proposals would be viewed at a distance of c. 800m and would result in a small change in the views experienced from the bridge. **Representative Views: RV 3.0**	
4.0 Users of the Pedestrian and Cycle Routes at the Medlock Street roundabout	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**High** – Views and visual amenity likely to be of high importance to users of this pedestrian and cycle routes on the edge of the city.	**Medium**	The sensitivity of users of the Pedestrian and Cycle Routes at the Medlock Street roundabout is considered to be **Medium**. The magnitude of change is considered to be **Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect.	Upon completion, there would be some glimpsed views of the proposed scheme looking east towards the site. In these views, as demonstrated in **RV 4.0**, the upper storeys of the northern block would be visible beyond the Mancunian Way. Intervening buildings screen the majority of the development, and vegetation flanking the Mancunian Way filters views of the development. There would be glimpsed views of the northern tower, which sits beyond the existing PBSA in the middle distance. The upper storeys of the southern tower would also be visible in the distance. The proposals would be viewed in the context of other taller buildings on the skyline and at the edge of the city centre environment. The general character of the view would be retained. While the development would introduce further structures into the view and reduce the visible skyline, it would add visual interest and further articulation to the skyline. **Representative Views: RV 4.0**	No
5.0 Users of the Pedestrian Bridge over the Princess Road	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**High** – Views and visual amenity likely to be of high importance to users of the pedestrian routes.	**Medium**	The sensitivity of users of the Pedestrian Bridge over the Princess Road is considered to be **Medium**. The magnitude of change is considered to be **Medium – Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate** level of effect.	Upon completion, the upper storeys of the two plots of development would be visible in the distance when looking east towards the site. The proposals would be viewed from a distance of c. 400m and seen in the context of other taller buildings on the skyline. In these views, as demonstrated in **RV 5.0**, the step-down in height of the proposals towards the residential area of Hulme is evident, with the two slender towers punctuating the skyline and adding further articulation. The variation in heights and materiality helps break up the overall massing of the development. Although the development would result in some adverse effects due to the increased built form on the skyline, the beneficial effects of introducing a high-quality development that adds visual interest mean that the overall effects of the proposed scheme in these views are considered neutral. **Representative Views: RV 5.0**	No
6.0 Users of the routes travelling towards the Site from the east (Oxford Road and Grosvenor Street)	**Medium** - Views not related to a designated but have some relation with the adjacent designated heritage asset. Views are unremarkable within the context of this part of the city and influenced by surrounding tall buildings ranging in age and style.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Medium**	The sensitivity of Users of the routes travelling towards the Site from the east (Oxford Road and Grosvenor Street) is considered to be **Medium**. The magnitude of change is considered to be **Medium.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate** level of effect.	From Oxford Road (**RV6.1**), there would be oblique views towards the upper storeys of the development, beyond All Saints Park. The upper storeys of the two plots on the eastern elevation of the buildings, along with the two towers, would be visible. During the winter, these views would be less filtered by trees. The development would rise above the Grade II listed buildings seen in the middle distance. While the development may detract somewhat from the listed buildings, it provides visual interest and is a feature not uncommon at the city centre edge, adjacent to university buildings and the campus. From Grosvenor Street (**RV6.2**), there are channelled views along the road toward the development, with the southernmost tower serving as a focal point in the backdrop. This results in the loss of sky in these views; however, the development would draw the receptors' attention towards the Site and university campus. While the development forms a feature in the setting of heritage assets, the frontages of these buildings address the road, perpendicular to the view. Overall, the character of the views from these arterial routes will remain unchanged. While the development would be viewed as a backdrop to the listed buildings, this change is experienced in the context of other faculty buildings and taller structures in the area.	No

					Representative Views: RV 6.1 & 6.2	
7.0 Users of the routes travelling towards the Site from the South (Princess Road)	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Medium – Low**	The sensitivity of Users of the routes travelling towards the Site from the South (Princess Road) is considered to be **Medium – Low.** The magnitude of change is considered to be **Small – Negligible.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor – Negligible** level of effect**.**	When traveling north along this road, where the views open out towards the city centre, the development would begin to emerge in the distance. Existing built form and roadside vegetation would screen or filter views of the lower storeys of the development. However, the upper storeys and towers would appear on the skyline, though they would form a small portion of the overall view, as demonstrated in **RV 7.0**. The proposals would be viewed from a distance of over 500 meters and seen in the context of the city centre edge and other taller buildings. **Representative Views: RV 7.0**	No
8.0 Users of the routes travelling towards the Site from the west (Stretford Road, Bonsall Street, Loxford Street, and Boundary Lane)	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Medium - Low**	The sensitivity of users of the routes travelling towards the Site from the west (Stretford Road, Bonsall Street, Loxford Street, and Boundary Lane) is considered to be **Medium - Low**. The magnitude of change is considered to be **Medium.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate – Minor** level of effect.	From some of the streets to the west of the site there are channelled views along the roads toward the development, with the two towers serving as a focal point in the backdrop to these views. This results in the loss of sky in these views; however, the development would draw the receptors towards the Site and university campus as demonstrated in **RV 8.0**. Overall, the character of the views from these routes will remain unchanged. While the development would be viewed as a backdrop, this change is experienced in the context of other faculty buildings and taller structures in the area. **Representative Views: RV 8.0**	No
9.0 Users of Cambridge Street	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Medium – Low**	The sensitivity of users of Cambridge Street is considered to be **Medium to Low**. The magnitude of change is considered to vary between **Large (in close range views adjacent the Site) and Small (in more distant views).** Overall, the magnitude of change for users of Cambridge Street would be **Medium.** There is likely to be a direct, permanent, long-term, **Beneficial** effects which are considered to be **Moderate (in close range views adjacent the Site)**; and **Neutral effects** which are considered to be **Minor (in more distant views).** Overall, the level of effect for users of Cambridge Street would be **Moderate – Minor Neutral.**	In close proximity to the site, there would be direct, unobstructed views of the proposals. However, in more distant views to the north and south of the route, the development becomes increasingly obscured by intervening buildings, vegetation, and detracting features such as the Mancunian Way. In closer range views, the development would represent an increase in scale and enclosure. However, the proposals include active frontages along Cambridge Street and improvements to the streetscape, such as tree planting, shrubs, and rain garden features (**RV 9.2**). In these closer views, the high-quality design of the building and its attractive features such as the decorative metal works and materiality can also be appreciated. The effects in these locations would be beneficial. In the longer-range views, glimpsed views of the western elevations of the proposals and the two tower blocks would be visible (**RV 9.1**). The proposals would form a small portion of the view and would be experienced in the context of surrounding taller developments. The effects in these locations would be neutral. Overall, the proposals would noticeably change the character and appearance of views from a short section of Cambridge Street as it passes adjacent to the Site but from the northern and southern sections of the road, the effect would be much less as proposals would be visible in the background of views but would integrate with the surrounding built form. **Representative Views: RV 9.1 &9.2**	No
10. Users of the tertiary roads within close proximity to the Site including (Lower Chatham Street, Cavendish St and Boundary Street W)	**Medium** - Views not related to a designated but have some relation with the adjacent designated heritage asset. Views are unremarkable within the context of this part of the	**High** – Views and visual amenity likely to be of high importance to users of the pedestrian routes.	**Medium – High**	The sensitivity of users of the tertiary roads within close proximity to the Site including (Lower Chatham Street, Cavendish St and Boundary Street W) is considered to be **Medium to High**. The magnitude of change is considered to be **Large.**	There would be direct largely unobstructed views of the Proposed Scheme from these routes. The changes would comprise of frontage of the proposed building and the improved public realm through the centre of the Site. The increase of scale and massing of the development would result in an increased sense of enclosure and a reduction of visible open sky in views from these streets. However the introduction of contemporary architecture which is well constructed, and the improvements	Yes

	city and influenced by surrounding tall buildings ranging in age and style.			There is likely to be a direct, permanent, long-term, **Beneficial** effects which are considered to be a **Moderate – Major** level of effect**.**	to public realm including new tree planting, landscaping and an improved interface between the Site building and street through the introduction of a new entrance directly from the street. The development would provide visual interest in close range views, where the detail on the buildings and the proposed landscape improvement can be appreciates, the effects in these locations would be beneficial.	
11. Residents of the Student Accommodation located adjacent the western Site boundary	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**High –** Views and visual amenity likely to be of high importance to residents	**Medium**	The sensitivity of Residents of the Student Accommodation located adjacent the western Site boundary is considered to be **Medium**. The magnitude of change is considered to vary between **Medium (apartments fronting the Site) and negligible (most residents).** There is likely to be a direct, permanent, long-term, effect which is considered to be a **Moderate level of effect (apartments fronting the Site).** The change to views experienced by residents would comprise both beneficial and adverse aspects but overall is likely to be perceived as an **Adverse** type of effect.	The greatest change would be experienced in views from the existing PBSA that are located directly opposite the Site (those which face onto Cambridge Street, where habitable rooms face the western elevation of the development). These residents would have direct, unobstructed views of the Proposed Scheme (with a c. 22m separation distance at its closest point). The Proposed Scheme would introduce further massing and height in the views to that of the existing building. The massing of the Proposed Scheme steps down along this elevation to eight storeys with some shorter sections of twelve and thirteen, as opposed to the four storeys currently experienced. The proposed building would be pulled back, in places, from the existing building line along Cambridge Street and tree planting introduced which would filter some views between the existing residential units and the proposed scheme. The change in view would consist of the introduction of taller buildings and a reduction in the amount of open sky visible but with improvements to the street elevations, public realm and new, well considered, contemporary architecture. Residents in the apartments facing on to the Site would experience the most change, although the development is set back at an appropriate distance of between 19m, and 24m which is appropriate in this environment. The change would be from views of a PBSA development with limited architectural quality to a taller but higher-quality PBSA development. The nature of this change will be perceived differently by different individuals. Adopting a precautionary approach, it has been identified as an Adverse effect in this assessment.	Yes
12.0 Users of the Mancunian Way	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**Medium** – Views and visual amenity likely to be of moderate importance to road users travelling through the townscape.	**Medium**	The sensitivity of users of the Mancunian Way is considered to be **Medium**. The magnitude of change is considered to be **Small - Negligible.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be **Minor – Negligible**.	There ZTV demonstrates that the proposed Scheme would be visible from short sections of the route to the north of the Site. Due to the intervening vegetation and built form the lower storeys and ground level are unlikely to be visible, however the upper storeys and towers of the proposals would be seen on the skyline. Road users would experience fleeting and oblique views of the proposals when looking south towards the Site. Whilst the development would represent a change in some views this would be seen in the context of the City Centre and university campus, both of which feature large faculty buildings and tall buildings. Therefore, the effects are considered to be neutral.	No

6. Summary and Conclusions

6.1 A Townscape and Visual Impact Assessment (TVIA) has been undertaken for the Proposed Scheme . The TVIA has been founded on a thorough study of the Site, its townscape setting and its visual context. The TVIA has been prepared to accompany and inform the ES Chapter on Townscape and Visual matters for the Proposed Scheme which is described as:

"*Full planning permission for the demolition of existing buildings and for the erection of new Purpose-Built-Student-Accommodation including amenity spaces, landscaping and associated works.*"

6.2 The assessment included:

- A review of relevant policy and guidance;
- Production of a Zone of Theoretical Visibility plan using GIS modelling;
- A baseline appraisal which identified the baseline quality and characteristics of the local townscape character and local views and identified key visual receptors and representative viewpoints; and,
- Assessment of the impact of the Proposed Scheme on townscape character and visual receptors, including an assessment of changes to representative views (supported by the preparation of accurate visual representations of the proposals).

6.3 The Site is located to the south of Manchester City Centre, within the All-Saints Campus of Manchester Metropolitan University. The Site is bound by Cambridge Street to the west, Higher Chatham Street to the east, Boundary Street to the south, and a service road to the Faculty of Business and Law to the north.

6.4 The Site, a rectilinear block, currently comprises of two plots of four storey Purpose-Built Student Accommodation (PBSA), constructed in the 1990s. The two plots are situated to the north and south of the Site and set around two separate courtyards. The Site is divided in two by a pedestrian link (Cavendish Street) that runs broadly on the east – west alignment through the Site. The two plots are interlinked along the eastern boundary at the upper levels.

6.5 Key issues arising from the review of policy and guidance documents of relevance to the Site relate to its City Centre context and character. The Core Strategy seeks to maximise the efficiency of land in the City (Policy CC6), whilst ensuring new development is of good design and has regard to the historic and townscape character (Policy CC9). The Core Strategy also recognises the ability of well-designed taller development to contribute positively to place-making (Policy EN2). The Design and Access Statements demonstrates that the development complies with these policies.

6.6 The Townscape Study Area for assessment of potential impacts of the Proposed Scheme on townscape character has been defined as the area within 500m radius from

the centre of the Site. This is the area within which the Proposed Scheme has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Scheme would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

6.7 Within the Townscape Study Area, two LTCAs which share common features and characteristics have been identified. Theses LTCAs are illustrated at **Figure 3** and listed below:

- LTCA1 – Universities Area; and
- LTCA2 – Hulme Residential Area.

6.8 The assessment of the townscape context identified that the Site itself currently makes little contribution to the local townscape character. The Site comprises an existing PBSA development with limited architectural merit; that turns its back on the adjacent townscape and streetscene.

6.9 The area which would experience the greatest level of change in views arising from the Proposed Scheme is that of the roads in the immediate context of the Site, particularly from the central pedestrian link through the Site, and the roads that directly abut the Site boundary. Due to the scale of the development, the immediate streets surrounding the Site would experience a prominent change to views, with a marked increase in the visibility of built form when compared to the existing situation. In the wider townscape, the Proposed Scheme would also become visible on the skyline from areas of public open space, streets orientated towards the Site and other streets where the new built form would be seen above lower rooflines. This increase in development would bring about both positive and negative changes to views.

6.10 A summary of the identified townscape and visual effects is provided in **Table 6.1** below:

Table 6.1: Summary of Effects

Effect	**Receptor**	**Residual effect**	**Is the effect significant?**
Changes to local townscape character	LTCA1 – Universities Area	Moderate Beneficial	Yes
	LTCA2 – Hulme Residential Area	Minor Neutral	No
	1. Open Space Users in All Saints Park	Moderate – Major Neutral	Yes

Changes to visual amenity	2. Open Space Users on the Pedestrianised area of Chatham Street	Minor Beneficial	No
	3. Users of the Pedestrian Bridge over the Mancunian Way	Minor - Negligible Neutral	No
	4.0 Users of the Pedestrian and Cycle Routes at the Medlock Street roundabout	Minor Neutral	No
	5.0 Users of the Pedestrian Bridge over the Princess Road	Moderate Neutral	No
	6.0 Users of the routes travelling towards the Site from the east (Oxford Road and Grosvenor Street)	Moderate Neutral	No
	7.0 Users of the routes travelling towards the Site from the South (Princess Road)	Minor – Negligible Neutral	No
	8.0 Users of the routes travelling towards the Site from the west (Stretford Road, Bonsall Street, Loxford Street, and Boundary Lane)	Moderate – Minor Neutral	No
	9.0 Users of Cambridge Street	Moderate – Minor Neutral	No
	10. Users of the tertiary roads within close proximity to the Site including (Lower Chatham Street, Cavendish St and Boundary Street W)	Moderate – Major Beneficial	Yes
	11. Residents of the Student Accommodation located adjacent the western Site boundary	Moderate Adverse	Yes
	12.0 Users of the Mancunian Way	Minor – Negligible Neutral	No

Appendix 1: Townscape and Visual Impact Assessment Methodology

Assessment Methodology

Overview

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

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013);
- Landscape Character Assessment: Landscape Institute Technical Information Note 08/2015 (2016);
- Townscape Character Assessment: Landscape Institute Technical Information Note 05/2017 (Revised April 2018); and
- Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).

The Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) states that this type of assessment provides a tool for identifying and assessing "*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 ELC, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA3 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.

Study Area

The study area for the townscape and visual assessment comprises the area within which it is considered that there is potential for the Proposed Scheme to result in significant townscape or visual effects. It is likely that the Proposed Scheme would be visible from some points beyond this area but the effects of this would be so minor that detailed assessment is not warranted. (This approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the Proposed Scheme.)

The study area for the assessment includes both the Site and the surrounding wider context. The townscape character assessment considers the Site at a local level through the determination of local townscape character areas within a 500m radius from the centre of the Project Site and the identification of townscape features. The visual assessment considers the existing and potential views within a wider 1km study area.

An initial field study was undertaken which considers the enclosure of the Site by surrounding development, topography and mature vegetation and the parts of the townscape where the Proposed Scheme is likely to be visible within a radius of one kilometre from the centre of the Site. This is considered an appropriate area in terms of the enclosure of the Site and the proposed scale of the Proposed Scheme.

The extent of the Study Area was informed by the production of a computer generated Zone of Theoretical Visibility (ZTV). The ZTV demonstrates the predicted extent of visibility of the Proposed Scheme within the surrounding townscape and illustrates that the primary areas of visibility fall within the one kilometre radius study area with secondary areas of visibility within more distant areas of public open space. As described above, the effects of the Proposed Scheme in views experienced beyond one kilometre would be so minor that detailed assessment is not normally warranted.

Baseline Surveys

Desk Based Studies

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 (including land use, topography, built form, accessibility and vegetation) and identify potential townscape and visual receptors. Potential visual receptors, defined as the different groups of people who may experience views of the Proposed Scheme, within the surrounding area were also identified. Aerial photography was used to supplement this information.

Field Surveys

A field study was undertaken by a chartered landscape architect and townscape specialist from Turley Townscape and VIA. The field study recorded the Site and surrounding context's townscape features and confirmed the visual receptors identified in the desk study. The field study involved travelling throughout the study area and producing a working photographic record of the area.

The field study established the key characteristics of the local townscape character including the associated elements, features and aesthetic and perceptual factors which contribute to the townscape. The approximate visibility of the Site was established by the walkover survey which considered the area within the study area from which the Site is currently visible and the key visual receptors within this area (i.e. groups of people within this area who experience (or may experience) views of the Project Site). A series of Representative Views experienced by these visual receptors were also identified.

Consultation

The scope and methodology of the assessment was agreed with the LPA or as part of the Environmental Impact Assessment Scoping procedure and liaison during the pre-application stage. This included agreement of the townscape character receptors, visual receptors and representative views.

Baseline townscape appraisal methodology

The baseline townscape appraisal included a mixture of desk study and field work to identify and record the key townscape features and 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 townscape character context of the Site was undertaken which references the current published townscape character studies relating to the study area at a national and city level. This was followed by fieldwork to assess the key characteristics of the local townscape character and identify local townscape character areas within the study area. The key townscape receptors (townscape character areas, townscape features or townscape

characteristics) with potential to be affected by the Project were then identified and a judgement made on the Value of each of these. This judgement is made based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape receptors was assessed with reference to the following criteria and the definitions of level of value set out in **Table 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 condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events.

Table 1: Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Attributes
High	International, National, Regional	Townscape of notable character with unique or place-defining features and elements. Clearly coherent townscape character, with legible urban structure, a strong sense of architectural character and quality, and widespread use of high-quality materials. Minimal detracting elements and townscape features typically in good condition. High presence of good quality public realm or open space that contributes positively to the experience and usability of the townscape. No or limited potential for substitution.
Medium	Regional, Local	Townscape of some character, which is attractive, but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements and variety in the condition of townscape features. Some presence of public realm or open space that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.
Low	Local	Townscape of little scenic value or importance. Could include ordinary/commonplace or unremarkable areas of townscape. Disjointed urban structure and character or areas of coherent townscape that are commonplace and not locally distinctive. Presence of dominant detracting elements and townscape features in poor or declining condition. Areas that are vehicle focussed or dominated by industrial or commercial uses. Considerable potential for substitution.

Baseline visual appraisal methodology
The baseline visual appraisal established the area in which the Site, and Proposed Scheme, 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 assessed 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 townscape and visual assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration[5] 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 (RVAA) is undertaken. In this instance, a small number of private resident visual receptors have been included.

Following identification of the key visual receptors, representative views were identified to reflect typical views from the key visual receptors. A description and evaluation of the identified views was then undertaken which considered 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

Method of Assessing Significance

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 townscape/local townscape area; and/or,
- 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 level of effect was then concluded as major,

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

moderate, minor or negligible, with significant effects determined through professional judgement.

Sensitivity of Townscape Receptors

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*" (Ref: 7.9 Para. 5.40). Judgements on the susceptibility to change of each of the identified townscape receptors are made based on the scale set out in **Table 2**.

Table 2: Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[6] would be unlikely to accommodate the type of development proposed without unacceptable 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. veteran trees, historic or unique buildings and 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 unacceptable negative consequences for the maintenance of the baseline townscape character and/or the 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 High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a townscape receptor that has a High Sensitivity is likely to

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

have a High Value and a High Susceptibility to change, a townscape receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Magnitude of Effect on Townscape receptors
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 are broadly based on the descriptions of magnitude set out in **Table 3**.

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 been 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:** no overall harm or improvement to townscape character/feature

Table 3: Defining Magnitude of Change – Townscape Receptors

Magnitude of Change	Definition
Large	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.
Small	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.
Negligible	No, or barely discernible, change to townscape receptor

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 level of effect was then concluded as major, moderate, minor or negligible, with significant effects determined through professional judgement.

Sensitivity of Visual Receptors

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 is made with reference to the following criteria and the definitions of value set out in **Table 4**.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy
- Other designations relating to townscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in list entries for statutorily listed buildings or registered parks and gardens of special historic interest; 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 4: Value attached to views

Value	Typical level of designation / Rarity	Attributes
High	International, National, Regional,	View or views experienced by the receptor identified or protected at international, national or regional level recognised through designation or planning documents. View or views experienced by the receptors having a designed relationship with wider townscape features of high importance, and/or having a high aesthetic/scenic quality.
Medium	Regional, Local	View or views experienced by the receptor that are identified or protected at local level e.g. identified in local planning policy or guidance. May also include views experienced by the receptors which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of the significance of a heritage asset or public open space, or have some aesthetic quality.
Low	Local	The view or views experienced by the receptors is/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. Typical or unremarkable view or views that contribute positively to the visual amenity experienced by the receptor.

The assessment of susceptibility of visual receptors is 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 5**.

Table 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 townscape and on particular views e.g. waymarked walks through the townscape; 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 townscape; 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 High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a visual receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, a visual receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Magnitude of Effect on Visual receptors

The magnitude of visual effect considers 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 are broadly based on the descriptions of magnitude set out in **Table 6**.

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

Table 6: Defining Magnitude of Change – Visual Receptors

Magnitude of Change	Definition
Large	Substantial change to the key characteristics of a view and/or addition of major new elements, which would be prominent features. Changes would substantially alter the character and appearance of the view experienced by the receptor.
Medium	Partial change to some of the key characteristics of the view and/or addition of new elements, which would be notable features. Changes would result in a large change to the character and appearance of a small part of the view or a noticeable change to a larger part of the view experienced by the receptor.
Small	Limited or localised change to a view and/or addition of new elements, which would be noticeable features but largely in keeping with the existing character and appearance of the view. Changes would result in a small change to the character and appearance 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 experienced by the receptor.
Negligible	No, or barely discernible, change to the view experienced by the receptor.

Duration of Effect

The assessment of townscape and visual effects considers the likely significant effects during operation only. It is considered that these would all be permanent effects. Temporary construction effects are not considered separately. This is due to the temporary nature of construction effects and professional experience and judgement which has established that the effect on the townscape character and visual amenity during construction would be similar to those changes experienced during the operational phase. It is not expected that effects during the construction phase would be any greater than those when the Project is complete; the assessment of operational effects within this ES chapter would therefore represent a worst case scenario for construction phase effects. The influence of the construction phase on townscape character and visual amenity is briefly summarised within the ES chapter. The operation phase effects consider the Project at year 1 which represents a worst case scenario in terms of the maturity of the landscape proposals.

Level of Effect

The level of effect has been informed by the magnitude of change due to the Proposed Scheme and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 7** has been a tool which has assisted with this process.

Whilst **Table 7** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*' or 'neutral[7]'.

Table 7: Matrix to support determining the level of effect

		Sensitivity (or value / importance)			
		High	**Medium**	**Low**	**Negligible**
Magnitude of change / impact	**Large**	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse' or 'neutral':

- **Major effect**: where the Proposed Scheme is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect**: where the Proposed Scheme is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Scheme is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Scheme is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and
- **Negligible**: where the Proposed Scheme is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

[7] GLVIA3 states at Para 5.37, p94 and p118 that an informed professional judgement should be made about whether the landscape or visual effects should be categorised as positive or negative (or in some cases neutral), with the criteria used in reaching this judgement clearly stated. Where Neutral effects are identified in this Chapter, it is based on the following criteria: '*no overall harm or improvement to the townscape, view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)*.

The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

For each residual effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and / or relevant guidance/legislation where applicable.

Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Appendix 2: Supporting Figures and Photography



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
- 1km Visual Study Area
- 500m Townscape Study Area

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 1 - Site Location Plan

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
01

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
February 2025

SCALE:
1:10,000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2024]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Conservation area

Listed Buildings

I

II*

II

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 2 - Designations Plan

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
02

CHECKED BY:
CW

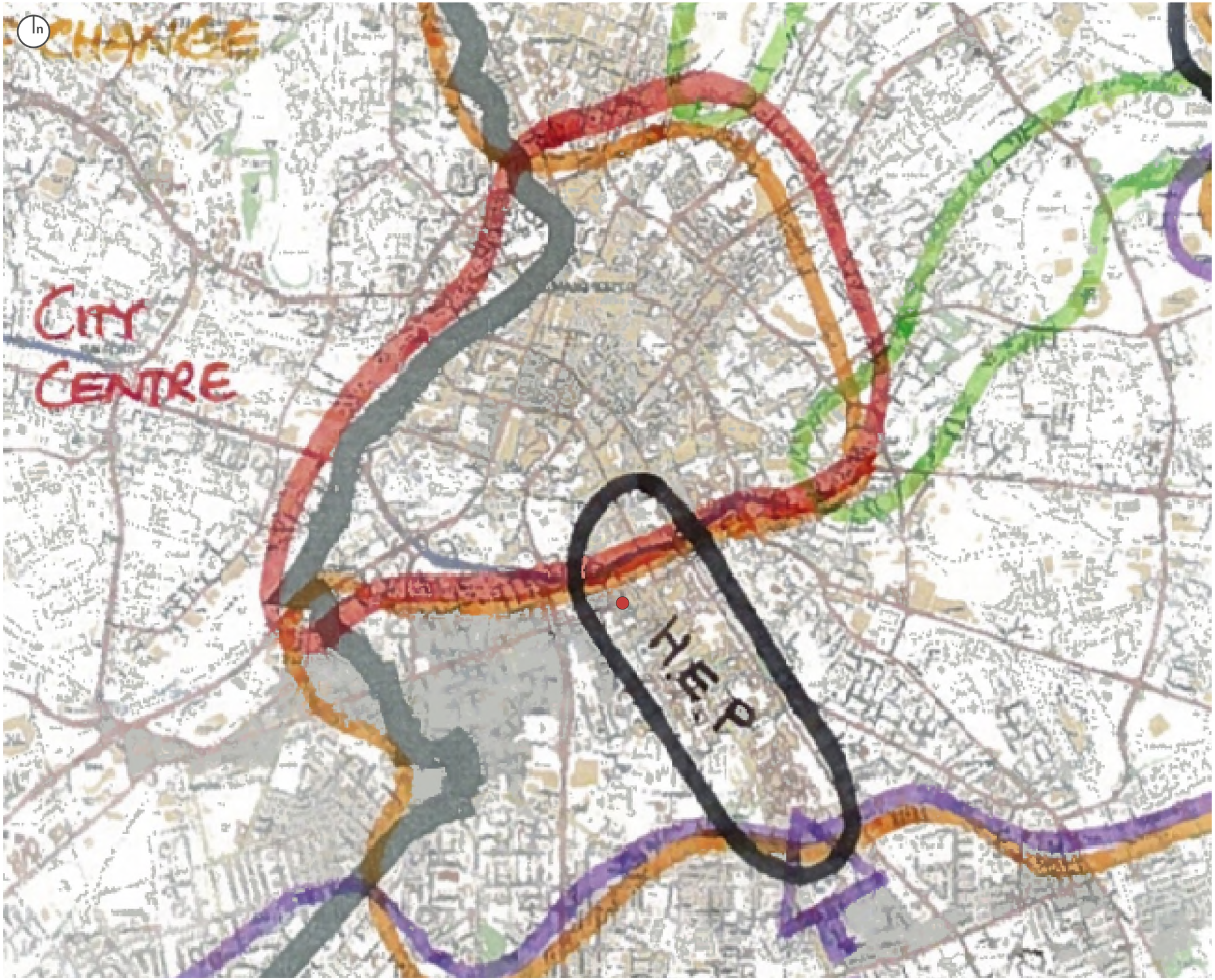
REVISION:
1.0

STATUS:
Draft

DATE:
August 2024

SCALE:
1:5,000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2024]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Location dot

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 3 - Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (2010)

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
03

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
August 2024

SCALE:
NTS @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Local Townscape Character Areas (LTCAs)

LTCA01 - Universities Area

LTCA02 - Hulme Residential area

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 4 - Townscape Character Area Plan

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
04

CHECKED BY:
CW

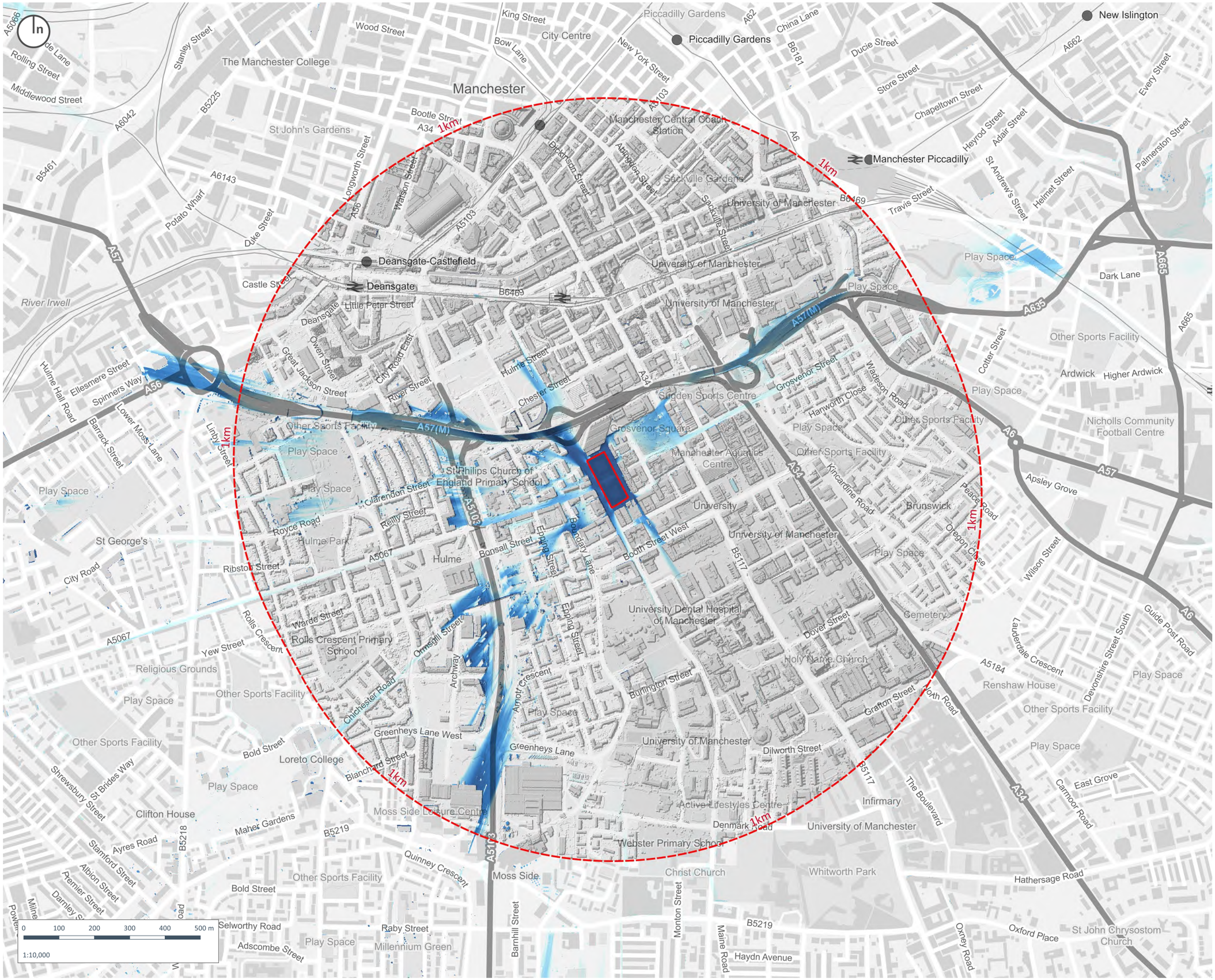
REVISION:
1.0

STATUS:
Draft

DATE:
August 2024

SCALE:
1:5,000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2024]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Zone of Theoretical Visibility

Low Potential Visibility

High Potential Visibility

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 5 - Zone of Theoretical Visibility

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:	CHECKED BY:
05	CW
REVISION:	STATUS:
1.0	Draft
DATE:	SCALE:
August 2024	1:10,000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2024]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Views

Ref	Representative Viewpoint Location
1	All Saints Park
2	Higher Chatham Street (pedestrianised section)
3	Pedestrian / Cycle bridge over the Mancunian Way
4	Pedestrian / Cycle routes at Medlock St / Mancunian Way
5	Pedestrian / Cycle route over Princess Road / A5103
6.1	Oxford Road / A35
6.2	Grosvenor Street
7	Princess Road / A5103
8	Stretford Road / A5067
9.1	Cambridge Street
9.2	Cambridge Street

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 6 - Representative Viewpoint Location Plan

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
06

CHECKED BY:
CW

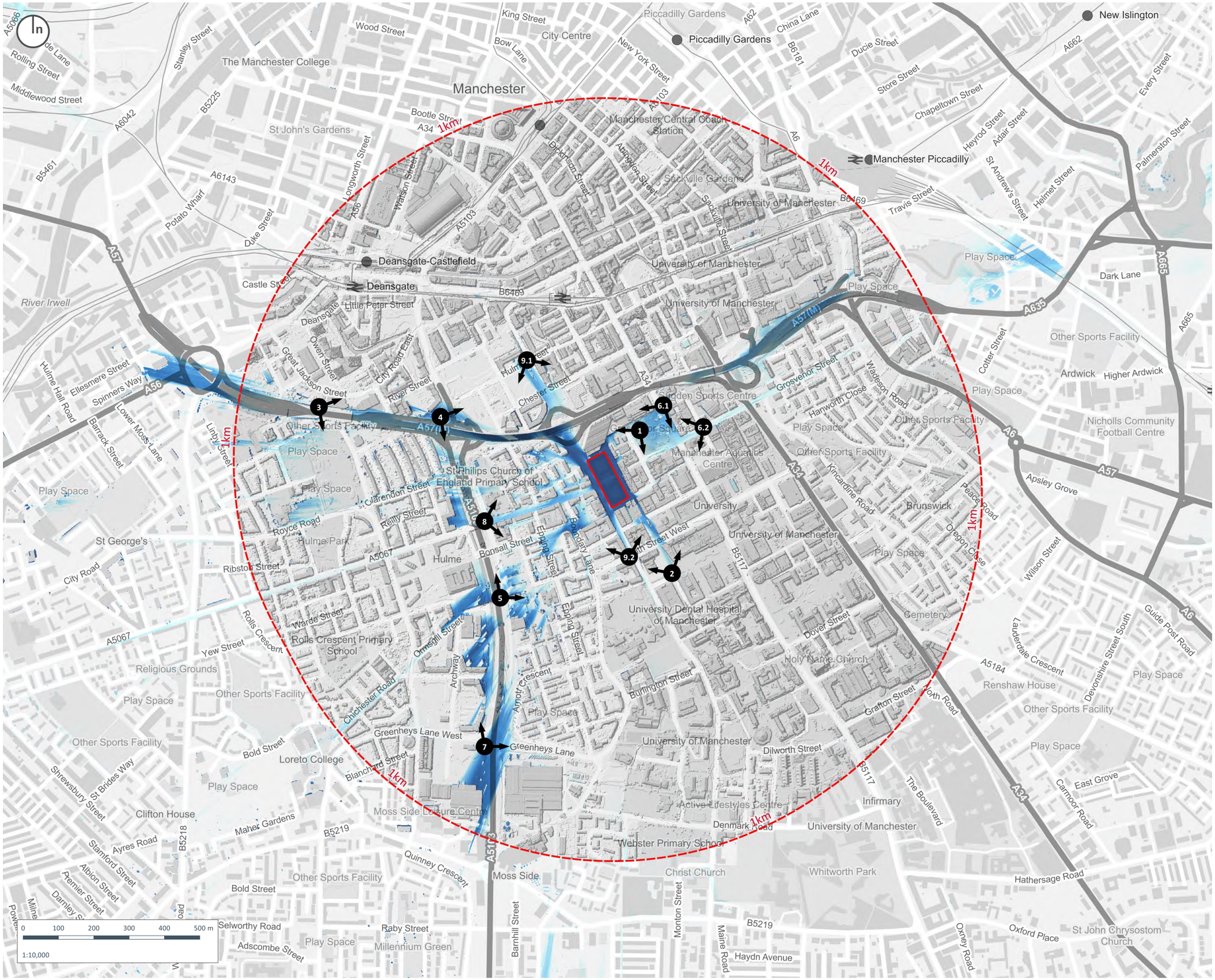
REVISION:
1.0

STATUS:
Draft

DATE:
August 2024

SCALE:
1:10,000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2024]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Zone of Theoretical Visibility

Low Potential Visibility

High Potential Visibility

Views

Ref	Representative Viewpoint Location
1	All Saints Park
2	Higher Chatham Street (pedestrianised section)
3	Pedestrian / Cycle bridge over the Mancunian Way
4	Pedestrian / Cycle routes at Medlock St / Mancunian Way
5	Pedestrian / Cycle route over Princess Road / A5103
6.1	Oxford Road / A35
6.2	Grosvenor Street
7	Princess Road / A5103
8	Stretford Road / A5067
9.1	Cambridge Street
9.2	Cambridge Street

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 7 - Representative Viewpoint Plan & Zone of Theoretical Visibility

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
07

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
August 2024

SCALE:
1:10,000 @ A3

Turley



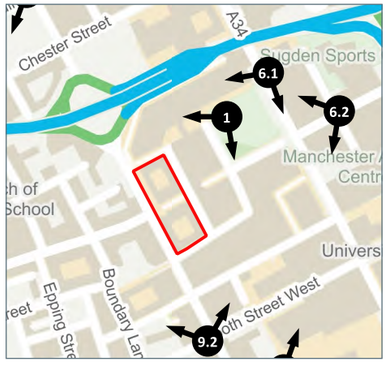
REPRESENTATIVE VIEWPOINT 1 All Saints Park

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 1 All Saints Park

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:54
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South West

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.1

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



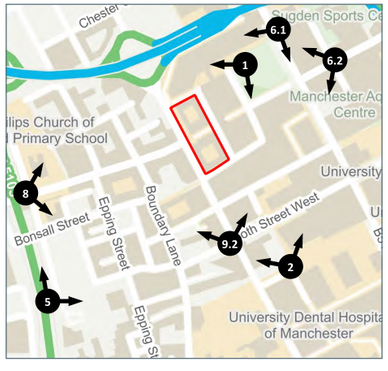
REPRESENTATIVE VIEWPOINT 2 Higher Chatham Street (pedestrianed section)

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 2 Higher Chatham Street (pedestrianed section)

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:39
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North West

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.2

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



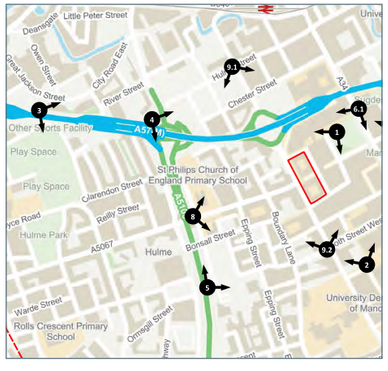
REPRESENTATIVE VIEWPOINT 3 Pedestrian / Cycle bridge over the Mancunian Way

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 3 Pedestrian / Cycle bridge over the Mancunian Way

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 11:30
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.3

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



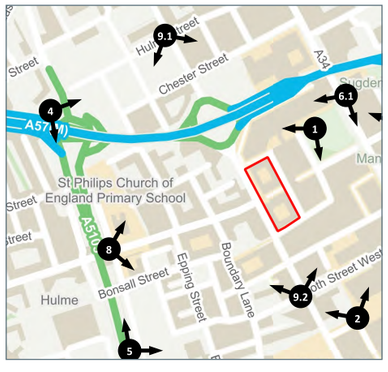
REPRESENTATIVE VIEWPOINT 4 Pedestrian / Cycle routes at Medlock Street / Manucian Way

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 4 Pedestrian / Cycle routes at Medlock Street / Manucian Way

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 09:37
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.4

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



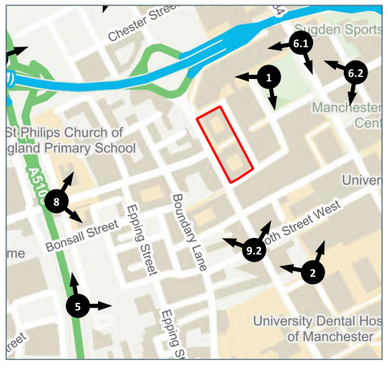
REPRESENTATIVE VIEWPOINT 5 Pedestrian / Cycle route over Princess Route / A5103

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 5 Pedestrian / Cycle route over Princess Route / A5103

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:04
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.5

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



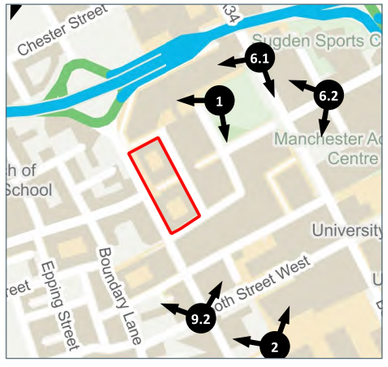
REPRESENTATIVE VIEWPOINT 6.1 Oxford Road / A35

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 6.1 Oxford Road / A35

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:56
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.6

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



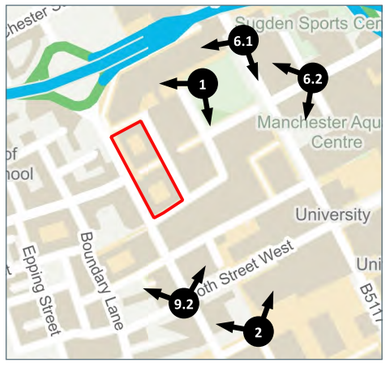
REPRESENTATIVE VIEWPOINT 6.2 Grosvenor Street

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 6.2 Grosvenor Street

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:59
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.7

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



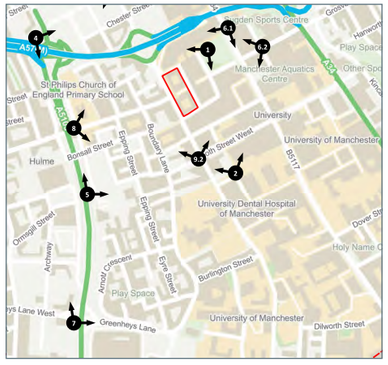
REPRESENTATIVE VIEWPOINT 7 Princess Road / A5103

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 7 Princess Road / A5103

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:15
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.8

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



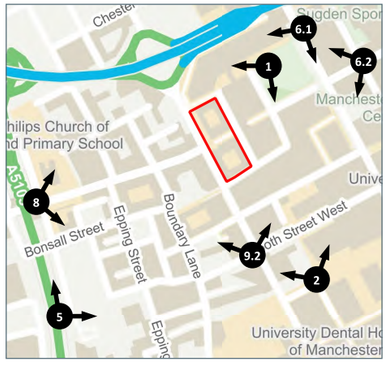
REPRESENTATIVE VIEWPOINT 8 Princess Road / A5067

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 8 Princess Road / A5067

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 09:55
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.9

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



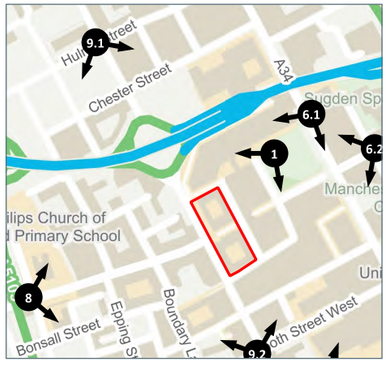
REPRESENTATIVE VIEWPOINT 9.1 Cambridge Street

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 9.1 Cambridge Street

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 09:26
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.10

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley



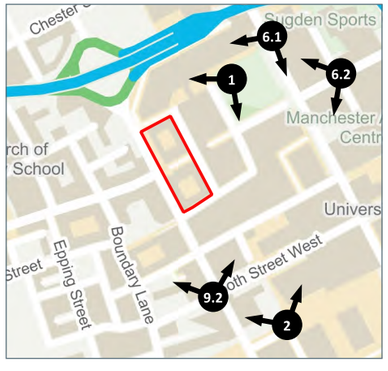
REPRESENTATIVE VIEWPOINT 9.2 Cambridge Street

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 9.2 Cambridge Street

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 20/08/2024 10:32
CAMERA MAKE & MODEL: NIKON D3000
CAMERA LENS: 34mm Focal Lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

CLIENT:
The Unite Group

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Figure 8 - Viewpoint Photography

PROJECT NUMBER:
UNIM3028

DRAWING NUMBER:
8.11

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Final

DATE:
August 2024

SCALE:
NTS

Turley

Appendix 3: Visualisations

Cambridge Halls - Verified Views Methodology



Virtual Planit

20 February 2025

This document outlines the methodology used by Virtual Planit for producing verified views of the proposed scheme on Cambridge Halls, Manchester.

PHOTOGRAPHY

Virtual Planit commissioned Gary Beal of Vantage Point Photos for all of the photography on Cambridge Halls. Gary has worked on many verified projects and has over 30 years of professional experience. The aim with the photography is to create an image similar to that perceived by the human eye. The lens and camera configuration can affect this perception but it is critical to maintain data accuracy especially if the proposed development is a considerable distance from the view position.



The equipment used in this instance was: Canon EOS R5 camera. We used two lens EF16-35mm and a TS-E24mm. The angle of view in landscape orientation is 65.5 degrees. Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.65 metres.

The camera is mounted on a tripod at eye level which is 1.65m from the ground. The orientation of the camera is adjusted so that the horizontal axis of the sensor is aligned with the horizon.

Images are captured using the native camera RAW format to ensure maximum tonal and colour information is retained for use in the image processing stage. Choices for aperture and focus distance are designed to render all parts of the scene ‘in focus’. Supplementary photographs are taken to record the camera position.

The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required.

Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference.



3D SURVEY

Virtual Planit have a long standing relationship with Powers, experienced RICS surveyors, who are familiar and experienced with verified work.

In preparation for the surveys, a series of key points were identified in each of the photographs used to verify the shots, particularly on the clearly visible corners of buildings. Care is taken to ensure a good spread of points including points close to the camera, points near the target development, together with points at ground and roof level, and points across the width of the image. A wide spread enables a more thorough and accurate analysis. The surveyor would then add a further series of additional reference points, in order to provide a comprehensive range of point reference across the photograph. It is these 2d points on the photograph that are surveyed to give each a 3 dimensional co-ordinate value.

The points were surveyed by a professional survey team using GPS. The survey points are related back to the Ordnance Survey National Grid - selected as it is the most widely used and also allows captured data to be incorporated into other digital products.



Below is a recording of what the survey information received looks like.

Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383822.901	396842.799	35.679	1.642							
				1	42	55	01	85	45	44
				2	46	18	49	70	59	27
				3	60	34	59	80	46	39
				4	66	19	39	84	30	27
				5	70	15	57	86	28	16
				6	75	18	30	81	55	55
				7	76	42	23	71	20	13
				8	99	46	27	80	21	06

3D MODEL AND CAMERA MATCHING

Virtual Planit were supplied with a digital 3D model of the proposed scheme by Cartwright Pickard Architects.

The model is then related back to the Ordnance Survey grid and absolute (AOD) heights.

The same 3D model is used as the basis for each of the photographs, and was certified as being correct by the architect.

This 3D model was precisely aligned to the survey information using proprietary 3D modelling and rendering software, using the following information for each of the views.

- Specific details of the camera and lens used.
- The photograph, rotated if necessary to ensure the horizon line is level
- The surveyed viewpoint co-ordinates.
- The surveyed co-ordinates of points on existing buildings or immovable objects within the photograph.
- The 3D model of the proposed scheme.

The information listed above is used to situate the virtual camera in each case, such that the 3D model, survey points and model align exactly with the photograph.

WIRELINES AND RENDERING

A render is a technical term referring to the process of creating a two-dimensional output image from a 3D model. Using the virtual camera described previously, the 3D modelling and rendering software produces a render of the proposed building.

Where the required output is a wireline view and not a fully rendered image, the wireline is created by utilising a basic render; devoid of material, texture and lighting information; but fully representative of the building form, and using tools within the compositing software package (in this case Adobe Photoshop) placing a thin coloured line at the exact edge of the rendered building, defining the building envelope.

Where the required output is fully rendered, the output image from the modelling and rendering software displays the predetermined materials, textures and lighting. All materials specifications, textures and daylighting are applied to model prior to rendering. After rendering the fully rendered building is combined with the photograph in proprietary digital 'paint' software (again Adobe Photoshop) to produce the photomontage image.

In order to achieve the most photorealistic result, colour correction adjustments may be made to the rendered image. For example hue, saturation and brightness values of the rendered image may be adjusted to better match the colour tones of the photograph. For example, poor air quality at the time of photography may necessitate the rendered image to be 'degraded' to ensure that it behaves visually as the other buildings within the photograph. This is an iterative process and is reliant on the skill of the artist and good communication between the artist and the architect to ensure their vision for the material and texture qualities is maintained. The design team then signed off on the appearance of the scheme in the views.

'Masks' are created where the line of sight to the proposed scheme is interrupted by foreground buildings or elements such as lampposts, vehicles and street furniture.

No physical correction or distortion is made to the base photography or 3d rendered image. The images are prepared in this manner to provide a representation of the mass and scale of the development.

Below is one of the finished verified views which is fully rendered for the development and wireline for the cumulative.





Cambridge Halls - Verified Views



Virtual Planit

20 February 2025



Project Cambridge Halls
Figure View 1
Title Baseline view



Project Cambridge Halls
Figure View 1
Title Rendered view

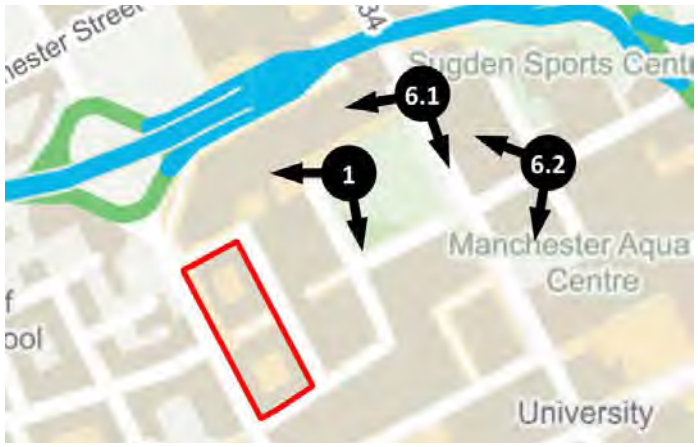


Project Cambridge Halls
Figure View 1
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384278.573	397107.435	38.523	1.642							
				1	183	43	05	91	20	00
				2	195	11	07	75	02	39
				3	223	39	21	81	41	07
				4	224	17	57	90	02	54
				5	235	17	11	90	46	09
				6	240	13	54	92	06	58
				7	250	24	06	68	26	43
				8	270	38	37	90	42	20



Project Cambridge Halls
Figure View 1
Title Survey data and instrument height

Lens 24mm
Date 16th Jan 2025
Time 10.24
Distance to site 156m



Project Cambridge Halls
Figure View 2
Title Baseline view



Project Cambridge Halls
Figure View 2
Title Rendered view



Project Cambridge Halls
Figure View 2
Title Rendered view showing cumulative development

VP2





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384333.001	396726.102	36.780	1.644							
				1	292	27	49	78	58	09
				2	305	27	41	75	03	02
				3	316	24	05	76	45	10
				4	325	21	28	79	51	23
				5	330	29	19	82	13	03
				6	334	05	57	77	23	18
				7	338	50	25	82	12	52
				8	357	54	30	75	06	54



Project Cambridge Halls
Figure View 2
Title Survey data and instrument height

Lens 24mm
Date 2nd Jan 2025
Time 10.55
Distance to site 110m



Project Cambridge Halls
Figure View 3
Title Baseline view



Project Cambridge Halls
Figure View 3
Title Rendered view



Project Cambridge Halls
Figure View 3
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383307.675	397178.276	38.477	1.660							
				1	89	09	03	71	56	58
				2	96	16	46	73	08	31
				3	98	43	51	76	56	00
				4	108	30	27	83	33	04
				5	125	19	06	84	12	17
				6	143	33	45	95	41	59
				7	157	08	26	93	15	23



Project Cambridge Halls
Figure View 3
Title Survey data and instrument height

Lens 24mm
Date 2nd Jan 2025
Time 13.41
Distance to site 775m



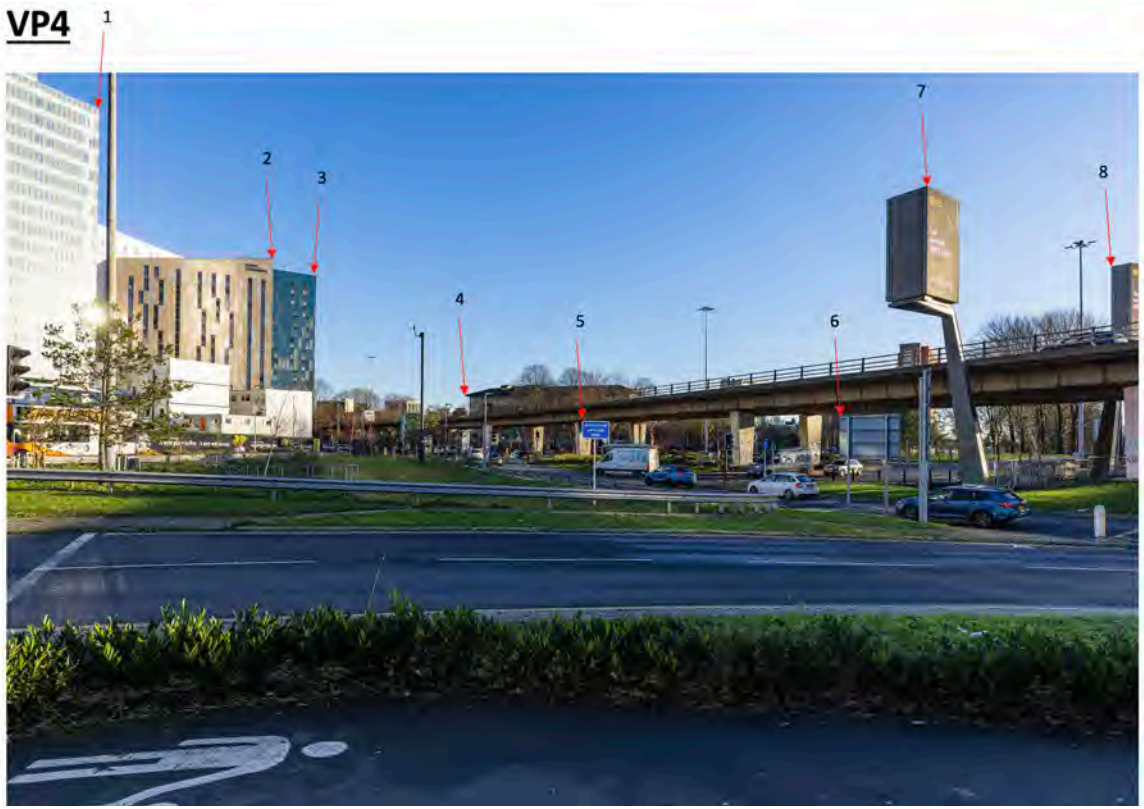
Project Cambridge Halls
Figure View 4
Title Baseline view



Project Cambridge Halls
Figure View 4
Title Rendered view

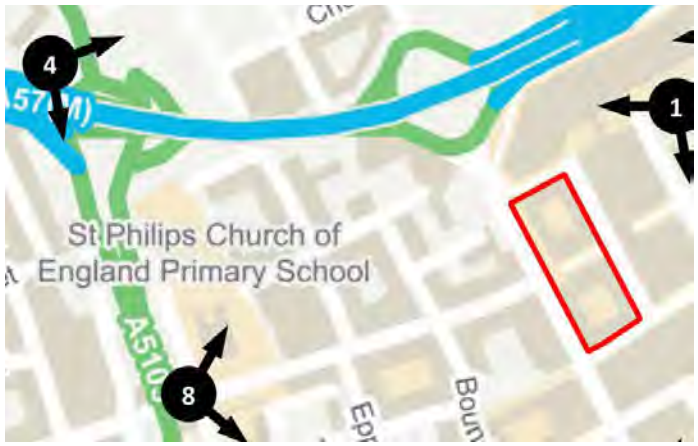


Project Cambridge Halls
Figure View 4
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383688.547	397158.229	34.090	1.637							
				1	93	55	26	68	05	46
				2	105	02	41	75	51	40
				3	108	10	07	76	50	12
				4	119	49	48	85	34	58
				5	129	26	39	87	33	00
				6	149	54	58	87	08	21
				7	156	01	24	70	44	54
				8	167	02	09	77	41	57



Project Cambridge Halls
Figure View 4
Title Survey data and instrument height

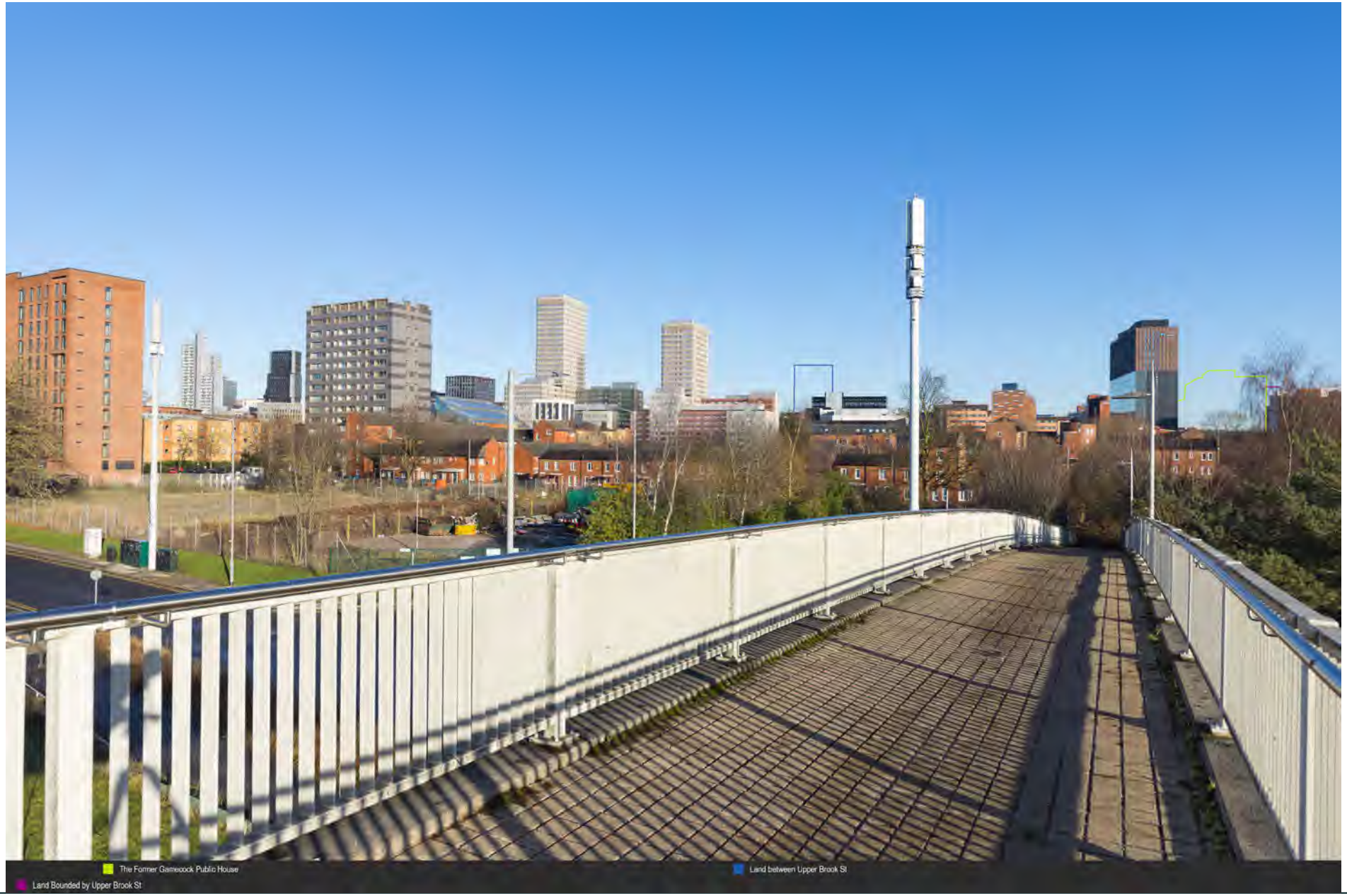
Lens 24mm
Date 2nd Jan 2025
Time 14.18
Distance to site 363m



Project Cambridge Halls
Figure View 5
Title Baseline view



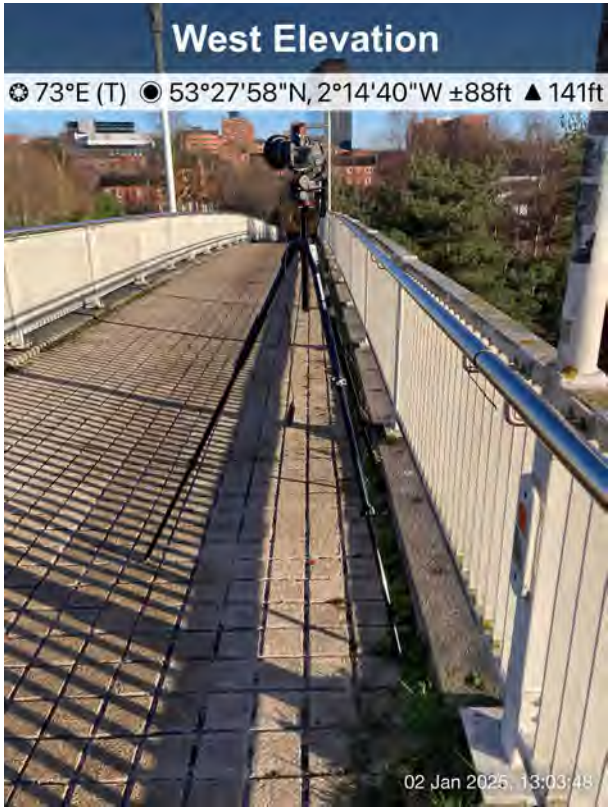
Project Cambridge Halls
Figure View 5
Title Rendered view



Project Cambridge Halls
Figure View 5
Title Rendered view showing cumulative development

VP5





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383853.306	396632.226	40.643	1.655	1	10	40	50	80	41	01
				2	19	39	35	81	18	17
				3	31	24	08	85	30	19
				4	47	05	56	87	39	03
				5	53	25	26	86	22	43
				6	65	00	02	86	56	03
				7	66	41	02	85	31	23
				8	75	44	02	82	23	04



Project Cambridge Halls
Figure View 5
Title Survey data and instrument height

Lens 24mm
Date 2nd Jan 2025
Time 12.58
Distance to site 362m



Project Cambridge Halls
Figure View 6.1
Title Baseline view



Project Cambridge Halls
Figure View 6.1
Title Rendered view



Project Cambridge Halls
Figure View 6.1
Title Rendered view showing cumulative development

VP6.1





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384306.277	397187.290	37.235	1.657							
				1	156	59	13	84	44	33
				2	161	15	35	76	20	00
				3	168	47	25	76	42	51
				4	174	45	06	84	43	31
				5	184	44	05	82	44	18
				6	204	15	21	79	45	42
				7	219	44	59	84	13	51
				8	220	38	19	64	14	46



Project Cambridge Halls
Figure View 6.1
Title Survey data and instrument height

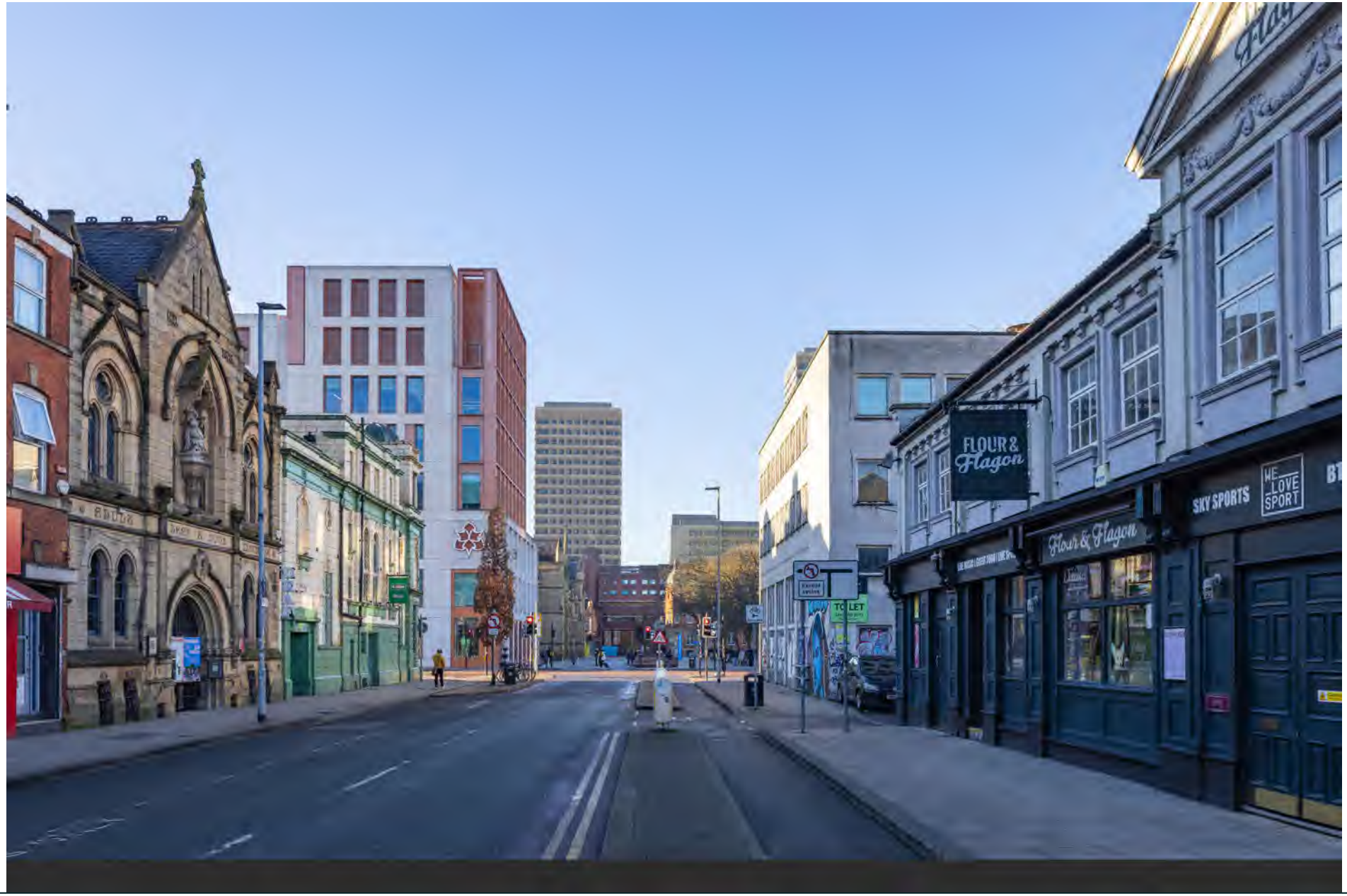
Lens 24mm
Date 2nd Jan 2025
Time 09.52
Distance to site 226m



Project Cambridge Halls
Figure View 6.2
Title Baseline view



Project Cambridge Halls
Figure View 6.2
Title Rendered view



Project Cambridge Halls
Figure View 6.2
Title Rendered view showing cumulative development

VP6.2





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384409.086	397108.029	38.195	1.648							
				1	215	29	15	64	15	55
				2	220	15	04	68	41	49
				3	232	29	07	67	35	20
				4	238	12	46	83	51	54
				5	246	29	35	80	06	41
				6	249	01	04	78	00	14
				7	253	17	48	71	00	22
				8	270	20	32	64	43	22



Project Cambridge Halls
Figure View 6.2
Title Survey data and instrument height

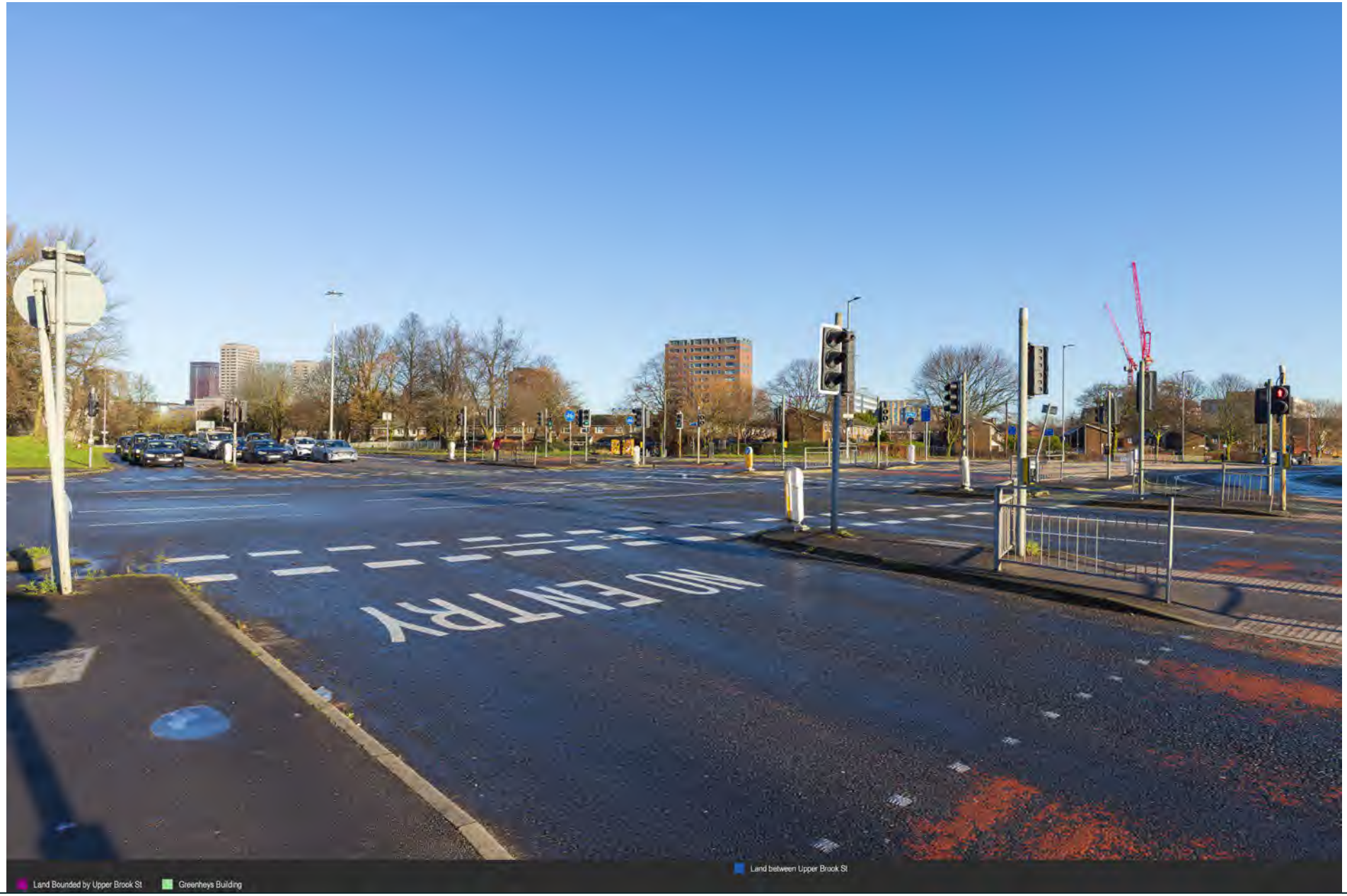
Lens 24mm
Date 13th Jan 2025
Time 10.49
Distance to site 280m



Project Cambridge Halls
Figure View 7
Title Baseline view



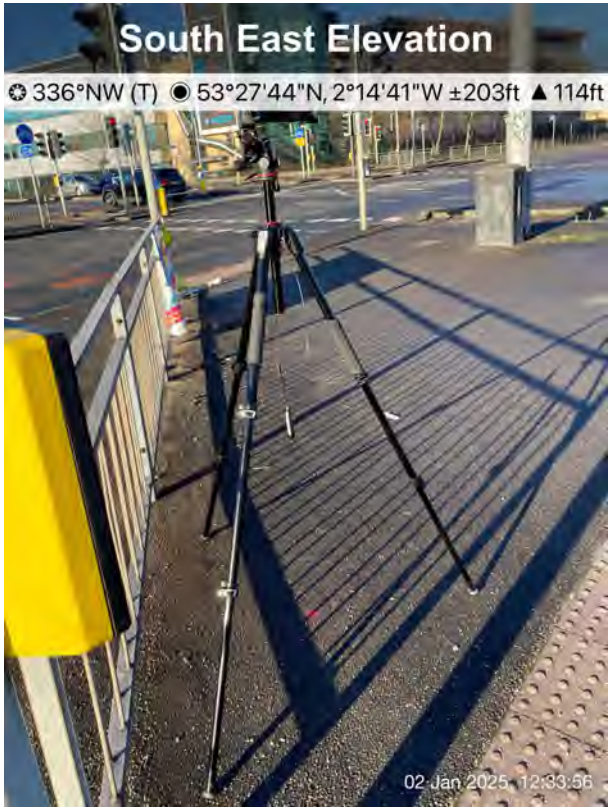
Project Cambridge Halls
Figure View 7
Title Rendered view



Project Cambridge Halls
Figure View 7
Title Rendered view showing cumulative development

VP7





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383827.183	396202.952	34.326	1.655							
				1	18	03	52	85	08	01
				2	20	34	24	87	12	44
				3	29	14	42	87	54	01
				4	43	06	11	87	22	35
				5	48	19	24	82	42	37
				6	61	10	51	79	49	11
				7	72	16	14	80	50	39
				8	80	31	18	92	43	57



Project Cambridge Halls
Figure View 7
Title Survey data and instrument height

Lens 22mm
Date 2nd Jan 2025
Time 12.32
Distance to site 750m



Project Cambridge Halls
Figure View 8
Title Baseline view



Project Cambridge Halls
Figure View 8
Title Rendered view



Project Cambridge Halls
Figure View 8
Title Rendered view showing cumulative development

VP8





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383822.901	396842.799	35.679	1.642							
				1	42	55	01	85	45	44
				2	46	18	49	70	59	27
				3	60	34	59	80	46	39
				4	66	19	39	84	30	27
				5	70	15	57	86	28	16
				6	75	18	30	81	55	55
				7	76	42	23	71	20	13
				8	99	46	27	80	21	06



Project Cambridge Halls
Figure View 8
Title Survey data and instrument height

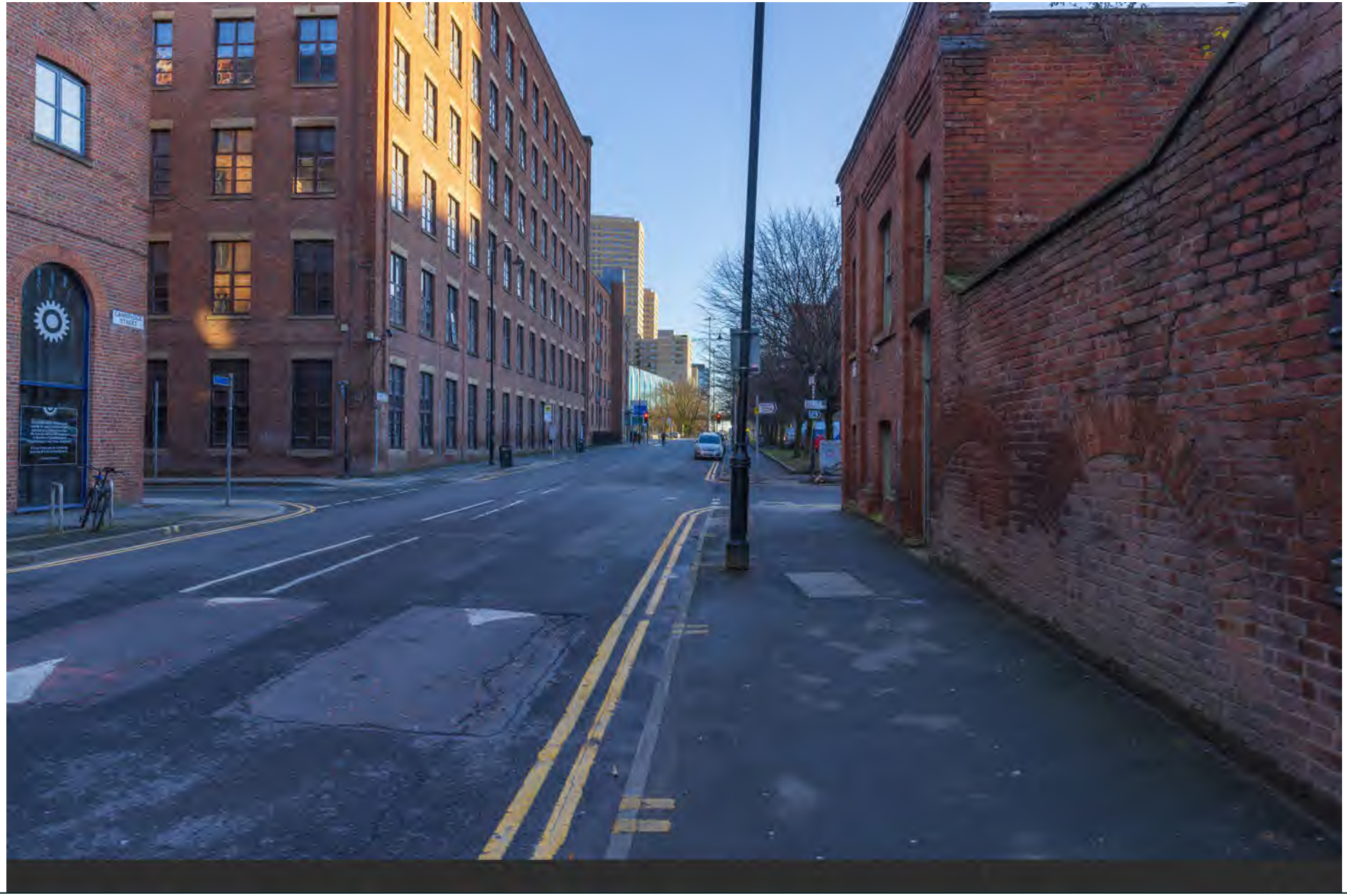
Lens 24mm
Date 2nd Jan 2025
Time 13.15
Distance to site 337m



Project Cambridge Halls
Figure View 9.1
Title Baseline view

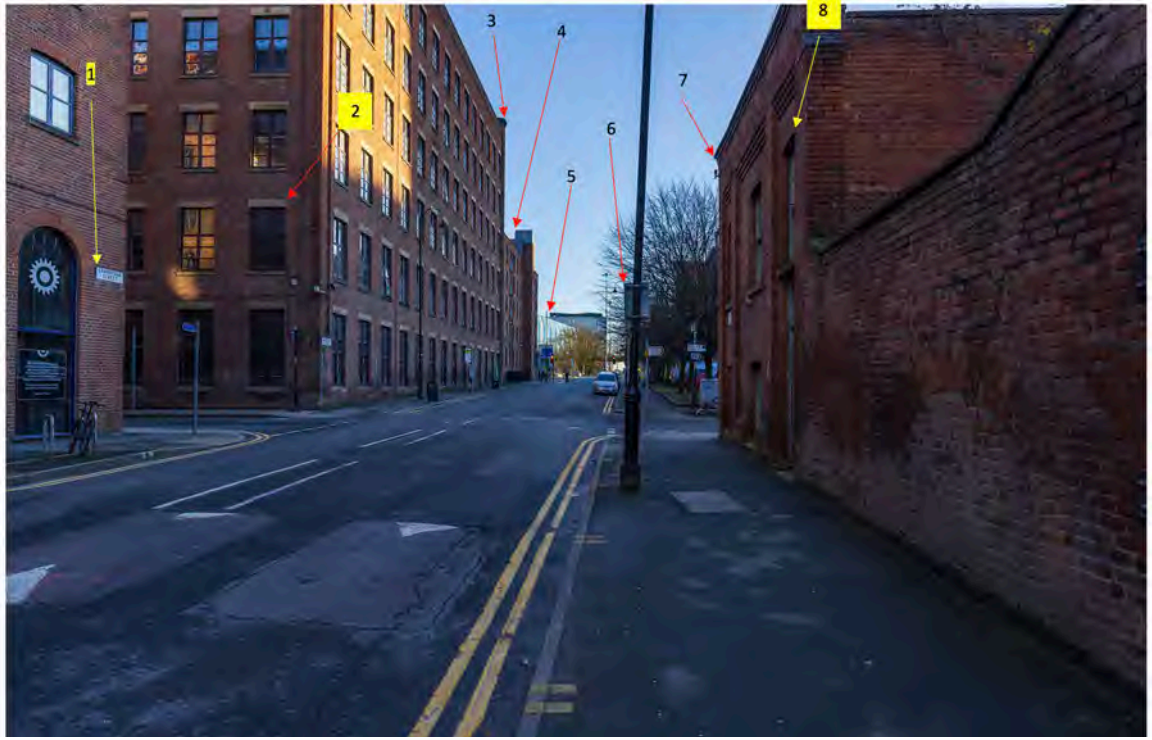


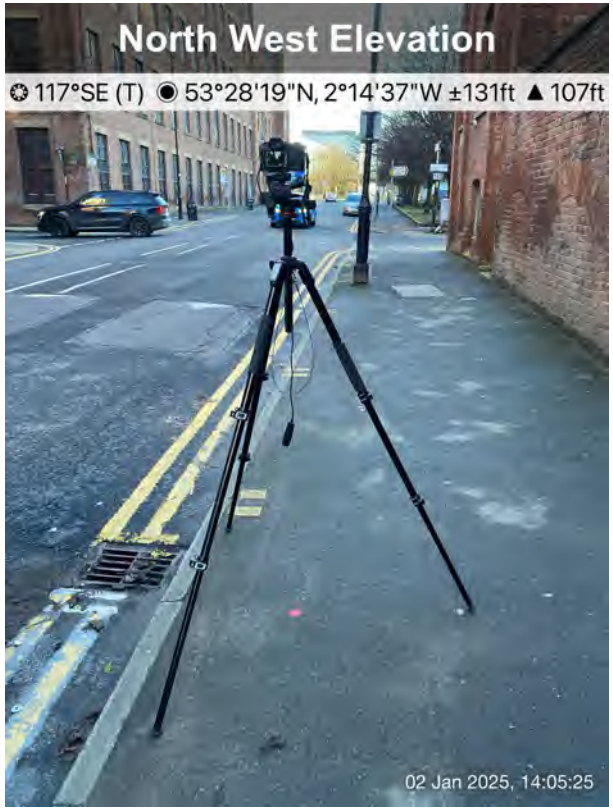
Project Cambridge Halls
Figure View 9.1
Title Rendered view



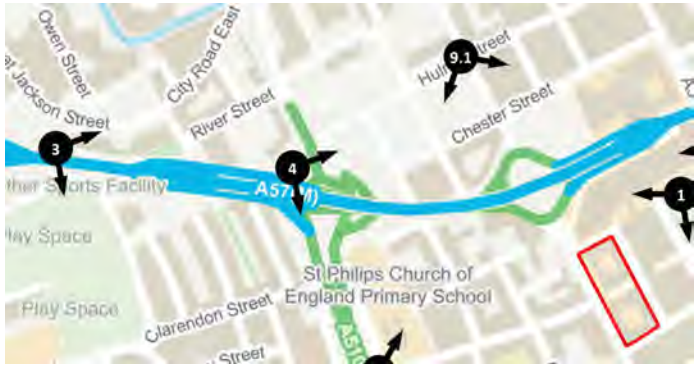
Project Cambridge Halls
Figure View 9.1
Title Rendered view showing cumulative development

VP9.1





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383918.538	397321.697	31.982	1.645							
				1	113	16	17	82	18	46
				2	125	19	34	76	17	41
				3	142	03	34	69	01	31
				4	143	02	34	77	33	12
				5	146	00	24	84	12	12
				6	151	51	02	81	43	57
				7	159	14	50	72	00	45
				8	165	22	45	70	39	57



Project Cambridge Halls
Figure View 9.1
Title Survey data and instrument height

Lens 22mm
Date 2nd Jan 2025
Time 14.06
Distance to site 336m



Project Cambridge Halls
Figure View 9.2
Title Baseline view

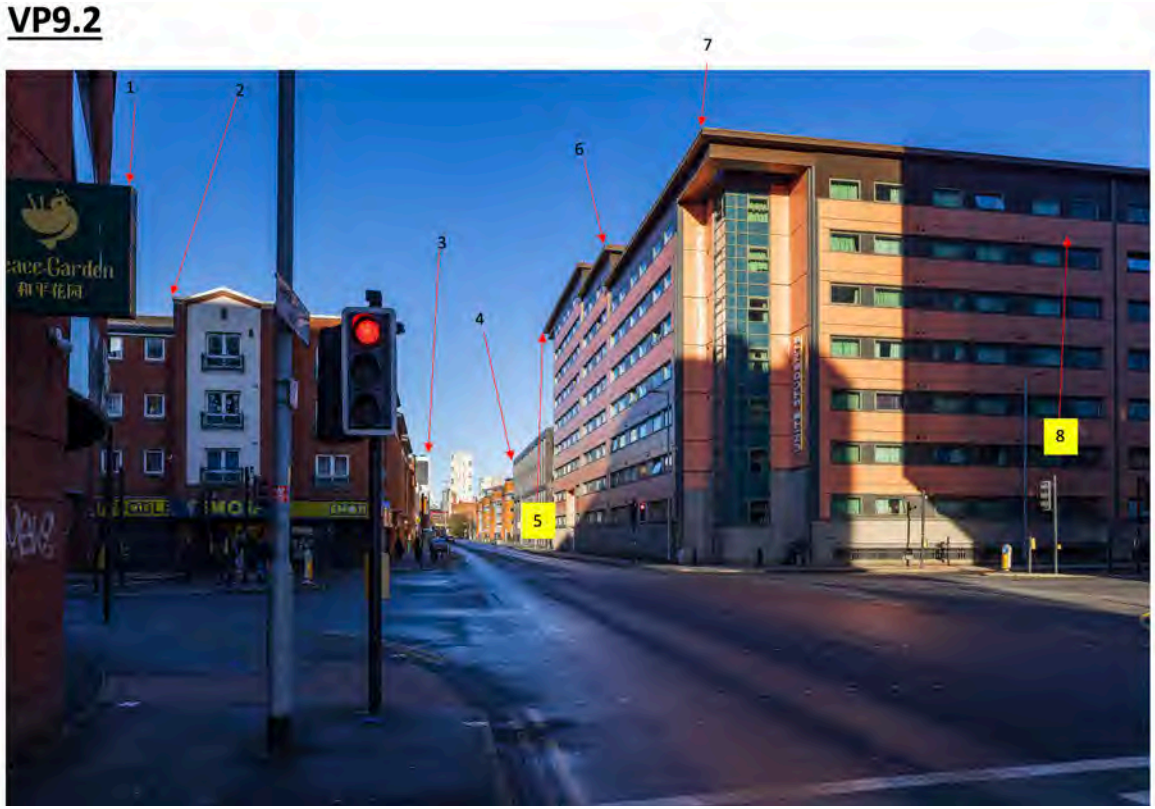


Project Cambridge Halls
Figure View 9.2
Title Rendered view



Project Cambridge Halls
Figure View 9.2
Title Rendered view showing cumulative development

VP9.2





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384232.713	396.730.422	36.494	1.656							
				1	312	13	38	68	41	20
				2	314	24	04	74	37	34
				3	331	28	03	84	16	33
				4	337	37	39	84	32	13
				5	339	47	25	75	13	48
				6	344	22	31	69	25	56
				7	351	31	35	62	26	52
				8	14	37	04	71	58	11



Project Cambridge Hall
Figure View 9.2
Title Survey data and instrument height

Lens 24mm
Date 2nd Jan 2025
Time 11.18
Distance to site 177m

Turley Office
Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010

Turley