

STOCKTONS

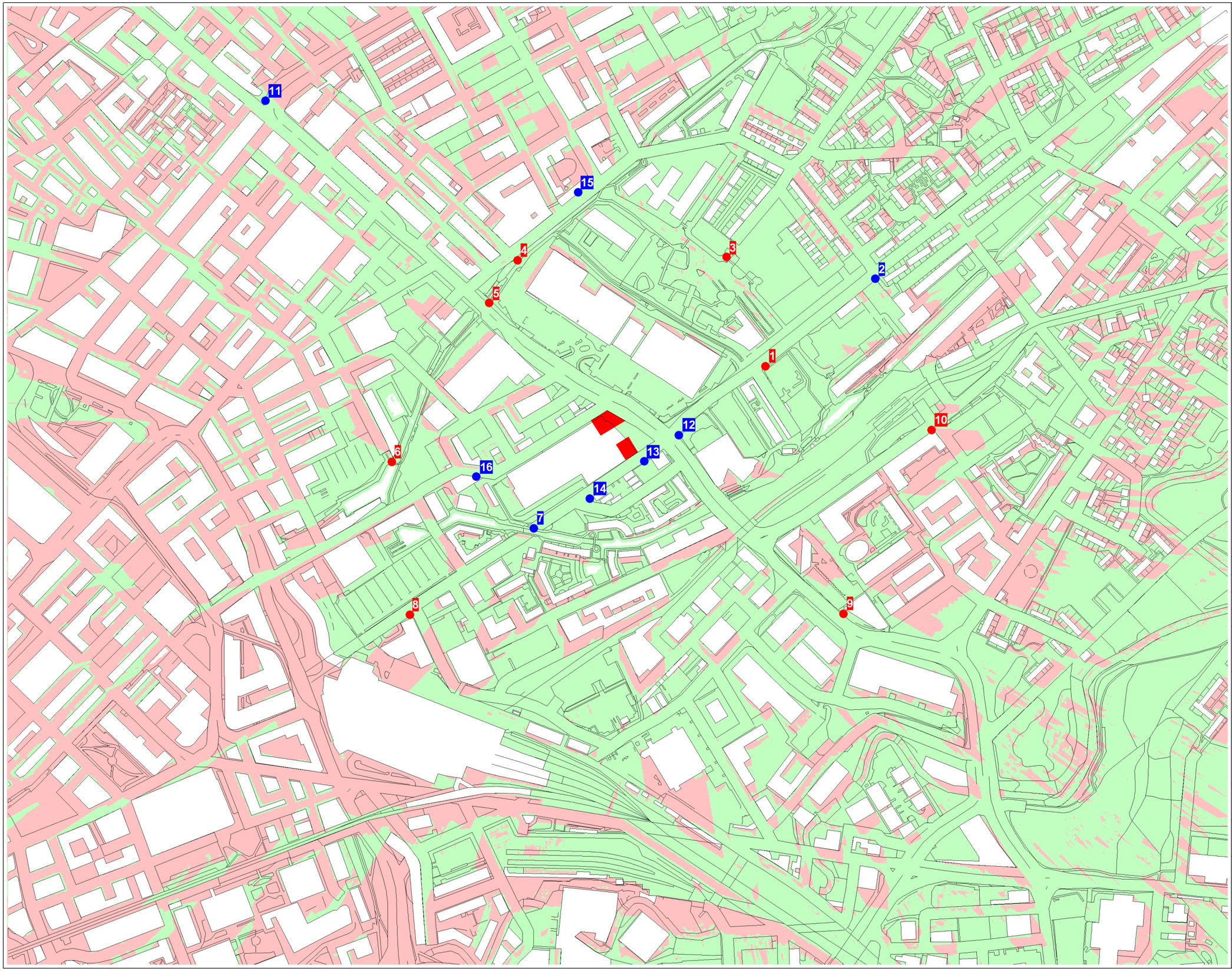
APPENDIX 7.1 Townscape and Visual Impact Assessment PHOTOGRAPHS and AVR's

Chris Burnett Associates

17 12 24

CHRIS BURNETT associates


MANCHESTER
Manchester Victoria
Education Facility
Bus Station
Coach Station
Shudehill
Museum
Exchange Square
Market Street
Piccadilly Gardens
Fire Station
OLDHAM ROAD
A62
A665
A664
A6042
A6
A635
B6469
GREAT ANCOATS STREET
Ancoats
New Islington
Holt Town
Ashton Canal
River Medlock
Library
Art Gallery
St Peter's Square
Coach Station
Manchester Piccadilly
Manchester Oxford Road
Sports/Leisure Centre
Ardwick
Key
block B
block A
study area
0.0
200.0
400.0
metres
Date
Details
Revision
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CHRIS BURNETT ASSOCIATES
Landscape Architects
Client
Liquid Business (Manchester) Ltd
Project
Stocktons Site, Manchester
Title
Figure 7.1 Study Area
Scale
1:8,000 @ A3
Date
12/03/25
Drawn
JHD
Checked
CB
Reference
SSMVIA24.04
Revision



Key

- block B
- block A
- townscape viewpoint location
- heritage viewpoint location
- buildings visible
- buildings not visible
- OS Local Vector building footprints and/or DSM no data values

(NB Viewshed analysis is calculated from the top of the buildings to locations 1.6m above the DSM data taking into account a normal earth surface curvature correction.)

0.0 50.0 100.0
metres

Date	Details	Revision
23/08/24	Addition of heritage viewpoint locations.	-01
28/11/24	Revised viewpoint locations.	-02
29/11/24	Revised viewpoint classification.	-03

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Client **Liquid Business (Manchester) Ltd**

Project **Stocktons Site, Manchester**

Title **Figure 7.2 Viewshed Analysis (ZVT) and Vewpoint Locations**

Scale **1:5,000 @ A3**

Date	Drawn	Checked
12/03/25	JHD	CB

Reference **SSMVIA24.02** Revision **-03**

N

A
B
C
D
E
F
G
H
I
J
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

Key

block B

block A

townscape viewpoint location

heritage viewpoint location

Character Areas

- A - Victoria
- B - Northern Quarter
- C - Piccadilly Gateway
- D - Eastern Gateway
- E - Corridor Manchester
- F - The Village
- G - Ancoats
- H - New Islington
- I - Miles Platting
- J - Medlock Valley

Ancoats Conservation Area Boundary

0.0 50.0 100.0
metres

Date	Details	Revision
28/11/24	Revised viewpoint locations.	-01
29/11/24	Revised viewpoint classification.	-02

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Client **Liquid Business (Manchester) Ltd**

Project **Stocktons Site, Manchester**

Title **Figure 7.3 Character Areas and Vewpoint Locations**

Scale **1:5,000 @ A3**

Date	Drawn	Checked
12/03/25	JHD	CB

Reference **SSMVIA24.03** Revision **-02**

N


Ring Road
Ring Road
Sheffield
Leeds
Stockport
Oldham
FK Resolv.


Ring Road
Sheffield
Stockport
Leeds
Oldham
We are
FK Resolv.


Manchester Digital Campus
10 M1 Piccadilly
12 Store Street
18 32-34 Laystall Street
19 Laystall Street
20 Sparkle Street
21 Affinity Living, Port St
28 12 & 14-16 Piccadilly
FK Resolv.

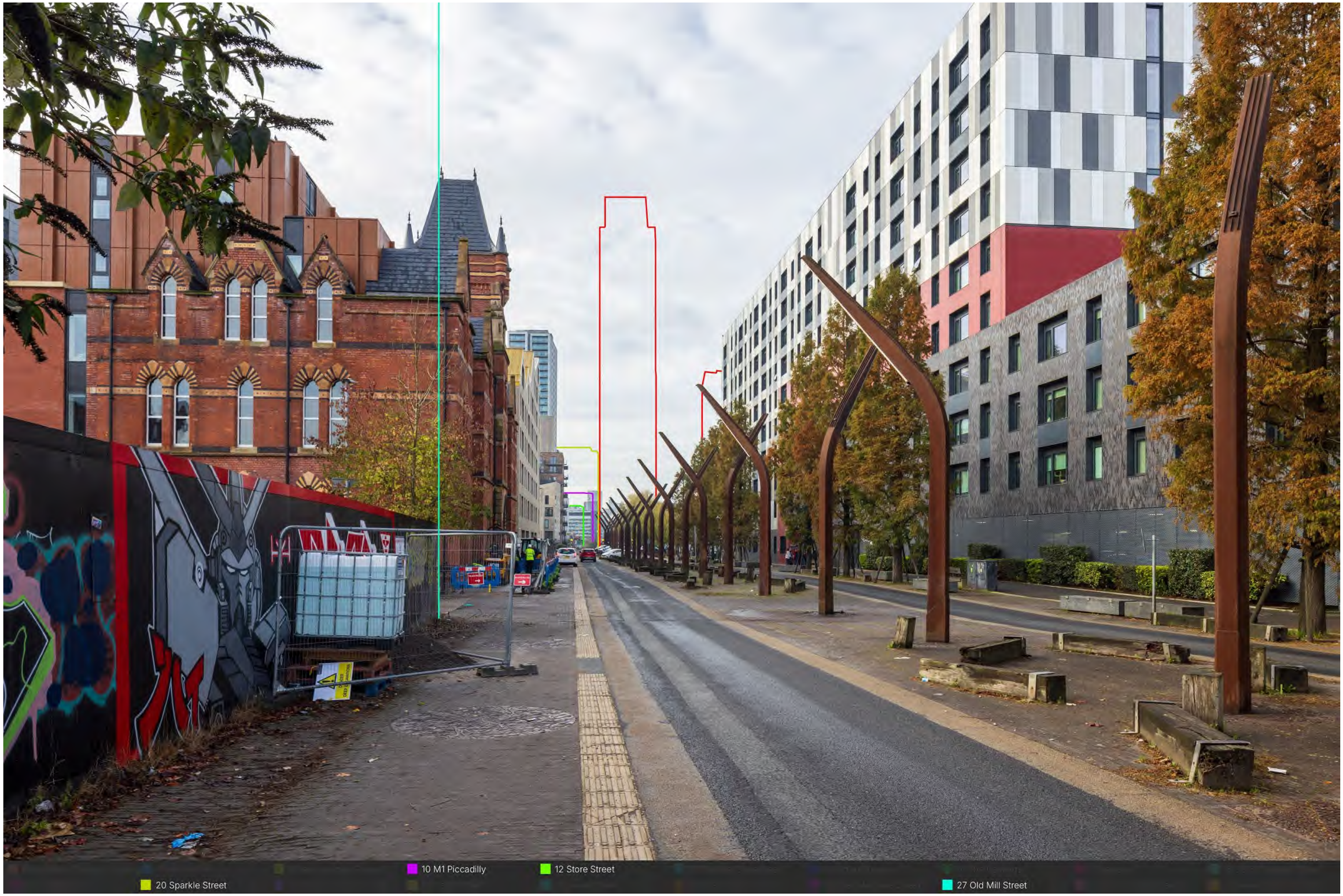




HERITAGE VIEW

Old Mill Street
PROPOSED

2



HERITAGE VIEW

Old Mill Street
CUMULATIVE

2






Manchester Digital Campus
19 Laystall Street
14 Portugal Street East
16 The Castings
28 12 & 14-16 Piccadilly


Residence
ALDI
GO
M&S


Residence Inn
ALDI
GO
M&S
OUTLET


Residence
ALDI
GO
M&S
GO
Manchester Digital Campus


Residence (N)
ALDI
M&S
FLiX


Residence N
ALDI
M&S
FLIX


Residence Inn
ALDI
M&S
FLIX
Manchester Digital Campus
14 Portugal Street East
18 32-34 Laystall Street
19 Laystall Street
20 Sparkle Street
29 Munday & Pollard St





1 Elder House



HERITAGE VIEW

Rochdale Canal
BASELINE

7



HERITAGE VIEW

Rochdale Canal
PROPOSED

7

Manchester Digital Campus
19 Laystall Street
12 Store Street
27 Old Mill Street

HERITAGE VIEW

Rochdale Canal
CUMULATIVE

7


20
119
Grey Line




Manchester Digital Campus
10 Mill Piccadilly
12 Store Street
18 Faystall Street
20 Sparkle Street


LEONARDO
HOTELS
CELTIC


LEONARDO
HOTELS
CELTIC


LEONARDO
HOTELS
CELTIC
Manchester Digital Campus
15 Victoria House
16 The Castings
25 Great Ancoats Street


PHOENIX




PHOENIX
BALDWINS
15 Victoria House
29 Munday & Pollard St



HERITAGE VIEW

Great Ancoats Street
BASELINE

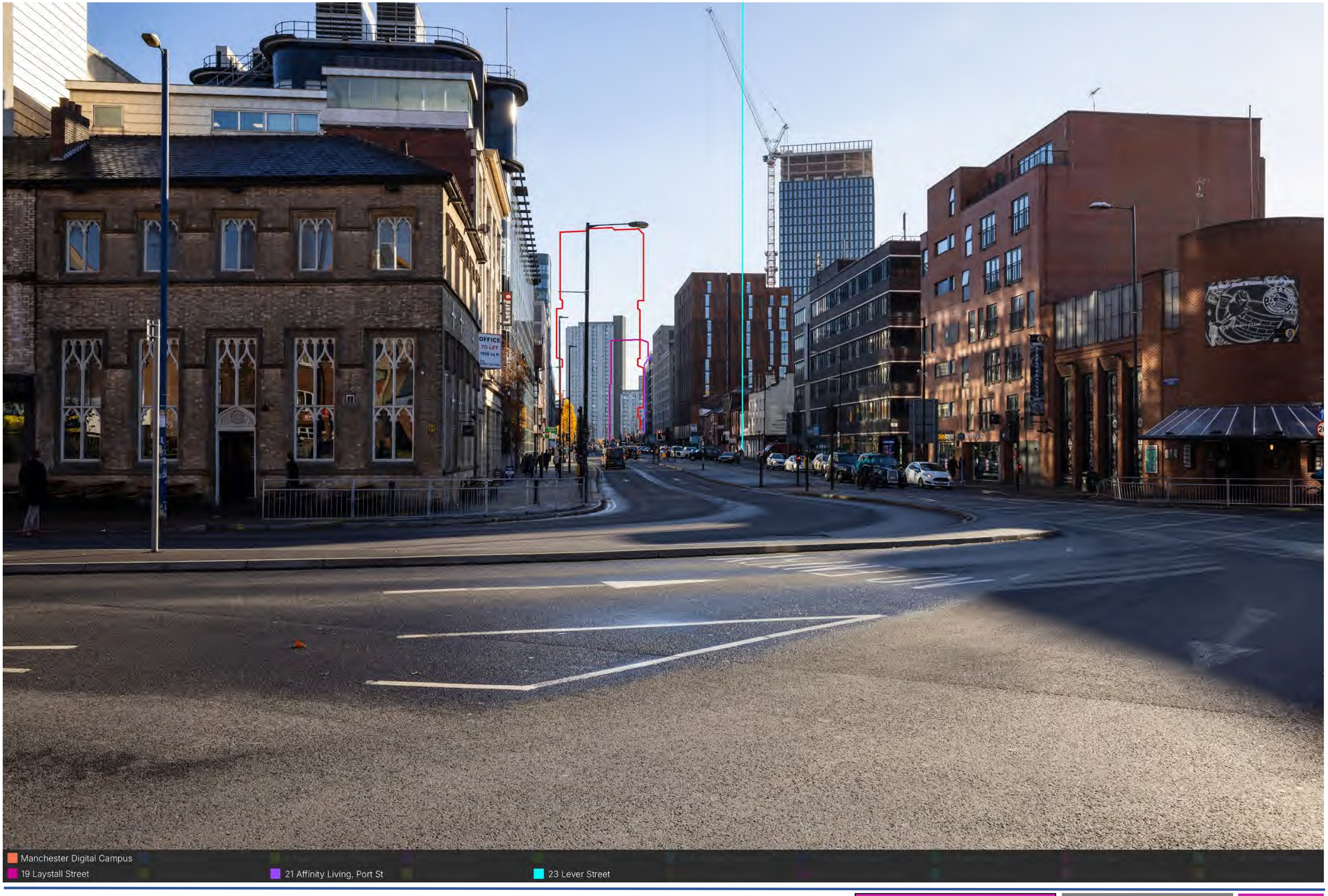
11



HERITAGE VIEW

Great Ancoats Street
PROPOSED

11



HERITAGE VIEW

Great Ancoats Street
CUMULATIVE

11



HERITAGE VIEW

Old Mill Street
BASELINE

12



HERITAGE VIEW

Old Mill Street
PROPOSED

12

Manchester Digital Campus
10 M1 Piccadilly
12 Store Street
19 Laystall Street
20 Sparkle Street
21 Affinity Living, Port St
23 Lever Street

HERITAGE VIEW

Old Mill Street
CUMULATIVE

12



HERITAGE VIEW

Store Street
BASELINE

13



HERITAGE VIEW

Store Street
PROPOSED

13


26 12 8 14 16 Piccadilly



HERITAGE VIEW

Store Street
BASELINE

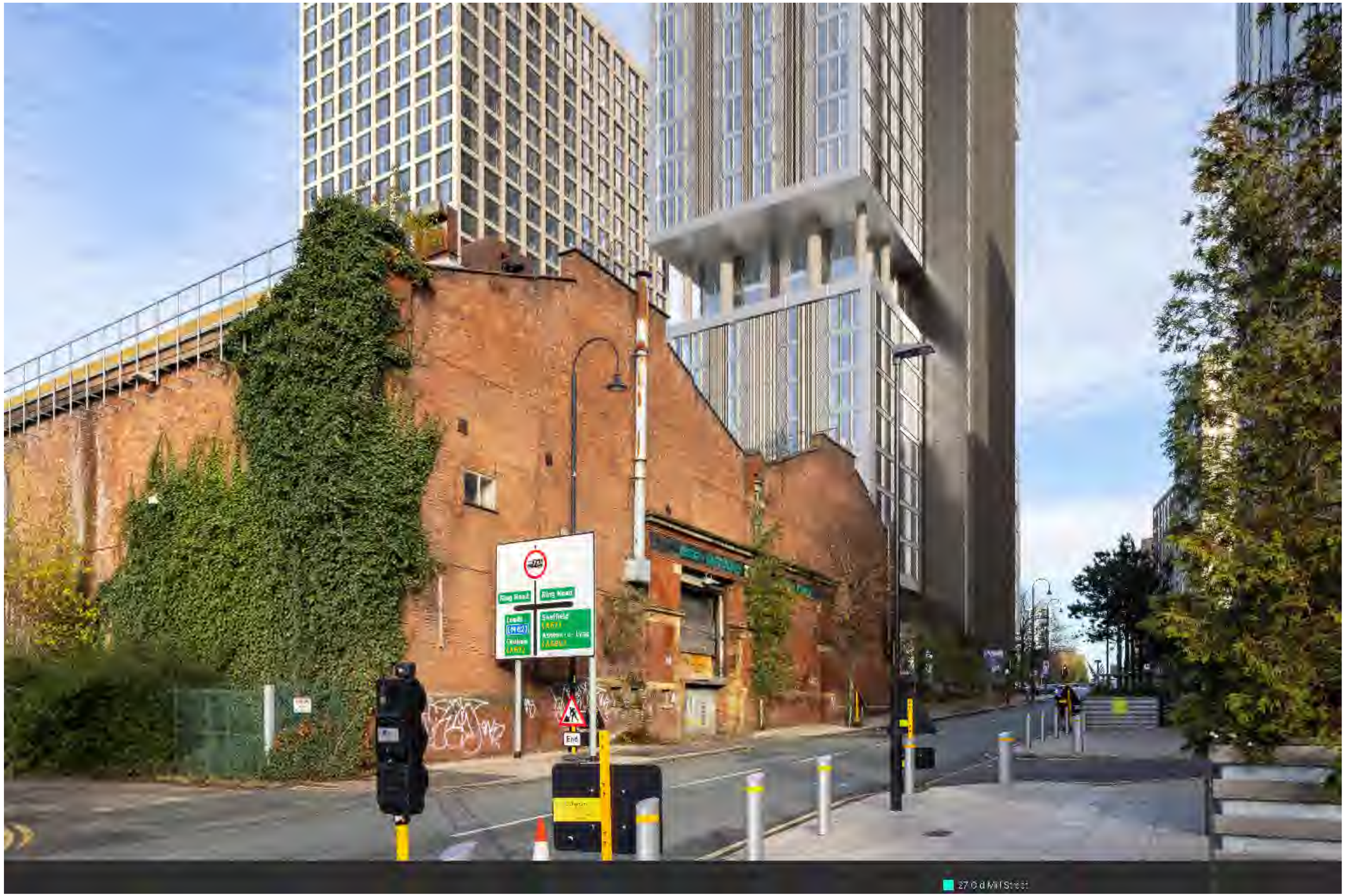
14



HERITAGE VIEW

Store Street
PROPOSED

14



HERITAGE VIEW

Store Street
CUMULATIVE

14



HERITAGE VIEW

Redhill Street
BASELINE

15



HERITAGE VIEW

Redhill Street
PROPOSED

15



HERITAGE VIEW

Redhill Street
CUMULATIVE

15



HERITAGE VIEW

Ducie Street
BASELINE

16


DIECAST


12 Store Street
15 Victoria House
16 The Castings
DIECAST