

Baptist Church, Rochdale Road, Manchester

Townscape and Visual Impact Appraisal (TVIA)

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1 Introduction and Methodology

Outline

- 1.1 This Townscape and Visual Appraisal (TVIA) has been prepared by RBMP Ltd., a chartered Landscape Architecture practice.
- 1.2 RBMP Ltd. has been appointed by City Point Developments Limited to carry out this TVIA for the part demolition of the existing Baptist Church building and erection of a part 22 storey and part 19 storey residential development, comprising 133 units on Rochdale Road, Manchester ('The Proposed Development').
- 1.3 This assessment has been undertaken based upon information provided within the accompanying planning drawings prepared by Hodder + Partners Architects.
- 1.4 This TVIA has been undertaken as a stand-alone report based upon the guidance contained within the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)¹. It provides a narrative appraisal of The Proposed Development within the identified application site and surrounding study area.

Guidance

- 1.5 The format of this TVIA is based on the principles set out in the Guidelines for Landscape and Visual Impact Assessment Third Edition², the Landscape Character Assessment Guidance for England and Scotland³ and National Character Area Profile⁴. A detailed methodology is provided within Appendix One and guides the assessment of potential effects of The Proposed Development within the Site on surrounding landscape and visual receptors.
- 1.6 Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note TGN Visual Representation 06/19⁵.

¹ Landscape Institute and Institute of Environmental Management and Assessment, 2013

² Landscape Institute and Institute of Environmental Management and Assessment, 2013

³ Former Countryside Agency and Scottish Natural Heritage, 2002

⁴ Natural England, 2013

⁵ Landscape Institute, 2019

2 Planning Context

Introduction

- 2.1 Aspects of planning guidance and policy, which are of particular relevance to this TVIA, are examined below.

International Legislation

- 2.2 The European Landscape Convention (ELC)⁶, which was signed by the UK in February 2006 and became binding in 2007, is the first international convention to focus specifically on landscape issues and aims to protect, manage and plan landscapes in Europe.
- 2.3 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.
- 2.4 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”*⁷.

National Legislation

- 2.5 This report takes into account the legislation and policy relevant to landscape and visual amenity, and the relevant ecology and cultural heritage including the following documents listed under the respective headings below.

National Planning Policy Framework

- 2.6 The National Planning Policy Framework (NPPF)⁸ is a material consideration and provides guidance for national and local planning. At the heart of the NPPF is a presumption in favour of sustainable development, which forms the basis of plan-making and decision-taking.
- 2.7 The NPPF sets out three objectives in order to achieve sustainable development – economic, social and environmental. The environmental objective is relevant to this report. Particularly relevant is the requirement to *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 2.8 The NPPF provides the national policy approach to delivering sustainable development. The material planning considerations of relevance to this TVIA are summarised as:
- Section 12 Achieving well-designed places highlights the importance of creating high quality and beautiful buildings and places which are a key aspect of ensuring development is sustainable. Developments should add to the overall quality of an

⁶ Council of Europe, 2004

⁷ Council of Europe, 2004

⁸ Ministry of Housing, Communities and Local Government, September 2023

area, should be visually attractive with regards to architecture, layout and landscaping, should be sympathetic to local character and establish or maintain a sense of place.

- Section 16 Conserving and Enhancing the historic environment sets out the approach to heritage assets identifying that they are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. This section goes on to state that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

Further important sections relevant to the application include:

Paragraph 118 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Paragraph 121 emphasises the need for Local Planning Authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs.

Given that the proposal is being developed on underutilised brownfield land it is clearly in accordance with the NPPF in the context of reusing brownfield land.

National Design Guide

- 2.9 The National Design Guide (NDG)⁹ has been published to expand on the design policies set out in the NPPF providing a framework to assess proposals against in terms of achieving well designed places.
- 2.10 One of the key components identified in the NDG that needs to be considered to ensure good design is landscape. When addressing the identity of a place, characteristic I1 identifies the importance of landscape setting and backdrop in order to respond effectively to local identity.
- 2.11 A key part of the NDG assessment relates to context and how well-designed places need to be integrated into their surroundings so they relate well to them along with being influenced by and influencing their context positively¹⁰. Characteristic C1 emphasises the need to respond appropriately to landscape character in order to provide positive new developments.

⁹ Ministry of Housing, Communities and Local Government, National Design Guide, January 2021

¹⁰ Ministry of Housing, Communities and Local Government, National Design Guide, January 2021, p10

Local Planning Policy

- 2.12 The application site is located within the administrative jurisdiction of Manchester City Council who are also the Local Planning Authority (LPA.) Places for Everyone (PfE) was adopted in March 2024 and provides long term strategies for ‘The growth potential of the Core Growth Area [City Centre] through higher density development, building in opportunity areas, and improving the connections to other areas of Greater Manchester’¹¹ The Manchester Core Strategy, adopted in 2012, was subsequently updated to work with Places for Everyone. In addition, a number of policies within the previous Unitary Development Plan have been saved and are still relevant material planning considerations.
- 2.13 Although the Proposed Development does not fall within any specific regeneration zones, it is close to and surrounded by the southern section of the ‘Northern Gateway Strategic Regeneration Framework’ (SRF) close to the New Cross, New Town and Angel Meadows zones. Due to the proximity of the SRF it is relevant to consider the shared objectives with the area and proposals.
- 2.14 These documents therefore form the development plan for the area.
- 2.15 A summary of the key aspects of the local planning policies that are considered relevant to the townscape and visual assessment are presented below.

Places for Everyone (PfE) 2024

- 2.16 Places for Everyone (PfE) is a long-term plan for jobs, new homes, and sustainable growth across Greater Manchester's nine districts. It was adopted in March 2024 and is now a statutory development plan for each of the nine districts, setting out how the nine boroughs should develop up until 2039.
- 2.17 The Places for Everyone Plan also notes the importance that the “growth potential of the Core Growth Area will continue through higher density development”. The Proposed Development supports the construction and purposing of higher density accommodation development and will contribute to the development of office space within the Core Growth Area. A ‘brownfield preference’ policy has been developed to ensure brownfield sites come forward for development in the initial phases.
- 2.18 The Plan establishes specific residential targets for the Greater Manchester area. Specifically, Policy JP-H1 sets out a need for 164,880 net additional dwelling over the period 2021-2037, with 56,528 of these being required within the Manchester city area.
- 2.19 Policy JP-Strat1: Core Growth Area: The City Centre offers significant opportunity to maximise the use of previously developed land. It will enable the delivery of a range of types of homes so that people can live close to a major source of jobs, education and amenities, reducing the need to travel.
- 2.20 With regards to density, the Plan specifies in Policy JP-H4 for that any new housing development “should be delivered at a density appropriate to the location” and with regards to the city centre, the appropriate level established is a minimum of 200 dwelling per hectare.

¹¹ Places for Everyone, Joint Development Plan Document, August 2021, p26

- 2.21 The Plan outlines the role of the City Centre as the most significant economic location in the country outside of London and the need for it to be strengthened significantly. There is a need for improvements in the public realm, walking and cycling facilities, and green infrastructure to help enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe. As part of this, and supported by the proposed development, is the need for “a broad range of commercial accommodation [which] will be delivered, helping the City Centre to capture growth across key economic sectors”. The proposed development will include additional commercial space which will contribute towards the goals of the Places for Everyone Plan, and the wider aims of the city region.

Manchester’s Core Strategy Development Plan Document 2012

- 2.22 The Core Strategy sets out a vision for Manchester up until 2027. Part of the vision includes ‘a City defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised’.

In March 2024 a number of core strategies were replaced with Places For Everyone Policies. The below still remain part of the core strategy.

The Core Strategy sets out a range of objectives that it seeks to achieve through sustainable development. Of note is Objective S06 which is:

‘Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.’

- 2.23 Key policies within the Core Strategy that are relevant to this assessment are identified below.
- 2.24 **Policy EC3 – The Regional Centre.** This policy sets out the uses appropriate in areas identified as Regional Centres and states:
- ‘Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that They are in locations which are well connected by sustainable transport to both the City Centre and residential areas’*
- 2.25 The Site is identified on the Interactive Policy Map as being within the City Centre Development Strategy area, the following are relevant policies from this section of the Core Strategy.
- 2.26 **Policy CC1 – Primary Economic Development Focus: City Centre & Fringe.** This Policy sets out the approach to development in the City Centre area. It states that, ‘the City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes’. The Site is located in the City Centre North area on Figure 8.2 which sets out the City Centre and Fringe areas.

Policy CC6 – City Centre High Density Development. This policy provides support for high density office provision in the City Centre Area and states:

‘City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Development will need to have regard to the Council’s approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives.’

- 2.27 **Policy CC8 – Change and Renewal.** This policy supports the provision of large scale schemes in the City Centre, subject to the proposal’s impact on key aspects of the City’s heritage and character. It goes on to state that ‘new development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy’.

- 2.28 **Policy CC9 – Design and Heritage.** This policy sets out the approach to considering the design and heritage implications of a scheme. It states:

‘Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in 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.’

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.’

- 2.29 Section 12 of the Core Strategy confirms that Manchester has significant opportunities for growth over the next 15 years, but that ‘the future success of the City depends not on the level of development it fosters but on the quality of place that emerges as a result’.

- 2.30 Place Making and Design are identified in the justification text to the environmental policies that follow and provide the following principles that are expected in the submission of schemes:

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private places are clearly distinguished;
- Quality of the 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.

- 2.31 **Policy EN1 – Design Principles and Strategic Character Areas.** Through a Character Study the Manchester City area has been divided into eleven different areas to inform the local character and distinctiveness of place and landscape. The justification text states that *‘new development in Manchester will be expected to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City’*.
- 2.32 The Site is located within the City Centre Character Area and the policy reflects on heritage and established patterns of density. It also provides three key considerations:
- 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.
- 2.33 **Policy EN2 – Tall Buildings.** This policy defines tall buildings as ‘buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline’. The policy sets out that in order to support proposals for tall buildings a scheme must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits.
- 2.34 **Policy EN3 – Heritage.** This policy has been partially replaced by PfE, however it still sets out the general approach to the preservation and enhancement of the historic environment and states that:
- ‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.’*
- 2.35 **Policy EN9 – Green Infrastructure.** This policy sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function and requires mitigation strategies if existing green infrastructure is to be lost. Key points set out in the policy are that the protection of existing street trees, the promotion of new planting and the provision of green roofs and walls will be supported.
- 2.36 **Policy DM1 Development Management.** This policy provides a range of key issues for consideration in the assessment including the impact on the surrounding areas in terms of the design, scale and appearance of The Proposed Development. In addition, effects relating to biodiversity, landscape, archaeological and built heritage are also highlighted.

Saved Unitary Development Plan Policies

- 2.37 The relevant saved policies from the Unitary Development Plan are set out below.
- 2.38 **Policy DC18.1 – Conservation Areas.** This policy supports the preservation and enhancement of conservation areas. The views into and out of conservation areas are also identified as a key issue to be considered.
- 2.39 **Policy DC19.1 – Listed Buildings.** This policy sets out the approach to the preservation of listed buildings and confirms that the setting of such heritage assets is also a key consideration in the assessment of proposals.
- 2.40 **Policy E3.3 – Environmental Improvement and Protection.** This policy states that *‘the Council will upgrade the appearance of the City’s major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems’.*

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance 2007

- 2.41 The Guide to Development in Manchester (Guide) does not create new planning policy but rather expands on and provides further detail on existing planning policies. It was initially published in support of the Unitary Development Plan.
- 2.42 The aim of the document is to *‘provide guidance which will help to develop and enhance an environment within Manchester which is visually attractive, has a unique and positive sense of place and which properly caters for the functions which it accommodates both now and in the future’.*
- 2.43 With regard to context the Guide states that *‘a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located’* and that *‘each new development should be designed having full regard to its context and the character of the area’.* Heritage is identified as a particular consideration that needs to be responded to through the design process.
- 2.44 The need to create a sense of place is highlighted as an important part of quality design, and the Guide states that *‘it will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity’.*
- 2.45 With regard to continuity and enclosure the Guide states that buildings should front onto the street and relate well to each other. With regard to the height of proposed buildings it states that *‘it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones’* and in particular *‘where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide’.*
- 2.46 With regard to legibility, the Guide states that:
‘Vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings,

spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises. Gaps between buildings should not distract from the major view along a street. Signage can be used positively to enhance legibility in new developments and if appropriately located and designed can be particularly helpful for visitors and users of large complex schemes.'

- 2.47 The Guide goes on to state that good design is an essential requirement of new schemes and that the Council '*encourage developments which are "designed for place" not simply for purpose, and overly corporate designs will be discouraged*'.

- 2.48 With particular reference to tall buildings the Guide states:

'It will always be important for the City to be able to accommodate new interest and activity in its different forms, including tall buildings. There is now much more interest in these types of developments than there has been for many years, and this is a great indication of the strength of the City Centre economy. Schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects, created by the relationship of the building to those adjacent; and the quality and usability of the spaces surrounding the building.'

- 2.49 Key issues identified for design in the City Centre include:

- Street layout - the most dominant design characteristic of the City Centre is the grid pattern of streets. This grid is not a regular rectangle, but has a fanlike shape which is open to the north and converges to the South around G-MEX. This results in variety in the size and shape of the blocks, and it is important that this variety and permeability is not compromised by new developments that propose the closure of roads.
- Angle - the changes in angle within the City's streets and the consequential alignment of building blocks gives an added importance to those buildings located at road junctions. Although there are no deliberately designed grand axial views, the grid system of streets allows for long vistas in different parts of the City Centre. Some of these views have been terminated with buildings that are designed to be different from those that simply form the "street wall"; new developments should continue to exploit this characteristic.
- Building lines - subtle variations in building lines create variety and interest in the City's street frontages which should be respected. Buildings were erected to the back of pavement and corners were emphasised as they could be viewed from more than one street. New developments should recognise these characteristics, but in a contemporary manner.
- Watercourses - Manchester's City Centre is located on three rivers: the Irwell, Medlock and Irk, and three canals: Rochdale, Bridgewater and Ashton. These waterways possess particularly attractive visual and commercial qualities. The buildings and structure associated with these areas were of a contrasting character compared with those in the commercial heart of the City Centre, often

displaying heavier, rounded and robust detailing. New development in these areas should recognise these contrasting urban forms.

- Views - the City Centre possesses many interesting buildings and structures, which help to orientate visitors; this is as true of the rail viaducts across Castlefield as it is of buildings such as the Cathedral and the Town Hall. Views of landmark buildings need to be protected. Such buildings include those which are tall, substantial or obviously different from their neighbours (eg CIS, Midland Bank, G-MEX), those which have a unique setting (eg St Ann's Church, Friends Meeting House) and those which mark or terminate an attractive view (eg Minshull Street Law Courts, Central Reference Library).
- Tall Buildings: the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide positive messages about Manchester and can significantly improve its image and peoples' perceptions of it. Conversely, poorly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered.
- Topography - in common with other British cities, 20th century developments in Manchester have tended to ignore natural variations in ground level. The interest created by changes in ground level has been removed by the imposition of artificial decks and by developments containing long horizontal lines. Regaining these changes in level and reinforcing Manchester's natural topography should be a consideration in the design of proposed developments.
- Architectural Styles – Chetham's Library is the only medieval building of this period, but both domestic and civic buildings exist from the Georgian era. The most dominant architectural styles in the City Centre are Victorian and Edwardian. Although different in form, most buildings of these periods exhibit similar characteristics: subdivision of elevations; emphasis on the corners of buildings; vertically proportioned windows with deeply recessed glazing. Building materials include sandstone, terracotta and glazed brick, but the most common was a red-orange brick. Vertical rhythms were created along the City's street by chimneys or other architectural features that projected above the main elevation. These characteristics have been re-used in a contemporary manner in recent years, allowing new buildings to sit comfortably with their Victorian and Edwardian neighbours.
- Street Level Activity - increasing interest in the City's history and in its commercial and retail attractions has brought about an increase in the number of visitors. This in turn demands that greater attention must be paid to the ground floor of buildings, where active uses should be seen by passers-by, and to the design of street surfaces and the public domain in general.

Northern Gateway Strategic Regeneration Framework (2018)

- 2.50 The Northern Gateway Strategic Regeneration Framework (SRF) was approved by Manchester City Council's Executive on February 13th, 2019. The proposed

development is situated near the New Town and New Cross neighbourhoods outlined in the SRF. This document provides insights into the area's current character and establishes a framework for the scale, type, and quality of suitable development, particularly in the immediate vicinity of the site including. Although not within the SRF boundary a number of design principles are relevant and should be considered as part of this assessment:

- Mix of commercial and residential land uses.
- Active frontages onto Rochdale Road.
- Enhanced cycling provision along Rochdale Road.
- Local walking and cycling route along Gould Street.
- Neighbourhood walking and cycling route and off road cycle route along Bilbrook Street.
- 'Gateway square' focused around the listed Marble Arch Inn.
- Green linkages along Gould Street and Bilbrook Street, and
- Public Realm enhancements along Rochdale Road.

Relevant Planning History

2.51 There are a number of tall building schemes within the vicinity of The Proposed Development which are considered relevant to this planning application. These are:

- Land Bound By Gould Street, Williamson Street, Bromley Street And Bilbrook Street Manchester M4 4DD, 128248/FO/ 2020
- 87 Rochdale Road, Manchester M4 4HY, 136574/NMC/2023
- 25 Rochdale Road, Manchester M4 4HT, 127537/FO/2020
- Land Bounded By Angel Street, Miller Street And Angel Square Known As Plots M And N Manchester, NOMA - 134307/FO/2022
- Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester, Victoria North, Redbank, 136814/FO/2023

Where not yet completed, these schemes have been modelled to the consented massing and shown alongside The Proposed Development in the ARVs, Appendix Three.

Designations, Registered Sites and Public Rights of Way

2.52 Landscape related designations and policy considerations within 2km of the application site are shown on figure rbmp.2419/01/ZTV, Appendix Two.

Heritage Matters

2.53 Heritage assets can influence the visual character of the landscape and enrich its historic value. There are no designated heritage assets on the Site. See figure rbmp.2419/01/ZTV for a detailed map of surrounding heritage assets.

2.54 The nearest Grade I Listed Building is Chetham's Hospital & Attached Wall (Listing no. 1283015) approximately 600m to the west of the Site. The Grade I listed Church of St

Mary (Manchester Cathedral) (Listing no. 1218041) is located slightly further to the south west, 705m from the site.

- 2.55 There are a number of Grade II listed buildings surrounding the Site. Marble Arch Inn (Grade II) (Listing No. 1247604), Warehouse On West Corner Of Junction With Simpson Street (Grade II) (Listing No. 1270681), Cooperative Press (Grade II) (Listing No. 1291013), Sharp Street Ragged School (Grade II) (Listing No. 1254650), Former Police And Ambulance Station (Grade II) (Listing No. 1292052), 8, Cable Street (Grade II) (Listing No. 1208255)
- 2.56 Detailed heritage information is set out in the Heritage Architecture Ltd report.

Ecology Matters

- 2.57 The Site does not sit within any ecological designations. To the north of the site, The River Irk is considered a Local Nature Reserve.

Arboricultural Matters

- 2.58 There are no Tree Preservation Orders (TPO) or Ancient Woodland blocks within or adjacent to the Site.

Public Access and Rights of Way

- 2.59 There are no Public Rights of Way located across or adjacent to the Site.

Summary

- 2.60 Local and national planning policies contain a number of overarching policies of relevance to this study. The main themes of these policies, against which The Proposed Development could be tested, have been summarised here for convenience:
- Development proposals should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - With regard to tall buildings, schemes must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits;
 - Schemes should be designed in a way that is 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);
 - It should be ensured that new development makes a positive contribution to local character and distinctiveness;
 - It is required that the historic environment including designated and non-designated heritage assets are taken account of including their setting in the design and layout of proposals.

3 Development Proposals

- 3.1 The proposed development involves the partial demolition of the existing Baptist Church building and the construction of a new building. This new building will consist

of a 22-story residential tower containing 133 units and providing a range of housing options for residents.

- 3.2 A commercial unit, classified as Class E, will be located on the ground floor of the building. This commercial space will contribute to the local community and provide services to residents and visitors.
- 3.3 A key aspect of the proposal is the preservation and integration of the existing Baptist Church building. The building will undergo partial demolition to accommodate the new development, but the remaining structure and façade will be carefully restored. This approach will ensure that the historical significance of the building is maintained and that it continues to be a prominent feature fronting onto Rochdale Road, carefully framed within the context of the new development.
- 3.4 Also included are a shared outdoor/indoor amenity space, commercial space, and associated cycle parking and refuse storage.

4 Townscape Appraisal

Introduction and Technical

- 4.1 The assessment of effects on townscape, landscape and visual amenity is aided through consideration of a series of viewpoints. The viewpoints have been selected to be representative of the visual sensitivities of the study area and publicly accessible locations in the general vicinity of the Site from which clear views of the development may be obtained.
- 4.2 A Zone of Theoretical Visibility (ZTV) was run to determine areas of key visibility. Listed Buildings and Conservation Areas were also mapped to determine the sensitivity of any proposed receptors where visibility was likely. See Appendix Two, rbmp.2419/01/ZTV for information.
- 4.3 The chosen viewpoint locations are shown in Appendix Two rbmp.2419/02/Viewpoints. These are supported by rbmp AVR Verified Views, Appendix Three. These views have been agreed with MCC Planning Officers.
- 4.4 The townscape character within the study area is described and assessed below and relevant information concerning heritage assets is shown in figure rbmp.2419/01/ZTV which illustrates the existing relevant policies and key landscape features within the study area.

Townscape Character Assessment

National Landscape Character

- 4.5 The Site is located within National Character Area (NCA) 55: Manchester Conurbation. It is described as *'dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure. The conurbation is centred on low hills, crossed by several river valleys that thread through the urban fabric'*.

Strategic Level City-wide Urban Characterisation Study

- 4.6 At the local level, a strategic level characterisation study of Manchester was completed in support of the Core Strategy.

- 4.7 The Study takes a broad-brush approach and provides eleven over-lapping areas ('strategic character areas') of varying size which can each be viewed as having a distinctive character. The Site is located within the City Centre Character Area.

- 4.8 With regard to urban form the study states the following in relation to the City Centre:

'The urban form is one of contrasts. Despite an urban history dating from Roman times, the principal remaining influence of the pre-Victorian era on the city centre urban form is the street pattern in the historic core and routes that radiate from it and that respond organically to topography and other landscape features.

While some built form remains of both Medieval and Georgian Manchester, the core area is principally a mix of development from the Victorian period onwards with some localities often displaying a predominance of a particular age and style of built form and others having a more eclectic mix. A series of colliding street grids - with origins in the Georgian period but mainly dating from the Victorian period - have informed both the original and subsequent built development and the legibility and permeability of the city centre. The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings. Other than open spaces relating to transport infrastructure, the core has a relatively modest amount of open space (when compared to built floorspace) principally in the form of larger, high quality civic spaces but also with some smaller, much greener and less formal public gardens. The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.

The urban form around the core reflects the economic, social and physical dynamic of the city's on-going evolution and transition from the core to the outer areas. It contains a mix of building ages, types and quality but with a predominance of often lower scale built form a greater sense of space and lower density arising from areas of cleared, previously developed land.

Mancunian Way forms a more distinct boundary to the southern edge of the City Centre than elsewhere along the remainder of the Inner Relief Route or along the River Irwell where the city centre character extends outwards.'

- 4.9 With regard to activity, use and movement the following is identified:

'The over-riding character of the core area is a dense mix of non-industrial commercial uses, a predominance of regionally and locally significant uses and activities (including events) and a notable number of residential apartments. By comparison, outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use. The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards.'

- 4.10 The strategic approach sets out that areas could be further defined in the future through Strategic Regeneration Frameworks, however no further detailed documents can be found on the Local Plan website pages.
- 4.11 Looking to the evidence base prepared in support of the Greater Manchester Combined Local Plan recently consulted on, prior to submission for examination, there is a Landscape Character Assessment prepared in 2018 that was undertaken to provide an evidence base for the landscape character/sensitivity of Greater Manchester which takes account of changes in land use, pressures for change including characterisation of the landscape, identification of sensitive and non-sensitive areas.
- 4.12 The Site, as is the majority of the Manchester City Local Authority area is not located in any of the Landscape Character Type or Landscape Character Areas identified.

Description of the Site and Surrounding Townscape

- 4.13 The site is located East of Manchester Victoria Station, a key public transport hub, North-West of Ancoats, a city-centre residential area with an influx of independent shops, restaurants and bars.
- 4.14 The site is bounded by Northern Angel to the North-East, Rochdale Road (A664) to the South-East, Hampton by Hilton to the North-East, and will soon be adjacent to the proposed Premier Inn which will occupy the carpark to the South-West.
- 4.15 The site is currently occupied by a 730sq.m detached Baptist Church, built in 1907 of brick and stone construction. The latter part of the church has a pitched roof above a vaulted ceiling which spans the entire length of the building. The site was previously occupied by another church, St. Georges's Road Chapel (1823-24), which was attached to neighbouring dwellings. Rochdale Road, formerly St Georges Road, was and remains one of the main arterial routes out of the city centre.
- 4.16 To the north-west of the site is St. Michael's Flags & Angel Meadow Park and Manchester's Green Quarter, an inner-city residential area located near Victoria train station. Continuing further north along Cheetham Hill Road is the area of Cheetham Hill.
- 4.17 Directly east of the site is Rochdale Road (A664) which stretches out of Manchester City Centre through Collyhurst and Harpurhey towards Middleton. Further East, over Oldham Road, is Ancoats, which is known for its food and drink scene.
- 4.18 Heading south on Rochdale Road you arrive at Manchester's Northern Quarter, a dynamic neighbourhood which offers restaurants, music venues and creative industries. The redevelopment of Smithfield in the Northern Quarter which includes Mackie Mayor, a 1858 Grade II listed market, the Crowne Plaza hotel and 350 new homes.
- 4.19 The surrounding area has experienced significant development in recent years, including the construction of new residential and commercial buildings.

- 4.20 The area surrounding the site displays a variety of building typologies, materials and styles. As a recently redeveloped part of the city centre, the newer developments are now the predominant architectural style for receptors moving in and out of the city centre and there is currently no unifying character. There are a number of existing historic buildings to the immediate vicinity, including the Baptist Church which forms part of the development proposals. These building are still visible within the urban grain, albeit relegated to subsidiary roles, and form part of the character and as such should be conserved. The overall image is of new-build residential units with low to medium sensitivity to change.
- 4.21 The area currently lacks a unified identity, being situated at the intersection of distinct neighbourhoods. Despite utilising the original historic street pattern, newer developments have struggled to harmonise with the architectural styles of existing buildings. As the area undergoes regeneration, new developments, such as the Hampton by Hilton, Premier Inn, and Ancoats Gardens, are adopting brick facades to align with Manchester's industrial heritage and contribute to a more coherent architectural style.

Potential Effects on the Townscape Character

- 4.22 An important consideration in the appraisal of the potential impact of the proposals on the townscape character are the already approved surrounding developments listed above along with the SRF and the designation of the Site as a proposed location for a tall place-maker building. The consideration from this approval and the ongoing construction is the continued investment and drive to regenerate this part of Manchester and a commitment to upgrading the building stock.
- 4.23 The existing townscape is a 'mix' of the old and the new, located side by side. This is a formally utilised site which now lies vacant. The character of the urban grain is derived from the proximity to Angel Meadows, Rochdale Road, and the area's historic use as a manufacturing hub.
- 4.24 The application site is an appropriate and suitable site for development in the townscape due to its existing character and set within the context of the surrounding SRF.
- 4.25 The proposals are an opportunity to contribute to the townscape in this location.

5 Visual Appraisal

- 5.1 The baseline views were recorded on Thursday 18th July 2024 by Richard Bennett of RBMP Ltd, a chartered landscape architect.
- 5.2 This section looks at the baseline experience for the potentially sensitive receptors and the potential effects on their visual amenity. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views

experienced and through this the change to the overall visual amenity of the study area, as brought about by The Proposed Development.

5.3 The views agreed with the Local Planning Authority are set out in Appendix Two rbmp.2419/02/Viewpoints, and are summarised as:

- Views looking South along Rochdale Road
- Views looking north along Shudehill
- Views looking north along Rochdale Road
- Views looking east along Sharp Street
- Views looking east from Angel Meadow Park
- Views from road network around Corporation Street
- Distant Views from North including Lowry Footbridge and Sand Hills
- Distant Views from Cheetham Hill at St Chad's Street
- Distant Views from River Irwell looking across norther city edge development
- Distant View from Great Ancoats Street looking north

5.4 The construction of the Proposed Development on a site on the centre of Manchester will clearly involve procedures and processes that are unsightly and intrusive consistent with operations on most large-scale construction sites. However, this process is comparatively short lived in nature when considered in the context of the lifespan of the Proposed Development concerned and will also be screened to some extent by existing buildings which surround it. The demolition and construction programme will commence in a number of phases, but the key physical activities will include:

- Site clearance and demolition
- Construction plant such as cranes etc.
- Mobile construction plant.
- Delivery and stockpiling of materials.
- Protective fencing and hoardings.
- Unfinished appearance of the Proposed Development and its core for the majority of the construction period.
- Traffic movements associated with the above.

Sensitive Visual Receptors

Users of Rochdale Road looking South Towards the Site

5.5 Represented by Viewpoints VP01, VP02, VP03 and VP04.

5.6 As users travel south along Rochdale Road towards the city centre, open vistas gradually transition to more confined views towards Shudehill. This effect will be further accentuated upon the completion of the 25 and 87 Rochdale Road developments. From a distance, the area lacks a cohesive architectural style, with a diverse mix of buildings and heights forming a general mass. This mass helps to

visually define the inner-city boundary, with taller buildings clustered towards the junction with Ring Road. As a user approaches the site, the Baptist Church becomes a recognisable landmark, but its connection to the wider historic context is obscured by newer buildings facing Rochdale Road. The overall experience is that of a recently developed area with a contemporary architectural character, dominated by the Angel Gardens building at 1 Rochdale Road, which forms the backdrop to all south-facing views.

- 5.7 These receptors have a medium sensitivity to the proposals.

Potential Visual Effects

- 5.8 The AVRs show that the proposed development will seamlessly integrate with the existing urban fabric. From a distance, the development will be largely obscured by existing and under-construction buildings to the north along Rochdale Road including the under-construction 87 Rochdale Road development. As the user approaches the site and enters the area of taller buildings, the proposed development will partially restrict views outward. However, the adjacent 25 Rochdale Road development will contribute to a more pronounced corridor effect, of which the proposed development will form a part. The overall massing of the area will extend further north with the completion of Gasworks and beyond to Victoria North and Redbank, reinforcing its role as an emerging gateway to the city centre. Additionally, the Baptist Church frontage will remain visible, intentionally designed to project outward from the development and maintain its status as a historic landmark and wayfinding point.

- 5.9 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of Shudehill looking North towards the Site

- 5.10 Represented by Viewpoint VP06.
- 5.11 Pedestrians and drivers on the arterial road network to the south of the site will be the primary receptors of the development's impact. Further along Shudehill, though receptors are situated amidst lower-level buildings, the taller buildings of Angel Gardens and Swan House effectively frame the views northwards, revealing open vistas beyond. For these receptors, the area presents a diverse mix of architectural styles lacking a cohesive character. The Baptist Church frontage is partially obscured by street furniture, hindering its recognition as a historic building. Upon completion, 25 Rochdale Road will further define Rochdale Road and channel views along the arterial route.

- 5.12 These receptors have a medium sensitivity to the proposals.

Potential Visual Effects

- 5.13 The proposed building will emerge as a taller addition to the skyline beyond the Ring Road junction. However, its height will align with adjacent buildings, contributing to a cohesive and focused massing for those traveling north. The 25 Rochdale Road development will further enhance this effect, creating a unified presence alongside the proposed building. The 87 Rochdale Road development, although lower in height, will create a sense of visual continuity, extending the built form north and partially blocking the open view along Rochdale Road. The setback and contrasting materials

employed against the retained church façade will help to isolate and highlight the Baptist Church as a significant landmark.

- 5.14 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of Rochdale Road looking North towards the Site

- 5.15 Represented by Viewpoint VP05.
- 5.16 Closer to the site at the Ring Road junction, views open up towards the Baptist Church and the adjacent brownfield land earmarked for the 25 Rochdale Road development. The taller mass of Skyline Central is juxtaposed with the adjacent residential buildings and distant newer developments including the Hilton Hotel. Tower cranes at the 87 Rochdale Road site are visible in the skyline, signifying ongoing development. The Baptist Church and surrounding hoardings create a sense of an unfinished, transitional space isolated from the surrounding massing. Lower-level apartments obscure views towards the historic Angel Meadows area, but do offer a more intimate, ground-level experience. Overall, the views towards the site feel incomplete, lacking a clear definition of the overall vision for Rochdale Road's character.
- 5.17 These receptors have a medium sensitivity to the proposals.

Potential Visual Effects

- 5.18 The proposed building will become a taller element within the skyline, but it won't appear isolated. It will seamlessly integrate with the ongoing regeneration along Rochdale Road, complementing the adjacent 25 Rochdale Road development, which will extend the building line towards Ring Road and mirror the height of Skyline Central. The proposed development will funnel views along Rochdale Road towards the under-construction 87 Rochdale Road development, helping to define the overall streetscape in this area. The designed setback of the new structure from the Baptist Church façade will emphasise the church as a landmark, acknowledging the site's historical significance as a key location along Rochdale Road.
- 5.19 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of Corporation Street looking East towards the Site

- 5.20 Represented by Viewpoints VP09.
- 5.21 At this point, views open eastward along Ring Road. The taller, historically significant CIS building is set back, with a landscaped entrance plaza providing a more intimate setting away from the busy road junction. Additionally, the landscaped amenity space around the Co-op building helps to open up views towards Rochdale Road, with Skyline Centre visible in the distance. The primary users here are pedestrians crossing eastward towards Rochdale Road, moving against the one-way traffic flow. The surrounding buildings dominate the architectural experience, featuring well-designed complementary styles and palettes. The buildings on Rochdale Road and beyond are of secondary importance in this context.
- 5.22 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

- 5.23 The AVR shows that the top of the proposed building will add to the existing skyline. However, the distant massing along Rochdale Road, including the proposed development, is relatively low compared to the scale of the surrounding buildings, which are more significant to the local context. While the proposed building may serve as a minor landmark to identify Rochdale Road, its impact on users navigating the road and pedestrian junction will be limited. The cumulative visualisation shows that although there is an open view towards the site, this will be almost completely obscured by the NOMA Plots M & N development which will enclose the massing in this area.
- 5.24 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of Recreational Space and PROW North of the Site

- 5.25 Represented by Viewpoints VP10 and VP11.
- 5.26 Users of Sand Hills Park find that their views are primarily obstructed by surrounding mature vegetation. The park feels removed from the urban landscape, offering a connection to the natural environment that contrasts with the city centre. This placement on the urban fringe is a positive aspect. Local views are particularly scenic, though there's a sense of new developments encroaching from the south. From the elevated northeastern corner of the park, views open up towards the city fringe, revealing a skyline of varying heights and architectural styles. This skyline is perceived as belonging to the city centre zone, distinct from the park's location.
- 5.27 The Lowry footbridge crosses disused railway lines, offering panoramic views across the city centre. While it's a public right of way, access to the west is limited due to poor maintenance. Coupled with the views from Sand Hills Park, these elevated positions, set back from the core city zone, provide unique opportunities for urban-fringe perspectives of the developing city.
- 5.28 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

- 5.29 Both AVRs indicate that the proposed building will add to the skyline when viewed from these elevated positions. However, the overall height will remain below the surrounding massing, ultimately blending in.
- 5.30 Cumulative views from Sand Hills Park highlights that new developments in the vicinity will further reinforce the overall massing, of which The Proposed Development will be a minor contributor. The closer distance Gasworks and Redbank developments will dominate the skyline. The cumulative view from the Lowry footbridge shows that the developments will completely obscure the majority of views towards the city including Rochdale Road and The Proposed Development.
- 5.31 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of St Michael's Flags and Angel Meadow Park

5.32 Represented by Viewpoints VP07

5.33 St Michael's Flags and Angel Meadow Park is an undulating, enclosed amenity space surrounded by taller, newer developments. The park features a mix of mature vegetation that obscures views. From the elevated eastern points within the park, glimpsed, longer distance, views the west are possible between existing and under-construction buildings. As visitors move westward along the park's footpaths, views open to the east but are primarily blocked by new developments, such as Mount Yard along Old Mount Street, which acts as a visual barrier between the park and Rochdale Road. The enclosed nature of the park, with its limited views between tall buildings, creates a sense of contrast and provides an urban-scenic quality that is valuable in an inner-city setting.

5.34 Receptors along this route have a medium sensitivity to the proposals.

Potential Visual Effects

5.35 The viewpoint has been selected as a location where the view opens up between existing trees. The visual assessment indicates that the proposed building will be almost entirely obscured by the intervening Mount Yard building. While there will be a slight increase in massing on the skyline, it will be lower than the existing Mount Yard building, seamlessly blending in and becoming secondary to the closer surrounding buildings.

5.36 These receptors will receive a low to negligible level of effect on their visual amenity as a result of The Proposed Development.

Users of Sharp Street looking towards site

5.37 Represented by Viewpoint VP08.

5.38 Users of Sharp Street and Naples Street experience the historic buildings, including the listed Ragged School and Cooperative Press. The close-knit street network, historic architecture, and lower elevation away from Rochdale Road create a particularly enclosed and impressive atmosphere, evoking Manchester's industrial past. There's a disconnect from the busy Rochdale Road, offering a sense of calm as users move towards St Michael's Flags and Angel Meadow Park. While there are newer infill buildings, the use of matching red brick creates a unified aesthetic. Looking northwest along Sharp Street, behind the viewpoint, the new massing of Mount Yard provides a visual barrier, but the building's partial setback at lower levels helps to integrate with its historic setting.

5.39 Moving southeast along Sharp Street towards the site, the historic buildings transition to newer, contemporary structures, losing the connection to the past. The yellow facade of Skyline Central becomes visible, providing a visual landmark and orienting users towards Rochdale Road.

5.40 Receptors along this route have a medium sensitivity to the proposals.

Potential Visual Effects

5.41 The visual assessment indicates that, although partially obscured by existing buildings along Sharp Street, the proposed building will become a dominant element in the middle-distance skyline. In this location, the experience is already quite enclosed, with views funnelled towards the elevated site-position on Rochdale Road. Therefore,

any new height will be visually prominent above the surrounding buildings. The building will help to contain the view and contrast with the lower-level historic buildings, but it will ultimately be a taller element within the vista.

- 5.42 These receptors will receive a medium level of effect on their visual amenity as a result of The Proposed Development.

Users of St Chad's Street looking towards site

- 5.43 Represented by Viewpoint VP12.
- 5.44 From St. Chad's Street, off the main arterial route of Cheetham Hill Road, the view opens up across the eastern part of the city centre. Elevated above lower-level brownfield sites and disused railway lines, the vista extends towards the contemporary glass buildings of Angel Square to the right and the under-construction Victoria Riverside development to the left. Mount Yard is visible behind the mature planting of St Michael's Flags and Angel Meadow Park, with the yellow facade of Skyline Central further in the distance. The CIS building is also visible. The primary users here are pedestrians and motorists. A set of steps connects St. Chad's Street with Red Bank, and users are aware of their position on the city centre fringe, surrounded by lower-level commercial units, with views south towards the city centre. Newer developments along Cheetham Hill Road, such as One Park Place, will introduce taller buildings along this route, but currently, it offers a contrast to the taller massing to the south.
- 5.45 These receptors will receive a low to negligible level of effect on their visual amenity as a result of The Proposed Development.

Potential Visual Effects

- 5.46 The proposed building will add to the skyline, but it will be secondary and set-back compared to the taller buildings of Angel Square and Victoria Riverside. The AVR confirms that the building's scale is appropriate in relation to the existing buildings along Rochdale Road, providing a visual reference point for orientation. Additionally, the cumulative visualisation shows that the approved Gasworks development will begin to dominate the skyline to the left of the view. Although not approved and therefore not considered within the cumulative impacts, future phases of the Red Bank Neighbourhood have been designated and therefore could extend into the area in front of this view, further obscuring view over to the east and The Proposed Development.
- 5.47 These receptors will receive a low level of effect on their visual amenity as a result of The Proposed Development.

Users of River Irwell Footpath

- 5.48 Represented by Viewpoints VP13
- 5.49 Views from the west at this point are funnelled along the River Irwell, with typical features associated with a river-way. As the receptors walk along the route there is a visual break between the newer developments to the South and city centre, and the lower-level traditional industrial units associated with the Cheetham Hill district. The new developments around Salford and the City Centre are clearly visible from all locations.

5.50 There is a sense of removal from the surrounding townscape and a connection with the natural environment and historic elements. The local views here are particularly scenic in the context of the surrounding city centre and industrial landscape. The river provides a visual and physical link between Salford and the city centre.

5.51 Overall, the receptors in this location have a medium sensitivity to the proposals.

Potential Visual Effects

5.52 The AVR reveals that The Proposed Development will be a minor addition to the distant skyline, with limited visibility. Other nearby cumulative developments will be more prominent. Furthermore, from this viewpoint, the proposals should be considered alongside the significant massing of 1 Lord Street, Land bound by Great Ducie Street, and the Former Boddingtons Brewery site developments. Upon completion, these projects will dominate the middle and longer-distance views across the eastern skyline, obscuring much of The Proposed Development.

5.53 These receptors will receive a low to negligible level of effect on their visual amenity as a result of The Proposed Development.

Views from areas surrounding Great Ancoats Street looking North

5.54 Represented by Viewpoint VP14.

5.55 The buildings in this location are typically taller residential units, surrounded by cleared sites. From here, views towards The Proposed Development are largely screened by existing buildings around Ancoats. As a result, views will typically be slight through gaps in the built form.

5.56 These receptors have negligible sensitivity to the proposals.

Potential Visual Effects

5.57 The AVR indicates that The Proposed Development is not visible. However, the taller elements of the Gasworks development are visible within the cumulative visualisation.

5.58 These receptors will receive no change on their visual amenity as a result of The Proposed Development.

Table 1: Summary of Residual Visual Effects

Receptor	Sensitivity	Viewpoint Refs	Magnitude of Effect	Nature of Effect
Users of Rochdale Road looking South Towards the Site	Medium	VP01, VP02, VP03, VP04	Low	Indirect minor Permanent beneficial
Users of Shudehill looking North towards the Site	Medium	VP06	Low	Indirect minor-moderate Permanent beneficial
Users of Rochdale Road looking North towards the Site	Medium	VP05	Low	Indirect minor Permanent adverse
Users of Corporation Street looking East towards the Site	Low	VP09	Low to Negligible	Indirect minor Permanent beneficial
Users of Recreational Space and PROW North of the Site	Low	VP10, VP11	Low	Indirect minor Permanent beneficial
Users of St Michael's Flags and Angel Meadow Park	Medium	VP07	Low to Negligible	Indirect minor Permanent beneficial
Users of Sharp Street looking towards site	Medium	VP08	Medium	Indirect Permanent adverse
Users of St Chad's Street looking towards site	Low to Negligible	VP12	Low to Negligible	Indirect minor Permanent beneficial
Users of River Irwell Footpath	Medium	VP13	Negligible	No Change
Views from areas surrounding Great Ancoats Street looking North	Medium	VP14	Negligible	No Change

Potential construction Impacts

- 5.59 The surrounding area is subject to a number of future developments. Most immediately the adjacent 25 Rochdale Road development and the under-construction 87 Rochdale Road. This townscape is developing and regenerating along Rochdale Road and there are sites in construction across this area.
- 5.60 This represents positive regeneration in line with the surrounding SRF Zones and PfE policies. While the proposed development will impact the townscape and visual receptors, it's part of a broader effort to rejuvenate this area of Manchester, aligning

with other city-fringe developments circling the city centre zone. Residents and visitors are already accustomed to ongoing construction activity, and the proposed development will be an additional component. While there will be inevitable impacts from construction traffic, pedestrian diversions, potential road closures, and construction noise, particularly affecting nearby residents and office workers, these impacts are considered low within the wider context of urban regeneration.

Potential cumulative impacts

- 5.61 As previously outlined, the application site is located near the recently completed Angel Gardens at 1 Rochdale Road and the ongoing New Victoria, Angel Square, and wider NOMA developments.

To provide a comprehensive assessment, it has been sensible to also consider the consented 25 Rochdale Road development, the under-construction 87 Rochdale Road, the Gasworks development, Plots M & N Noma, and the phases of the Redbank Development east of the River Irk. Collectively, these projects will increase the overall height and massing of the townscape in terms of scale, height, and form.

Additional Mitigation and Enhancement

- 5.62 It's crucial to consider the improvements that the proposed building will bring to the wider context of the Northern Gateway SRF. This framework aims to revitalise the area into a high-quality neighbourhood and a gateway to the northern towns of which Rochdale Road is a key arterial route.

The redevelopment of the Baptist Church building has been designed to sensitively integrate with Rochdale Road and contribute to the overall streetscape enhancement. While the area lacks a distinct architectural style, Hodder + Partners Architects have drawn inspiration from surrounding historic buildings.

- 5.63 The Proposed Building will help to maintain continuity with the existing heritage assets to the west while introducing a high-quality design language that will eventually integrate with the broader SRF as it develops.
- 5.64 The Proposed Building has been designed to maximize the existing Baptist Church façade, fulfilling a key objective of the wider SRF: enhancing the public realm along Rochdale Road. The proposals will revitalise the currently un-utilised and isolated church building by retaining its historic structure, opening up its frontage as an entrance onto Rochdale Road. This reimagining will reframe the Baptist Church building as a significant landmark along Rochdale Road, bridging the historic environment with the inevitable contemporary character of the wider SRF.
- 5.65 Local views and sightlines across the church from north and south along Rochdale Road have been intentionally preserved through a strategic setback. This maximises the visibility of the church while accommodating the new, taller element.
- 5.66 The materials and design details for the building façades have been carefully chosen to enhance the connection with the local area. To maintain sensitivity to the surrounding buildings and integrate with the overall massing, glazing has been minimized on the facing elevations.

6 Summary and Conclusions

Townscape Character

- 6.1 Due to the existing surrounding developments, the Site has the appearance of a neglected building and derelict piece of land and does not contribute positively to the character of the area currently. However, the wider area is undergoing significant regeneration.
- 6.2 The retained heritage asset of the Baptist Church will coexist harmoniously with the new development, bridging the gap between the old and new character of this part of the city centre. The Site's surrounding areas are also undergoing continued development and regeneration, and this project will contribute to that overall renewal effort.
- 6.3 The development of this site is appropriate, suitable, and utilises a vacant site. As noted in the SRF, the site's location on Rochdale Road presents an opportunity to enhance the public realm and contribute positively to the townscape. The proposed tall, landmark building will help to signify the entrance to the Northern Gateway regeneration zones and serve as a wayfinding point for those traveling between the core city centre and the northern areas.

Visual Amenity

- 6.4 Potentially sensitive visual receptors were reviewed, and representative views were collated across and agreed study area. AVRs were produced from all locations, and these are appended to this report.
- 6.5 Most receptors are road and pedestrian users of the highways and public open spaces in the area. While these latter receptors are considered more sensitive, the development's impact on their visual amenity is expected to be minimal or negligible. This is due to the ongoing regeneration and development of the area. Where views of the site are possible, the overall massing harmonises with existing developments on and around Rochdale Road and will eventually be further integrated as new developments emerge. While views of The Proposed Development from within the surrounding historic quarter, particularly Sharp Street, will introduce a taller element to the typically lower-level historic and infill buildings, it's important to note that views over the historic assets will be preserved. The building will contribute to the overall increase in massing, as exemplified by the Mount Yard building.

Overall Summary

- 6.6 It is considered that there is an opportunity to positively develop this site in townscape character terms with little adverse impact upon the potentially sensitive visual receptors in the area.

Appendices

Appendix One – Methodology

Appendix Two – Figures

- **Designation Plan**
- **Viewpoint Locations Plan**

Appendix Three – Verified Views

Appendix One, Methodology

Guidance

- 1.1 The Townscape and Visual Impact Assessment (TVIA) and supporting studies and surveys were conducted in accordance with the principles set out by *Landscape Character Assessment Guidance for England and Scotland* (CA and SNH, 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (LI and IEMA, 2013).
- 1.2 GLVIA 3 defines townscape as “areas where the built environment is dominant... including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces”. Townscape, like landscape, is a combination of both cultural and physical characteristics or components that give rise to patterns that are distinctive to particular localities and help to define a ‘sense of place’. The townscape character is an interaction of influences including topography, land use and management, historic and cultural associations together with built form and its relationship with the surroundings.
- 1.3 Townscape and visual assessments are two separate but interlinked processes that are undertaken in parallel. The assessments are informed by a combination of desk and site based appraisal techniques and professional judgements.
- 1.4 The townscape assessment considers the effects of The Proposed Development on the physical townscape and landscape, which may give rise to changes in its character, and how this is experienced; separately considering the effects of development on:
 - Defined Townscape Character Zones (in order to consider variations and contrasts in surrounding land use pattern and built form);
 - Designated townscape resources (sites designated and protected under legislation and local policy).

Stages in Townscape and Visual Impact Assessment

- 1.5 The TVIA process comprises the following stages:
 - Baseline assessment: record and analyse the existing nature and value of the townscape character and features, and visual amenity of the study area through desk and field based appraisal;
 - Description of the nature, forms and features of The Proposed Development including and constraints and opportunities;
 - Assessment of sensitivity of the existing townscape and identified visual receptors to change;
 - Identification of potential townscape and visual impacts due to The Proposed Development;

- Identification of proposed mitigation measures appropriate to the development and its townscape context;
 - Assessment of the magnitude of effect upon the identified receptors, likely to result from implementation of The Proposed Development;
 - Assessment of the significance of the residual effects on townscape and visual resource, taking into account appropriate mitigation.
- 1.6 The assessment process is iterative; the analysis of the baseline conditions and evaluation of the potential effects resulting from a development informs the evolution of The Proposed Development. It is, therefore, important to take into consideration the mitigation that is inherent or proposed as part of the development in order to assess the residual effects and their significance.
- 1.7 The assessment process is recorded in two principal stages: a baseline study of the existing landscape and surrounding visual receptor groups, followed by the impact assessment.
- 1.8 The visual assessment considers the potential changes that would occur to available views in the townscape as a result of the development proposals, the resultant effect on visual amenity and people's responses to the changes.
- 1.9 The TVIA comprises, firstly the identification, understanding and description of the existing townscape and visual baseline conditions (townscape receptors and groups of views likely to be impacted by The Proposed Development within a defined study area) and secondly the identification and description of the impacts arising from the development on the townscape and the visual receptors.
- 1.10 The assessment examines both construction phase impacts and impacts on completion of the proposed scheme including mitigation strategy. The impacts are assessed based on professional judgements and an understanding of the construction phases and phasing of completion, which are summarised in the TVIA and include any proposed townscape and visual mitigation works.

Study Area

- 1.11 Consultation with the LPA alongside published guidance provides recommendations on the extent of the Zone of Theoretical Visibility that should be produced to assess the area that would potentially experience significant visual effects.
- 1.12 The purpose of the TVIA is to identify significant landscape/ townscape and visual effects. It is, therefore, reasonable to limit the study area in various respects to meet the requirements of the specific project and its landscape context and to reflect the likelihood of significant effects arising over very long distances. It is also important that the more significant effects occurring over shorter distances are given appropriate emphasis. This report has adopted the following approach:
- The focus of the visual assessment, identification of receptors and the selection of representative viewpoints is generally limited to 2km from the application site. The study area is defined as extending approximately 4.5km northeast to include an area of elevated and open landscape, otherwise 2km

approximately 2km south, east and west of the application site, in order to ensure an adequate focus on potentially significant effects;

- Effects on townscape character areas and designations are considered within the study area; limited by the 2km study area. This is based on professional experience of residential and mixed-use development assessment, that visibility over greater distance does not have the potential to result in significant changes to the townscape character or value in the local landscape context. The key characteristics of the immediate landscape to the application site will be assessed up to 2km in order to understand how this corresponds with those characteristics identified within existing character assessments. Views were identified beyond this, especially due to the height of the proposal, however effects were judged to be less significant from beyond this area.

- 1.13 The TVIA focusses on potentially significant townscape and visual effects likely to occur within the localised study area and those features within it. This is considered appropriate in the surrounding landscape context, where the combination of the topography with the vegetative land cover and most significantly, built form, would restrict significant townscape and visual effects.

Field Observations

- 1.14 For the purpose of informing the assessment, desk top study on the site and its surrounding areas have been undertaken to survey any potential receptors and key views.
- 1.15 Photographs illustrating views from a selected series of viewpoints have been taken using a Canon EOS digital camera set to a 50mm focal length. Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment.
- 1.16 Field survey visits were undertaken during May 2022 for the initial development of the photo viewpoint locations. The baseline views were recorded on 17 May 2022 for the production of the baseline information and completing the verifiable views.
- 1.17 Specific methodologies relating to verified photography and the production of computer modelled photo montages is detailed within Appendix C.

Landscape Sensitivity

- 1.18 Landscape is a combination of both cultural and physical components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. Landscape character is defined by the interaction of influences and components such as landform, hydrology, vegetation, landcover, land use pattern and cultural features and associations, and their relationship with the surroundings.
- 1.19 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from a specific type of development.

- Therefore landscape sensitivity is assessed combining judgments on the value attached to a landscape and the susceptibility to the type of change or development proposed.
- 1.20 Landscape value is the relative value attached to a potentially affected landscape. Landscape value is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Factors that have been considered in making judgments on landscape value include designations (both national and local), local planning documents, status of features (eg. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered.
- 1.21 The value is assessed as **high**, **medium** or **low** and the assessment is made based on the following factors:
- The quality placed on the landscape, including the scenic quality;
 - The presence of rare elements or features, or rare landscape character types;
 - Whether the landscape contains a particular character and/or features or elements considered to be particularly important examples;
 - The presence of nature, historical or cultural features of interest;
 - Evidence that the landscape is important for recreational users;
 - Perceptual aspects, such as tranquillity or wildness;
 - Associations of the landscape with particular people in history (such as artists or writers), or historical events, that contribute to the perception of natural beauty.
- 1.22 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover overall character areas, condition or a particular landscape character type or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature of the type of change that may occur.
- 1.23 To assess landscape susceptibility it is important to appreciate the key characteristics and attributes of the landscape of the application site and surrounding study area, in order to understand local landscape variations and if the landscape of the application site fits with the description of the LCT/LCA that it is within.
- 1.24 The characteristics of the landscape that should be considered with regard to their susceptibility to change include a variety of attributes, such as scale and enclosure, landform, nature of land use, nature of existing elements or nature of existing features. Landscape susceptibility is described on the verbal scale as **high**, **medium** or **low**.
- 1.25 Sensitivity is a term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements of features or may be judged at a wider scale and include landscape character parcels, types or areas.
- 1.26 The consideration of value of the landscape receptor combined with susceptibility to

the type of change arising from the proposal, allows for assessment of sensitivity of the landscape receptor. The sensitivity of landscape receptors is categorised as **high**, **medium** or **low**; the criteria for each category is outlined in Table B-1.

Table B-1: Sensitivity of Landscape Receptors

Receptor sensitivity	Guide on typical criteria
High	A landscape of particularly distinctive character and high or exceptional scenic quality. Strong representation of the typical landscape character type. Intact landscape with excellent condition of elements and features. Presence of rare features in the landscape. National and/or regionally designated landscape for its scenic quality and character, such as an Area of Outstanding Natural Beauty (AONB) or National Park. High recreational value with strong cultural and historical associations. High susceptibility to changes arising from the proposal.
Medium	A landscape of moderately distinctive character and scenic quality. Typical landscape character type is apparent. Relatively intact landscape with occasional features of interest. Locally designated for its quality and character. Receptor of higher value but lower susceptibility to the type of change or development, or vice versa.
Low	A landscape of no distinctive character or scenic quality or is damaged, neglected or of poor character and lacking scenic quality. Landscape has become eroded with no more than occasional elements and features of interest. Not subject to any form of landscape designation. Receptor of low value and low susceptibility to the type of change arising from the proposal.

Magnitude of Landscape Change

- 1.27 Once the sensitivity of the landscape receptors has been determined, the effect that The Proposed Development will have on the landscape resource can be assessed.
- 1.28 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent or the change and the duration and the reversibility of the impact.
- 1.29 The magnitude of landscape change effect from The Proposed Development on landscape character or designations is appraised, taking into account each phase (construction and completion) of The Proposed Development and any inherent / proposed mitigation. The assessment of the magnitude of effect takes into account the following factors:

- The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones, for example removal of hedges may change the smallscale, intimate landscape into a large-scale, open one, or introduction of new buildings or tall structures that may alter open skylines;
- The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
- The scale of overall predicted change to character;
- The timescale or phasing of the construction stages; ? Whether the landscape change would be reversible or not.

1.30 The magnitude of effect is categorised as **high, medium, low** or **negligible**; the criteria for each magnitude is outlined in Table B-2 below.

Table B-2: Magnitude of Landscape Effects

Magnitude of Effect	Guide on typical criteria
High	The Proposed Development would cause a large, irreversible change to the existing landscape for a long time or permanently. Impact upon landscape features of international and national importance that would change the key characteristics of that landscape. Long-term or permanent change to existing landscape conditions.
Medium	The Proposed Development would cause a noticeable change to the existing landscape, however, only few elements and features that contribute to the overall character would be affected. Medium or short term change of landscape conditions. Moderate alteration of the individual components of the landscape leading to small change in aesthetic and perceptual aspects of the landscape.
Low	The Proposed Development would cause a small impact / change and would affect relatively few receptors. Temporary and reversible change in landscape conditions. The key characteristics of the landscape contributing to its character would not be significantly affected.
Magnitude of Effect	Guide on typical criteria
Negligible	The Proposed Development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. No key characteristics of the landscape contributing to its character would be affected.

Visual Assessment

Tall Buildings – Historic England Guidance Note 4¹²

- 1.31 *‘Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well designed tall buildings can make a positive contribution to urban life. The purpose of this advice note is to ‘support all those involved in dealing with proposals for tall buildings in implementing historic environment legislation, the relevant policies in the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG)’ . The process of consultation, where the involvement of local planning authorities and stakeholders is encouraged when making a planning application for a tall building. This guidance suggests:*
- 1.32 *The Identify the zones of visual influence of a proposal, which then help to understand the character of the areas that may be affected and determine which individual heritage assets are likely to be affected (this includes considering recognised views and the settings of heritage assets);*
- 1.33 *b. Guide and improve design. Design Review is an established tool for the assessment of impact at the pre-planning and planning application stages, and can inform the Design and Access Statement. The greater the impact, the more detailed and comprehensive the Design and Access Statement needed. The same is true in relation to the heritage assessment;*
- 1.34 *c. Understand what illustrative material is likely to be needed in terms of the quality, accuracy, clarity and detail, so that the impact of a tall building can be properly and objectively assessed’.*
- 1.35 *4.6 ‘Careful assessment of any cumulative impacts in relation to other existing tall buildings and concurrent proposals will also be needed to fully understand the merits of the proposal. The existence of a built or permitted tall building does not of itself justify a cluster or additions to a cluster. Where a proposal is promoted as part of a cluster, a successful design will have a positive relationship within the cluster; the altered impact of a cluster itself needs to be considered. The use of modelling and visual aids is recommended to fully assess a proposal’s impact on the surrounding area’.*
- 1.36 *4.10 ‘Given their likely impact on a wide area, it is important that social and environmental effects are also assessed. Consideration needs to be given to a tall building’s contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm. Consideration of the impact on the local environment is also important, including microclimate, overshadowing, nighttime appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience’.*

¹² Tall Buildings. Advice Note 4. Historic England. December 2015

- 1.37 Following desk studies and site visits a range of visual receptors (people) that have a potential to be affected by The Proposed Development are identified. They may include local residents, users of footpaths and roads (motorists, cyclists), and users of recreational facilities, visitors to popular tourist attractions or people at their place of work.
- 1.38 Potential viewpoints and areas for investigation are then identified following an initial study of Ordnance Survey (OS) maps, analysis of Zone of Theoretical Visibility and, most importantly, site visits. Viewpoints and areas of further investigation are identified based on the following criteria:
- Distance from the application site to the receptor;
 - The proportion of the application site / proposed development visible, as well as the absolute visibility of The Proposed Development;
 - The height of The Proposed Development relative to the receptor with reference also to the scale of other features in the view;
 - The number and character of elements which would be lost from or added to the view;
 - High concentrations of viewers, such as settlements, local recreational facilities, public footpaths and attractions etc;
 - Views illustrating the visual character of the surrounding area; and ? Areas identified as having a high potential for visual impact.
- 1.39 A site visit was carried out on 10th August 2023 to assess general landscape character and views experienced by different types of visual receptors during the day. Photographs were taken to represent the surrounding visual receptors. Following desktop research to understand the surrounding potentially sensitive receptors, a selection of viewpoints was made to represent key relevant visual receptor types likely to be affected by The Proposed Development, such as residents of nearby properties, users of Public Rights of Way (PRoW), pedestrians or road users, to enable the assessment of the proposed change in views and the significance of effect on these receptors.
- 1.41 Photographs illustrating views from a series of representative viewpoints were taken using Nikon D600 FX Digital SLR. The photographs have been reproduced in a series of viewpoint sheets with annotation and details of the image recorded.

Visual Receptors

- 1.42 Visual receptors are groups of people, which include the public or community at large, residents, visitors and other groups of views. Study of OS data, production of a ZTV and consultation with the LPA are used to identify viewpoints for assessment that best represent the visual receptors likely to experience an impact from The Proposed Development.
- 1.43 Representative viewpoints are validated through site visits, resulting in the repositioning or exclusion of some of the preliminary viewpoints, due to lack of visibility towards the application site.

Visual Sensitivity Criteria

- 1.44 Sensitivity of visual receptors (people), whose groups are represented by a selection of viewpoints, depends on the susceptibility of these receptors to change in views and the value attached to views experienced by these receptors.
- 1.45 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- 1.46 Judgements about the value of views take account of:
- Recognition of the value attached to particular views, for example in relation to heritage/cultural assets, or through planning designations; and
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment.
- 1.47 The sensitivity of visual receptors is categorised as high, medium or low, as defined in Table B-3.

Table B-3: Criteria for assessing sensitivity of visual receptors

Visual receptor sensitivity	Guide on typical criteria
High	People with a particular interest in their surroundings or with prolonged viewing opportunities, examples include: - Users of promoted viewpoints (often with interpretation boards); - Users of tourist and visitor destinations including recreational or heritage sites (ornamental parks and open spaces); - Users of recreational hilltops and peaks; - Residential locations and occupiers of residential properties;
Visual receptor sensitivity	Guide on typical criteria
	- People using important recreational facilities such as National Trails/Long Distance promoted routes and National Cycle Routes; - Users of Paths and Rights of Way (PRoW) in nationally or locally designated landscapes.

Medium	People with a general interest in their surroundings or with some viewing opportunities, examples include: - Users of public open spaces and outdoor recreational spaces; - Other public routes, and users of PRoW; - Local viewpoints.
Low	People with a limited or passing interest in the surroundings, examples include: - Users of more transitory routes, such as other public routes; - Users of the local road network and major highways; - People at their place of work; - Users of indoor facilities.

Magnitude of Visual Effect

1.48 For each of the identified group of receptors, the potential magnitude of the visual effect (in comparison to the existing 'baseline' situation) was assessed, taking into account each phase of The Proposed Development and any inherent / proposed mitigation. The magnitude of visual effect takes into account the following factors:

- The scale of change to the view with respect to loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by The Proposed Development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics;
 - The nature of the view of The Proposed Development, considering the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed;
 - The degree of visual intrusion or obstruction that would occur;
 - The distance of the viewpoint from The Proposed Development;
 - The angle of the view in relation to the main activity of the receptor; and 
- Duration and reversibility of the effect.

1.49 The magnitude of visual effects is categorised as **high, medium, low** or **negligible**.

Table B-4: Magnitude of Visual Effects

Magnitude of Effect	Guide on typical criteria
High	Severe change to views. Removal of valuable landscape features / elements that highly contribute to the overall quality and nature of views; Total change to the visual character of the surrounding landscape. Large number of viewers affected over a prolonged period of time. Development is highly prominent in the view.
Medium	Moderate alteration to views. Development affects few visual features/elements on or adjacent to the Application Site. Reversible effect affecting only a part of the wider view. Development 'stands out' in the view.
Low	The Proposed Development would cause a small impact / change and would affect relatively few visual receptors. Change to views on transitory routes such as infrequently used paths and roads. Small change to more complex views for a small number of viewers with no particular focus on The Proposed Development.
Negligible	The Proposed Development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. It would have no or minimal effect on visual features / elements on or adjacent to the Application Site.

Nature of Effects

- 1.50 The nature of effects contributes to the assessment of magnitude of landscape and visual effects.
- 1.51 The LVIA considers whether the landscape and visual changes that would arise as a result of The Proposed Development would be beneficial or adverse. An adverse effect is one that introduces a new, discordant or intrusive element to the landscape or a view. A beneficial effect would be from an overall improvement to the landscape or a view through the removal of existing discordant features and replacement with features of similar scale to those in the surrounding landscape or view, or introduction of high quality features within landscape or a view that would contribute to its overall character.

- 1.52 With regard to the duration of landscape and visual effects, short to medium-term effects are normally considered to be temporary and associated with the construction of The Proposed Development, and long-term effects are normally associated with a fully occupied and operational scheme. Permanent effects are those which result in an irreversible change to baseline conditions or will last for the foreseeable future.
- 1.53 The duration of landscape and visual effects is typically categorised as follows.
- Long term – 15 years and beyond;
 - Medium term – 5-15 years;
 - Short term – 0-5 years.
- 1.54 Landscape and visual effects can be direct (effects that are caused by activities which are an integral part of the scheme) or indirect (effects that are due to activities that are not part of the scheme, e.g. regeneration benefits attributable to the scheme).

Significance of Landscape and Visual Effects

- 1.55 Assessment of landscape and visual effects refers to the change that is predicted to take place to the existing (baseline) condition of the landscape and views as a result of The Proposed Development.
- 1.56 The significance of an effect is broadly determined by assessing the sensitivity to change of the landscape resource and visual receptors against the magnitude of change predicted upon them. The assessment of the effects takes into account mitigation measures implemented as part of The Proposed Development. **Table B-5 is used as a guide only and the assessment of the significance of landscape and visual effects takes into account other modifying factors based on professional judgement.** Ultimately a combination of sensitivity and magnitude will give effects which may be major, moderate, minor or negligible

Table B-5: Significance of the effect on the landscape resource and visual receptors

Magnitude of effect	Impact significance		
High	Moderate	Major or Moderate	Major
Medium	Minor or Moderate	Moderate	Major or Moderate
Low	Minor	Minor or Moderate	Moderate
Negligible	Negligible	Negligible	Negligible
	Low	Medium	High
	Receptor Sensitivity		

- 1.57 The following table provides a brief definition of the key landscape and visual significance criteria.

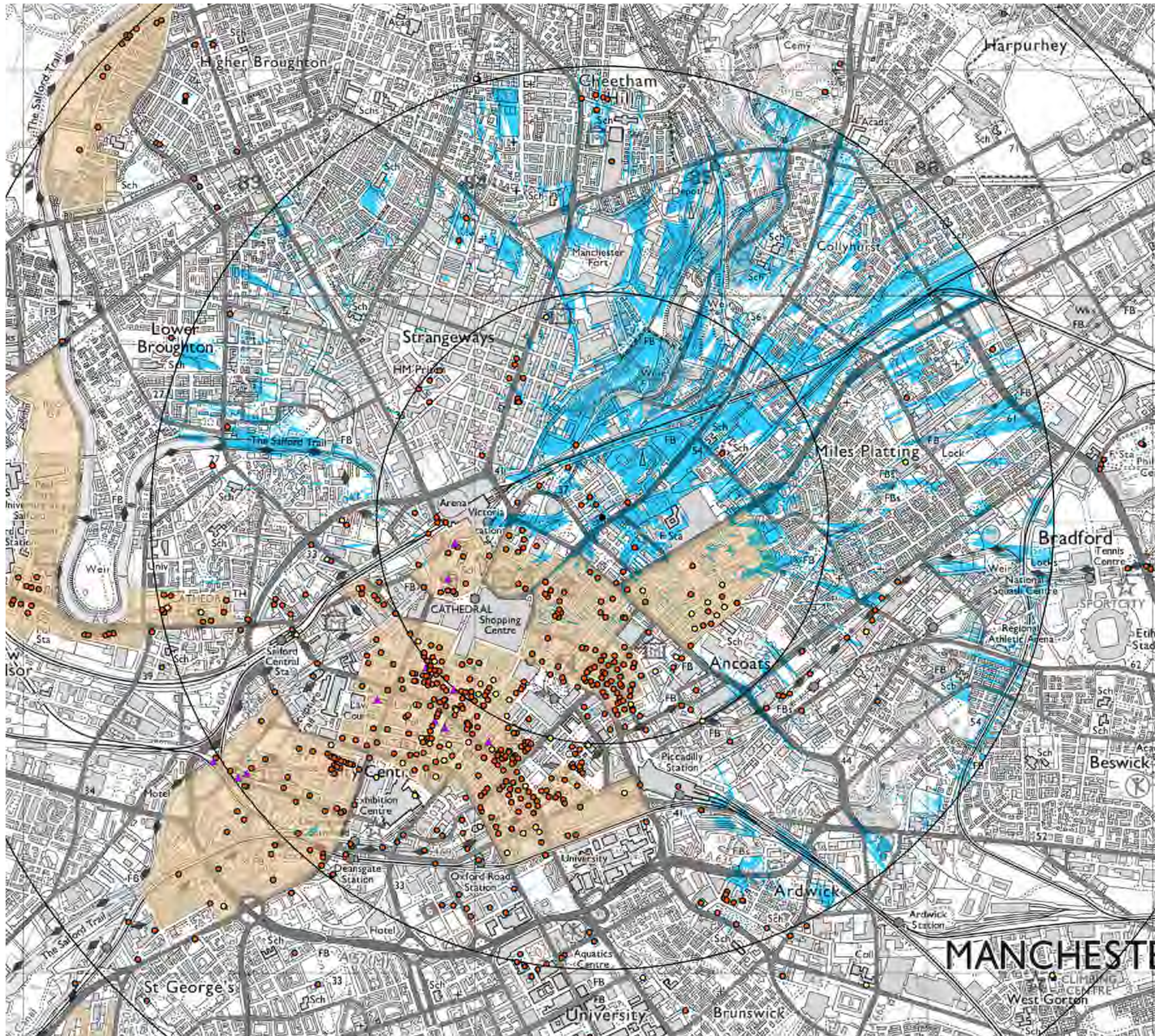
Table B-6: Significance Criteria

Significance	Description
Major	Important or substantial change in landscapes of national, district or local importance, or substantial changes in views experienced by most sensitive visual receptors.
Moderate	Noteworthy or medium change in landscape and visual conditions.
Minor	Inconsiderable or small change in landscape and visual conditions.
Negligible	No discernible change in landscape and visual conditions. No effect or an effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

- 1.58 Major effects are usually deemed significant. Similarly, effect of medium magnitude on a highly sensitive receptor or effect of high magnitude on receptors of medium sensitivity may also be judged 'significant'. The assessment also considers the nature of the landscape and visual effects as described above.

Appendix Two, Figures

- **ZTV and Designation Plan**
- **Viewpoint Locations Plan**



BAPTIST CHURCH, ROCHDALE ROAD

Zone of Theoretical Visibility (ZTV)
of Proposed Building - *Cumulative
Schemes not included.*

2419/01/ZTV
17th January 2025

Key (ZTV):

- Site
- Areas of Theoretical Visibility

Key (Heritage Designations):

- Grade I
- Grade II
- Grade II*
- Conservation Areas

ZTV parameters:

Digital Terrain Model: Environment Agency LIDAR
Composite First Return DSM 2022 - 1m

Building Height @ 65m Height

Observer height = 1.6m

Earth curvature refractivity
coefficient = 0.13

Extent of ZTV = r 2km

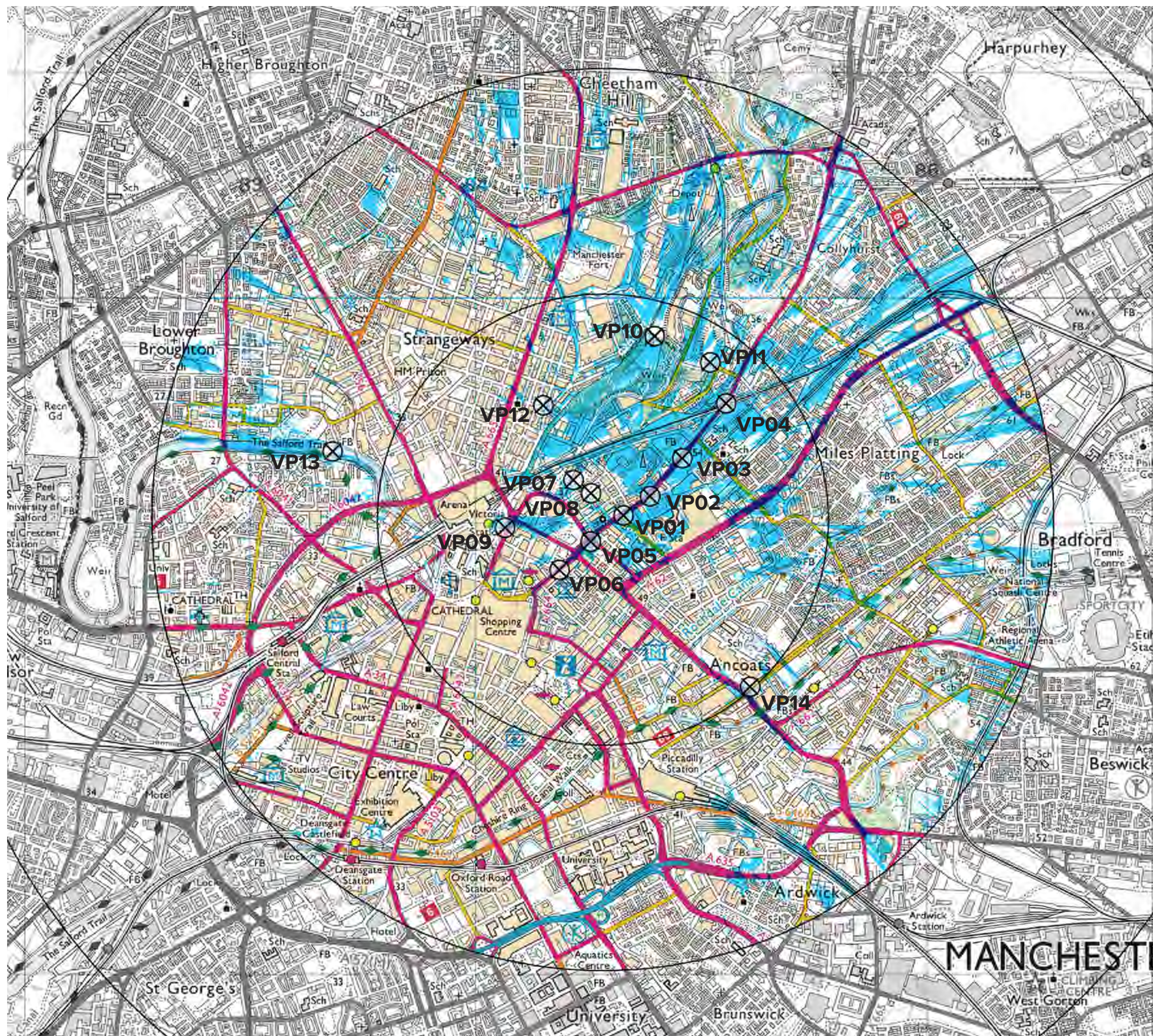


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BAPTIST CHURCH, ROCHDALE ROAD Viewpoint Locations Plan

2419/02/Viewpoints
17th January 2025



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Appendix Three, Verified Views

Note

These visualisations have been prepared by rbmp using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.)

All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19. Please see supporting methodology documentation for this project. [End of this document.]

Viewing Instructions

The visualisations give an impression of the predicted scale and mass of the proposed development as it would be seen from the viewpoint locations. For correct viewing, the images should be viewed at the distance shown on the corresponding page when printed at A3. These images should only be assessed in the field from the same viewpoint location.

Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 01	384655.72E	399035.28N	+52.26m AOD	+53.86m AOD
Viewpoint 02	384774.34E	399119.66N	+52.02m AOD	+53.62m AOD
Viewpoint 03	384916.5E	399288.88N	+53.13m AOD	+54.73m AOD
Viewpoint 04	385111.34E	399532.47N	+41.48m AOD	+43.08m AOD
Viewpoint 05	384510.69E	398920.06N	+50.14m AOD	+51.74m AOD
Viewpoint 06	384372E	398794N	+50.05m AOD	+51.65m AOD
Viewpoint 07	384433.63E	399191.94N	+35.39m AOD	+36.99m AOD
Viewpoint 08	384512E	399133N	+51.14m AOD	+52.74m AOD
Viewpoint 09	384132E	398981N	+50.9m AOD	+52.5m AOD
Viewpoint 10	384795.09E	399830.81N	+52.46m AOD	+54.06m AOD
Viewpoint 11	385041.09E	399714.03N	+50.74m AOD	+52.34m AOD
Viewpoint 12	384300.69E	399522.78N	+47.24m AOD	+48.84m AOD
Viewpoint 13	383366.44E	399319.25N	+29.58m AOD	+31.18m AOD
Viewpoint 14	385217.72E	398276.22N	+45.82m AOD	+47.42m AOD

CUMULATIVE DEVELOPMENTS SHOWN AS:

VISIBLE IN VIEW	MASSING EXTENTS	APPLICATION
		Land Bounded By Angel Street, Miller Street And Angel Square Known As Plots M And N Manchester, NOMA, 134307/FO/2022
		25 Rochdale Road, Manchester M4 4HT, 127537/FO/2020
		87 Rochdale Road, Manchester M4 4HY, 136574/NMC/2023
		One Park Place, Cheetham Hill Road, 138302/FO/2023
		Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester, Victoria North, Redbank, 136814/FO/2023





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Viewpoint 01
Grid reference: 384655.72E, 399035.28N
Ground Height: +52.26m AOD
Camera Height: +53.86m AOD



Viewpoint 02
Grid reference: 384774.34E, 399119.66N
Ground Height: +52.02m AOD
Camera Height: +53.62m AOD



Viewpoint 03
Grid reference: 384916.5E, 399288.88N
Ground Height: +53.13m AOD
Camera Height: +54.73m AOD



Viewpoint 04
Grid reference: 385111.34E, 399532.47N
Ground Height: +41.48m AOD
Camera Height: +43.08m AOD



Viewpoint 05
Grid reference: 384510.69E, 398920.06N
Ground Height: +50.14m AOD
Camera Height: +51.74m AOD



Viewpoint 06
Grid reference: 384372E, 398794N
Ground Height: +50.05m AOD
Camera Height: +51.65m AOD



Viewpoint 07
Grid reference: 384433.63E, 399191.94N
Ground Height: +35.39m AOD
Camera Height: +36.99m AOD



Viewpoint 08
Grid reference: 384512E, 399133N
Ground Height: +51.14m AOD
Camera Height: +52.74m AOD



Viewpoint 09
Grid reference: 384132E, 398981N
Ground Height: +50.9m AOD
Camera Height: +52.5m AOD



Viewpoint 10
Grid reference: 384795.09E, 399830.81N
Ground Height: +52.46m AOD
Camera Height: +54.06m AOD



Viewpoint 11
Grid reference: 385041.09E, 399714.03N
Ground Height: +50.74m AOD
Camera Height: +52.34m AOD



Viewpoint 12
Grid reference: 384300.69E, 399522.78N
Ground Height: +47.24m AOD
Camera Height: +48.84m AOD



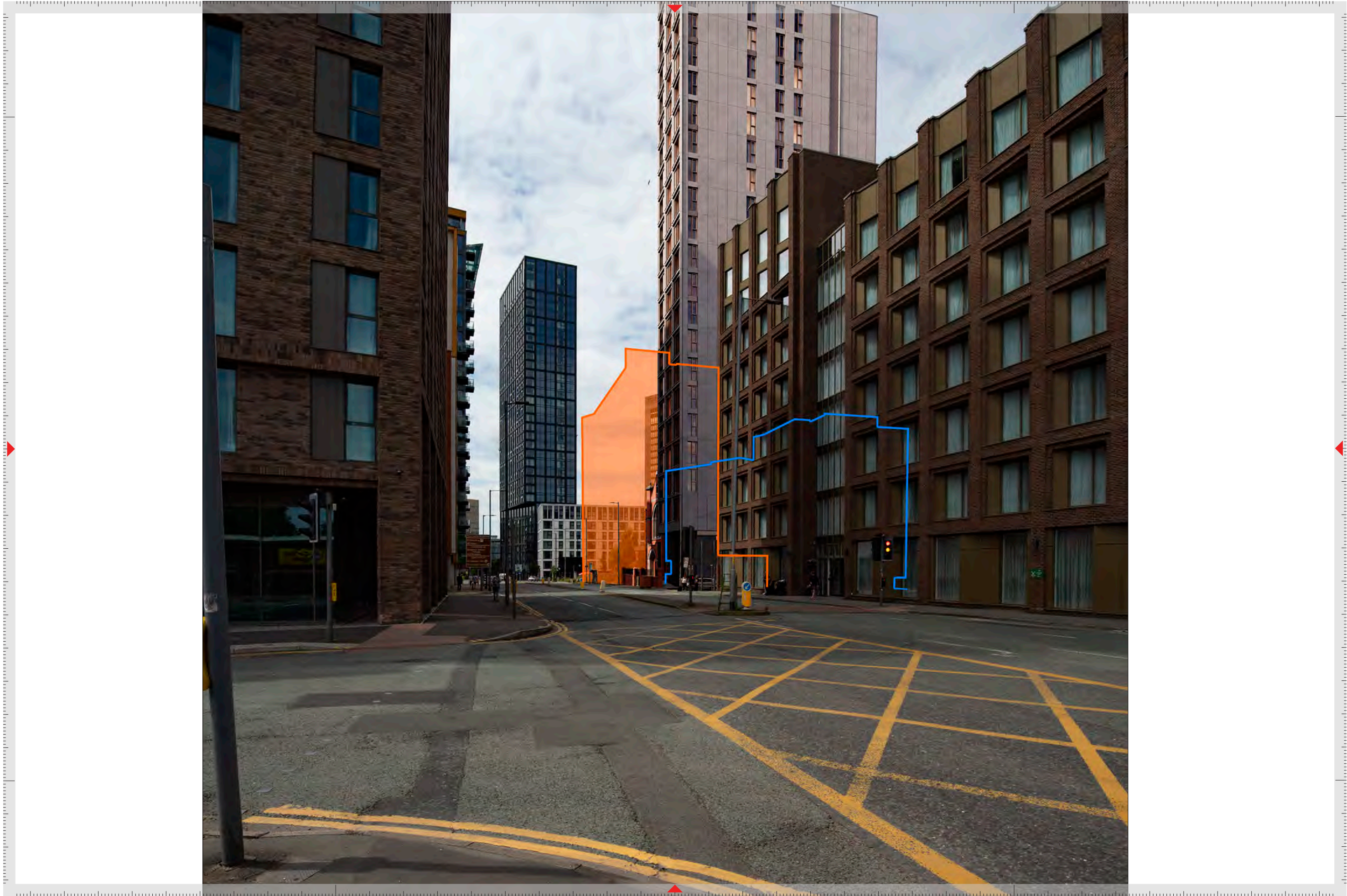
Viewpoint 13
Grid reference: 383366.44E, 399319.25N
Ground Height: +29.58m AOD
Camera Height: +31.18m AOD



Viewpoint 14
Grid reference: 385217.72E, 398276.22N
Ground Height: +45.82m AOD
Camera Height: +47.42m AOD







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Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D810 (full frame sensor)
- Nikon 24mm f/1.8 [Tilt-Shift]
- 18/07/24 @ 12.07pm
- 384655.72E, 399035.28N

Viewpoint height (AOD)
Distance from site
Projection
Enlargement / Sheet Size

- +52.26m AOD
- 78m
- Planar
- 100% @ A3

Visualisation Type
Horizontal Field of View
Height of camera (AGL)
Page size / Image size (mm)

- Type 4
- 73.7°
- 1.6m
- 420 x 297 / 390 x 260

VP01 - AVR - Cumulative [24mm Shift]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8
Date & time of photograph
- 18/07/24 @ 11.51am
OS grid reference
- 384774.34E, 399119.66N

Viewpoint height (AOD)
- +52.02m AOD
Distance from site
- 225m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP02 - Baseline View [24mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8
Date & time of photograph
- 18/07/24 @ 11.51am
OS grid reference
- 384774.34E, 399119.66N

Viewpoint height (AOD)
- +52.02m AOD
Distance from site
- 225m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP02 - AVR [24mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR



rbmp

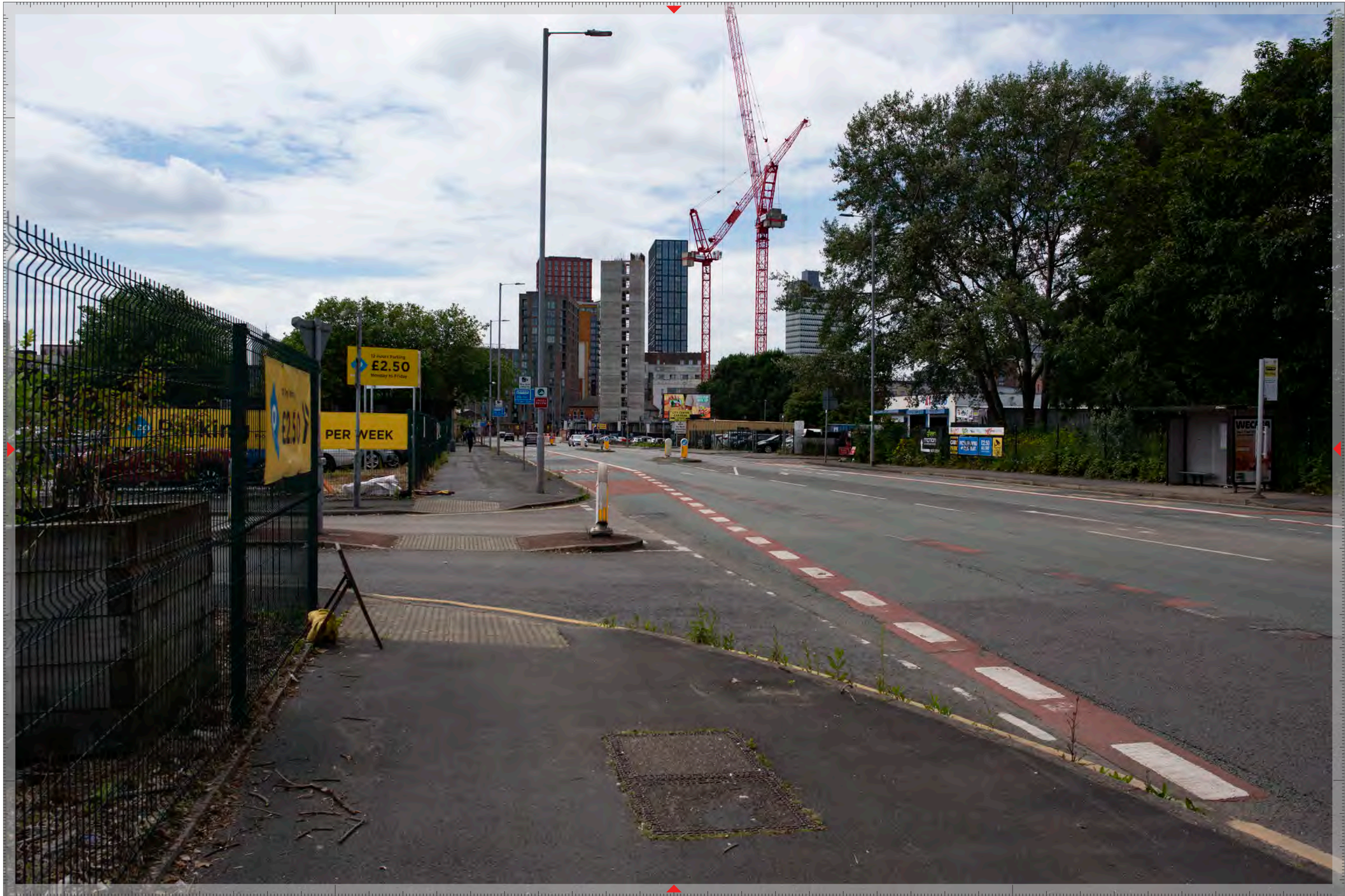
Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8
Date & time of photograph
- 18/07/24 @ 11.51am
OS grid reference
- 384774.34E, 399119.66N

Viewpoint height (AOD)
- +52.02m AOD
Distance from site
- 225m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP02 - AVR - Cumulative [24mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model - Nikon D810 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 18/07/24 @ 12:18pm
OS grid reference - 384916.5E, 399288.88N

Viewpoint height (AOD) - +53.13m AOD
Distance from site - 440m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 65.5°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP03 - Baseline View [28mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model - Nikon D810 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 18/07/24 @ 12:18pm
OS grid reference - 384916.5E, 399288.88N

Viewpoint height (AOD) - +53.13m AOD
Distance from site - 440m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 65.5°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP03 - AVR [28mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR





rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.32pm
OS grid reference
- 385111.34E, 399532.47N

Viewpoint height (AOD)
- +41.48m AOD
Distance from site
- 740m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 36.9°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP04 - Baseline View [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.32pm
OS grid reference
- 385111.34E, 399532.47N

Viewpoint height (AOD)
- +41.48m AOD
Distance from site
- 740m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 36.9°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP04 - AVR [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.32pm
OS grid reference
- 385111.34E, 399532.47N

Viewpoint height (AOD)
- +41.48m AOD
Distance from site
- 740m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 36.9°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP04 - AVR - Cumulative [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs











rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8
Date & time of photograph
- 18/07/24 @ 10.36am
OS grid reference
- 384372E, 398794N

Viewpoint height (AOD)
- +50.05m AOD
Distance from site
- 290m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

V06 - AVR [24mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs

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rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8
Date & time of photograph
- 18/07/24 @ 10.36am
OS grid reference
- 384372E, 398794N

Viewpoint height (AOD)
- +50.05m AOD
Distance from site
- 290m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

V06 - AVR - Cumulative [24mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs

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TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH





rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 24mm f/1.8 [Tilt-Shift]
Date & time of photograph
- 18/07/24 @ 11.29am
OS grid reference
- 384433.63E, 399191.94N

Viewpoint height (AOD)
- +35.39m AOD
Distance from site
- 210m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 73.7°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP07 - AVR [24mm Shift]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR













rbmp

Camera make & model - Nikon D810 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 18/07/24 @ 10.11am
OS grid reference - 384132E, 398981N

Viewpoint height (AOD) - +50.9m AOD
Distance from site - 410m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 65.5°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP09 - AVR [28mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR's





rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 13.04pm
OS grid reference
- 384795.09E, 399830.81N

Viewpoint height (AOD)
- +52.46m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

V10 - Baseline View [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

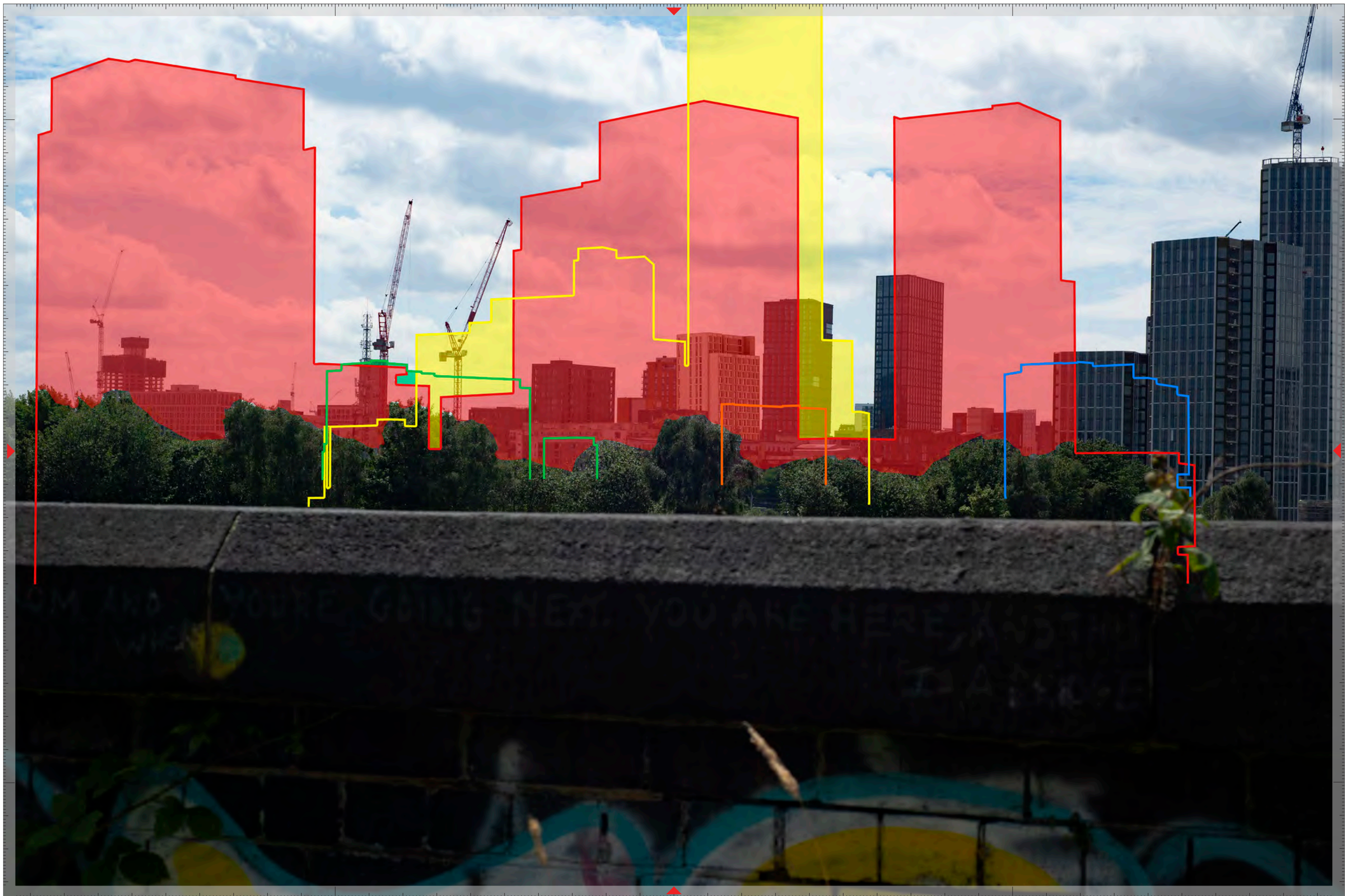
Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 13.04pm
OS grid reference
- 384795.09E, 399830.81N

Viewpoint height (AOD)
- +52.46m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP10 - AVR [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR's



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 13.04pm
OS grid reference
- 384795.09E, 399830.81N

Viewpoint height (AOD)
- +52.46m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP10 - AVR - Cumulative [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.50pm
OS grid reference
- 385041.09E, 399714.03N

Viewpoint height (AOD)
- +50.74m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP11 - Baseline View [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

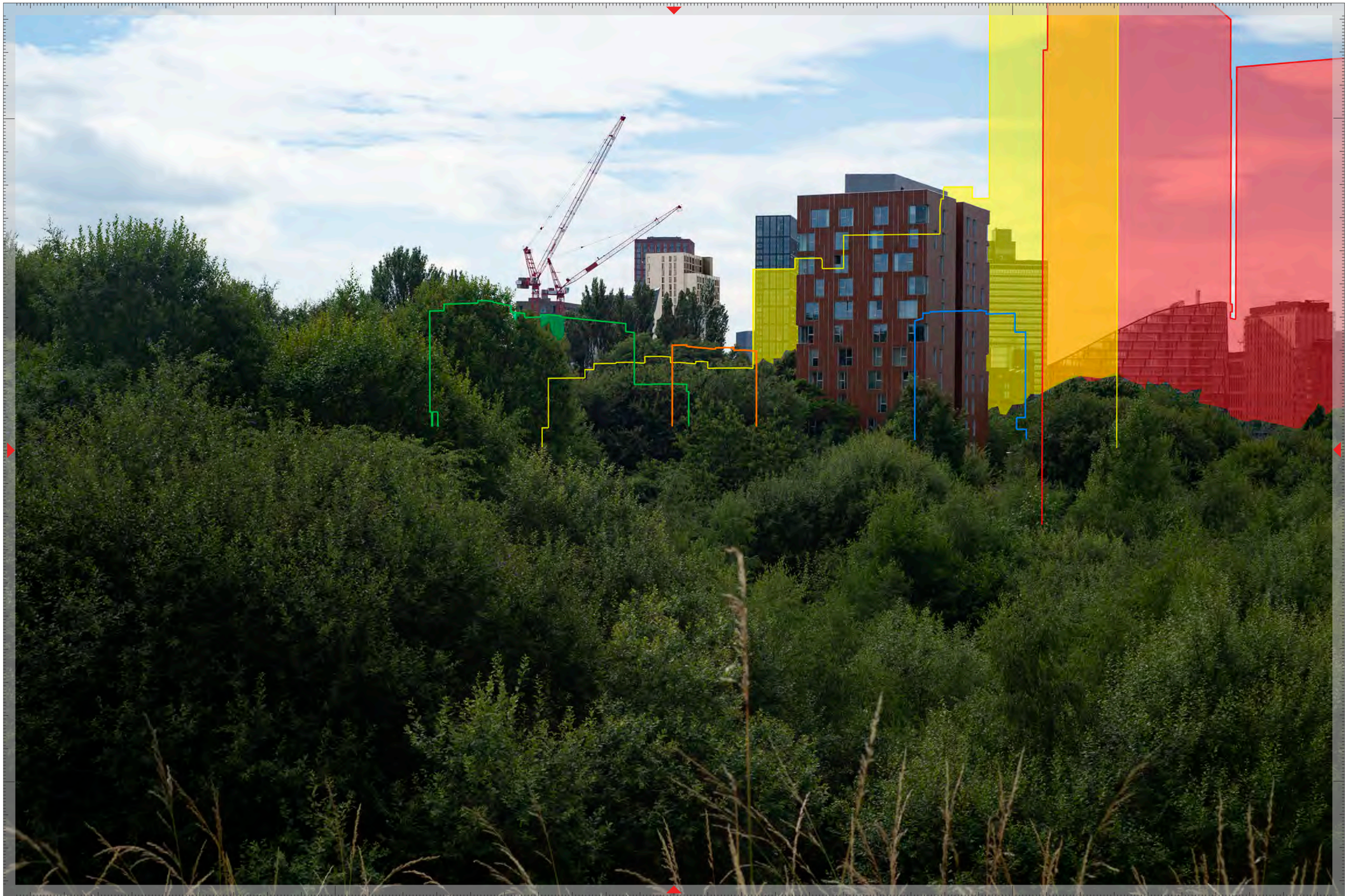
Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.50pm
OS grid reference
- 385041.09E, 399714.03N

Viewpoint height (AOD)
- +50.74m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP11 - AVR [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 50mm f/1.8
Date & time of photograph
- 18/07/24 @ 12.50pm
OS grid reference
- 385041.09E, 399714.03N

Viewpoint height (AOD)
- +50.74m AOD
Distance from site
- 850m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 39.6°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP11 - AVR - Cumulative [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs

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TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model
- Nikon D810 (full frame sensor)
Lens make & focal length
- Nikon 28mm f/1.8
Date & time of photograph
- 18/07/24 @ 13.26pm
OS grid reference
- 384300.69E, 399522.78N

Viewpoint height (AOD)
- +47.24m AOD
Distance from site
- 560m
Projection
- Planar
Enlargement / Sheet Size
- 100% @ A3

Visualisation Type
- Type 4
Horizontal Field of View
- 65.5°
Height of camera (AGL)
- 1.6m
Page size / Image size (mm)
- 420 x 297 / 390 x 260

VP12 - Baseline View [28mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

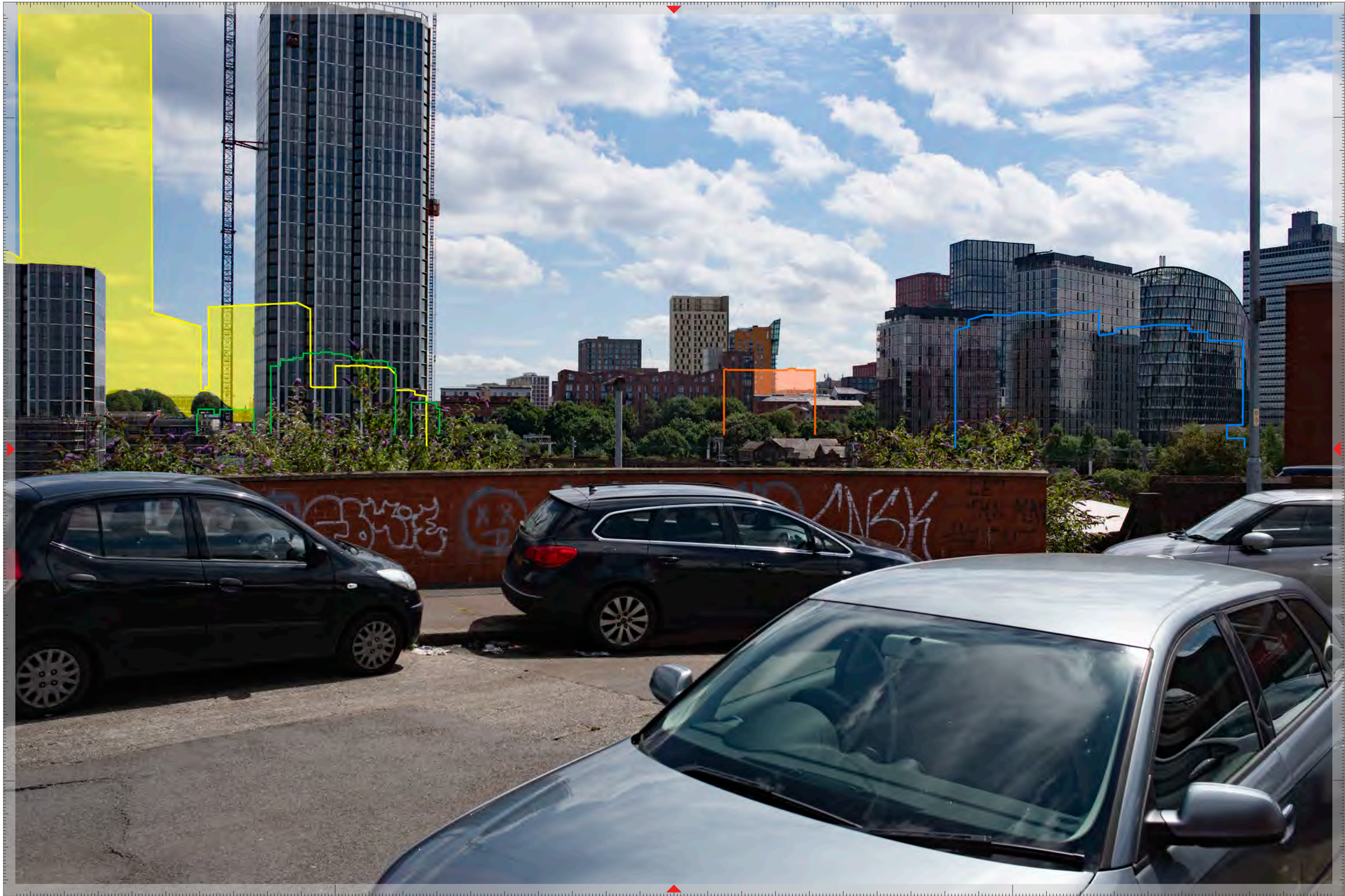
Camera make & model - Nikon D810 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 18/07/24 @ 13.26pm
OS grid reference - 384300.69E, 399522.78N

Viewpoint height (AOD) - +47.24m AOD
Distance from site - 560m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 65.5°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP12 - AVR [28mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TV1A - AVR's









rbmp

Camera make & model - Nikon D810 (full frame sensor)
Lens make & focal length - Nikon 50mm f/1.8
Date & time of photograph - 18/07/24 @ 13.48pm
OS grid reference - 383366.44E, 399319.25N

Viewpoint height (AOD) - +29.58m AOD
Distance from site - 1.23km
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 39.6°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP13 - AVR - Cumulative [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVR



rbmp

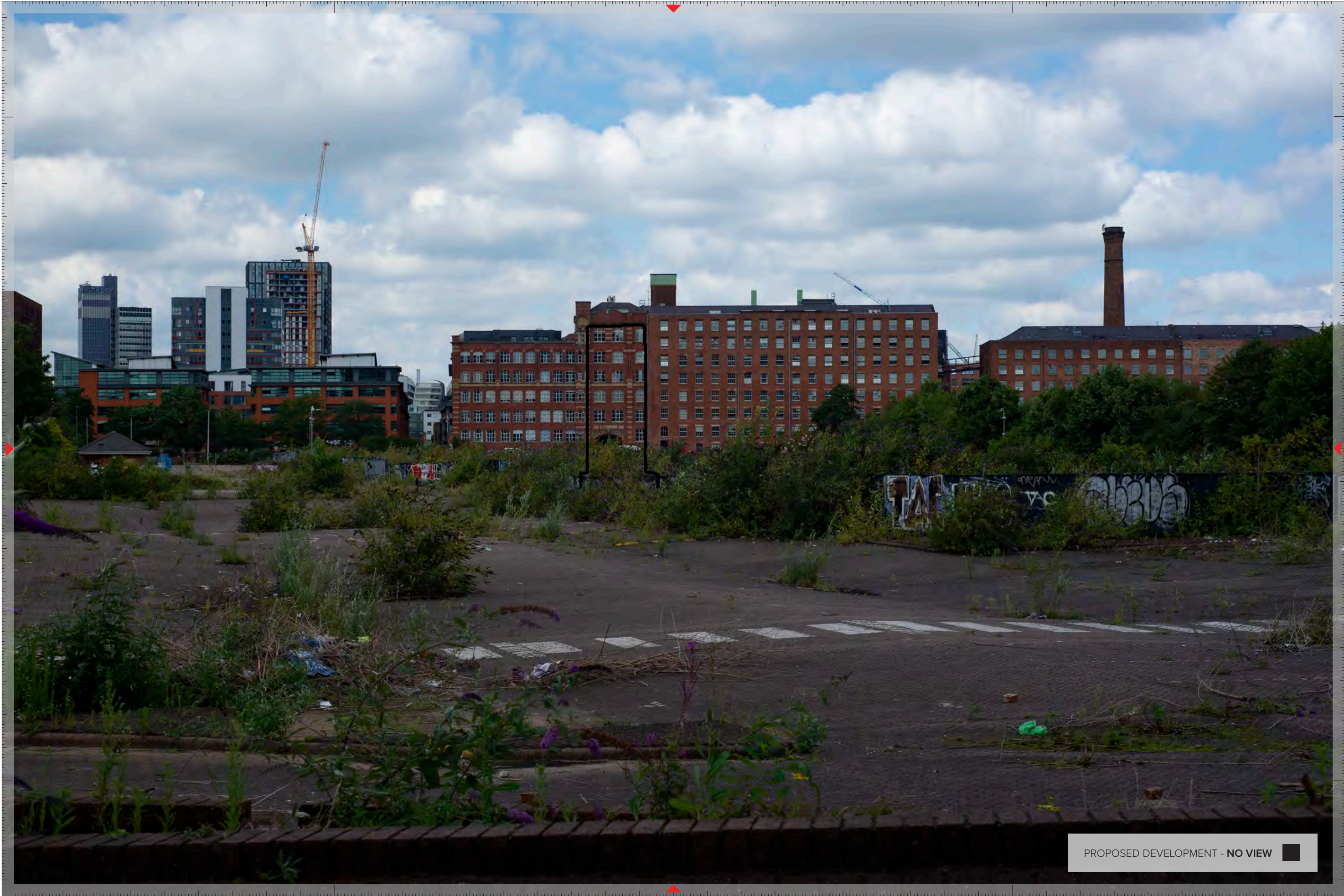
Camera make & model - Nikon D600 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 10/08/23 @ 12.38pm
OS grid reference - 385217.72E, 398276.22N

Viewpoint height (AOD) - +45.82m AOD
Distance from site - 1.2km
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 39.6°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP14 - Baseline View [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs



rbmp

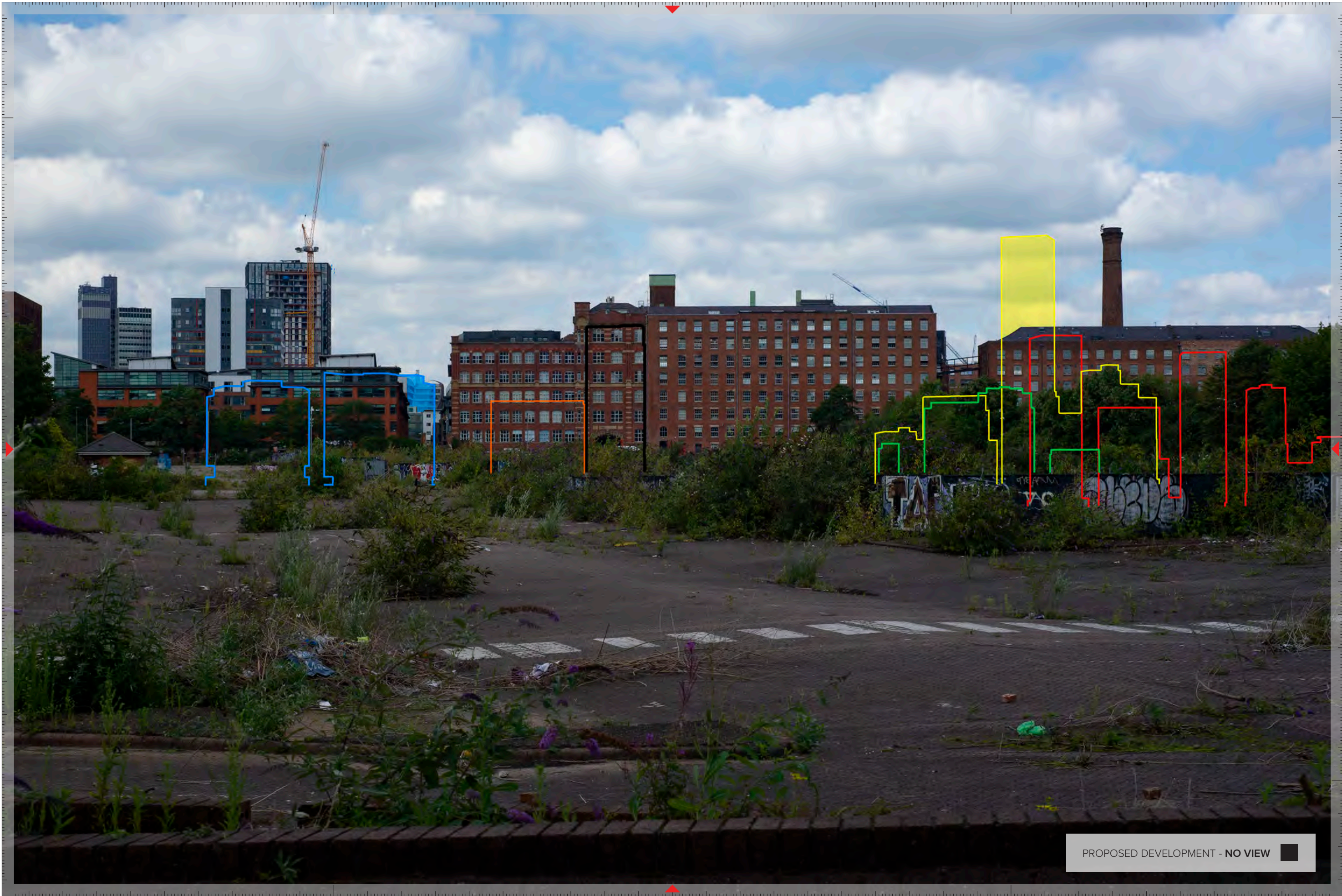
Camera make & model - Nikon D600 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 10/08/23 @ 12.38pm
OS grid reference - 385217.72E, 398276.22N

Viewpoint height (AOD) - +45.82m AOD
Distance from site - 1.2km
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 39.6°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP14 - AVR [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TV1A - AVR



PROPOSED DEVELOPMENT - NO VIEW

rbmp

Camera make & model - Nikon D600 (full frame sensor)
Lens make & focal length - Nikon 28mm f/1.8
Date & time of photograph - 10/08/23 @ 12.38pm
OS grid reference - 385217.72E, 398276.22N

Viewpoint height (AOD) - +45.82m AOD
Distance from site - 1.2km
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 4
Horizontal Field of View - 39.6°
Height of camera (AGL) - 1.6m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VP14 - AVR - Cumulative [50mm]

rbmp.2419 Baptist Church, Rochdale Road, Manchester, TVIA - AVRs

OVERVIEW

The process of generating verified views (also referred to as accurate visual representations (AVR)) for the proposed new Henshaw Street development in Leicester, was carried out by rbmp ltd.

These visualisations have been prepared by rbmp ltd. using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.) All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19.

High quality/resolution photographs were taken from the agreed locations with an adequate number of visible features subsequently surveyed, including the precise location of the camera.

A development model was generated to correct geographical co-ordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

SITE VISIT

rbmp ltd. visited the site on the 10th August 2023 and 18th July 2024, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with a survey pin) with a surveyor present to record the precise co-ordinates.

PHOTOGRAPHY

For the agreed viewpoint location, high resolution RAW photographs were taken with a Digital SLR camera with a 35mm (full frame) sensor. The camera was levelled horizontally and laterally by means of a tripod mounted levelling base and two camera mounted spirit levels.

CAMERA & EQUIPMENT

- Nikon D810 digital SLR camera (35mm)
- Nikon 50mm f/1.8, 28mm f/2.8mm & 24mm f/3.5 Tilt-Shift
- Manfrotto 190 tripod
- Tripod indexed pan head
- Levelling base with bubble level
- Digital Level
- Laser plumb bob

LENS SELECTION

In order to capture the full extent of the proposed development and an appropriate amount of context, a 28mm lens in landscape orientation (effective 65.5° horizontal field of view) was used. For reference a 180° panoramic for each viewpoint location was also captured using a 15° rotational index allowing a series of individual frames to be stitched together into a single image.

POST PRODUCTION

Each photoviewpoint photograph was processed using Adobe Photoshop® CC 2024 Camera RAW. Standard (digital) photographic post production techniques (profiles, curves and sharpening) were used to create a corrected final .psd file to be used as the basis for the photomontage.

SURVEY

For the agreed photoviewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed on site to record a range of contextual reference points.

SURVEY EQUIPMENT

- Leica GPS
- Leica Total station
- Precise level

FIELD SURVEY METHODOLOGY

Camera Locations - To establish the position of a viewpoint, the surveyor must set up a GPS on it and record enough points to ensure a high level of accuracy.

Reference points - To survey the various reference points, the surveyor should set up three temporary stations (TBMs) within view of each reference point and establish their location using the GPS. Once these co-ordinates have been established, the surveyor will set up a Total Station on the TBMs and take 3 reflectorless survey shots to the reference point in view.

Where GPS positioning was not possible near to the required survey point – due to poor signal, for instance – the surveyor will set up his TBMs at the nearest position possible and traverse traditionally to a position where he can survey the point.

DATA PROCESSING & DELIVERY

GPS data is processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points.

PROPOSED DEVELOPMENT

rbmp created a 3D model of the proposed development working from supplied model and plans. The model was checked for accuracy and subsequently aligned to the OSGB36 coordinate system.

VERIFICATION PROCESS

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each photoviewpoint location a virtual camera was set up in the 3D software using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate ‘point cloud’ model of the contextual surveyed parts of the scene. The scene was verified by matching the contextual surveyed points to the photograph.

To do this, for each photoviewpoint, two renders* were made from the 3D model from the same virtual camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package [Adobe Photoshop® CC 2024.] the photography, survey reference point render and proposed development render were aligned.

With the rendered* proposals aligned to the photography, masks were applied to the image to hide extents of the proposals occluded by intervening vegetation and built form.

USE OF PHOTOMONTAGES

For correct perspective viewing, the photomontage pages should be printed unscaled at A3 and must be viewed at an approximate viewing distance of 50cm. The photomontages should only be assessed in the field from the same viewpoint.

*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray for Autodesk 3Ds Max 2025.

NOTES

- The model is based on the Revit File: ‘0658-HOD-BC-XX-M3-A-0000.fbx’
- The model has been positioned and referenced to the OS Grid (OSGB36) using topographic survey drawing ‘15538 Existing Survey - Correct UCS.dwg’ and rbmp’s collected survey data.