2-4 WHITWORTH STREET WEST

Manchester, UK

389-LYR-XX-ZZ-RPT-L-0006

Townscape and Visual Impact Assessment

Appendix 2: Visual Baseline & Assessment

10 December 2024

Layer.studio

Revision: 04

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03 Baseline

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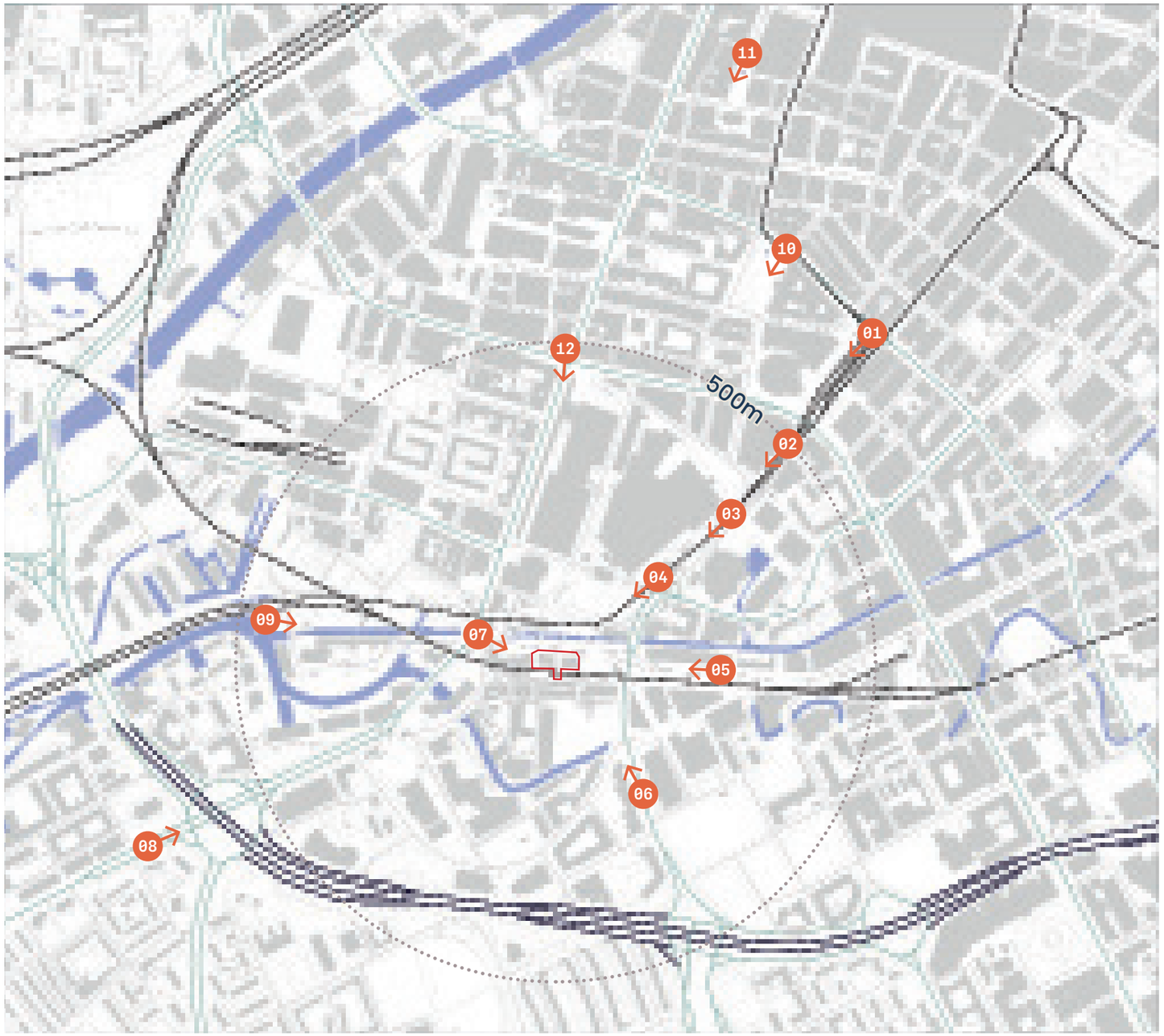
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01 Figures

01 Figures

Figure 2.1: Viewpoint Location Plan



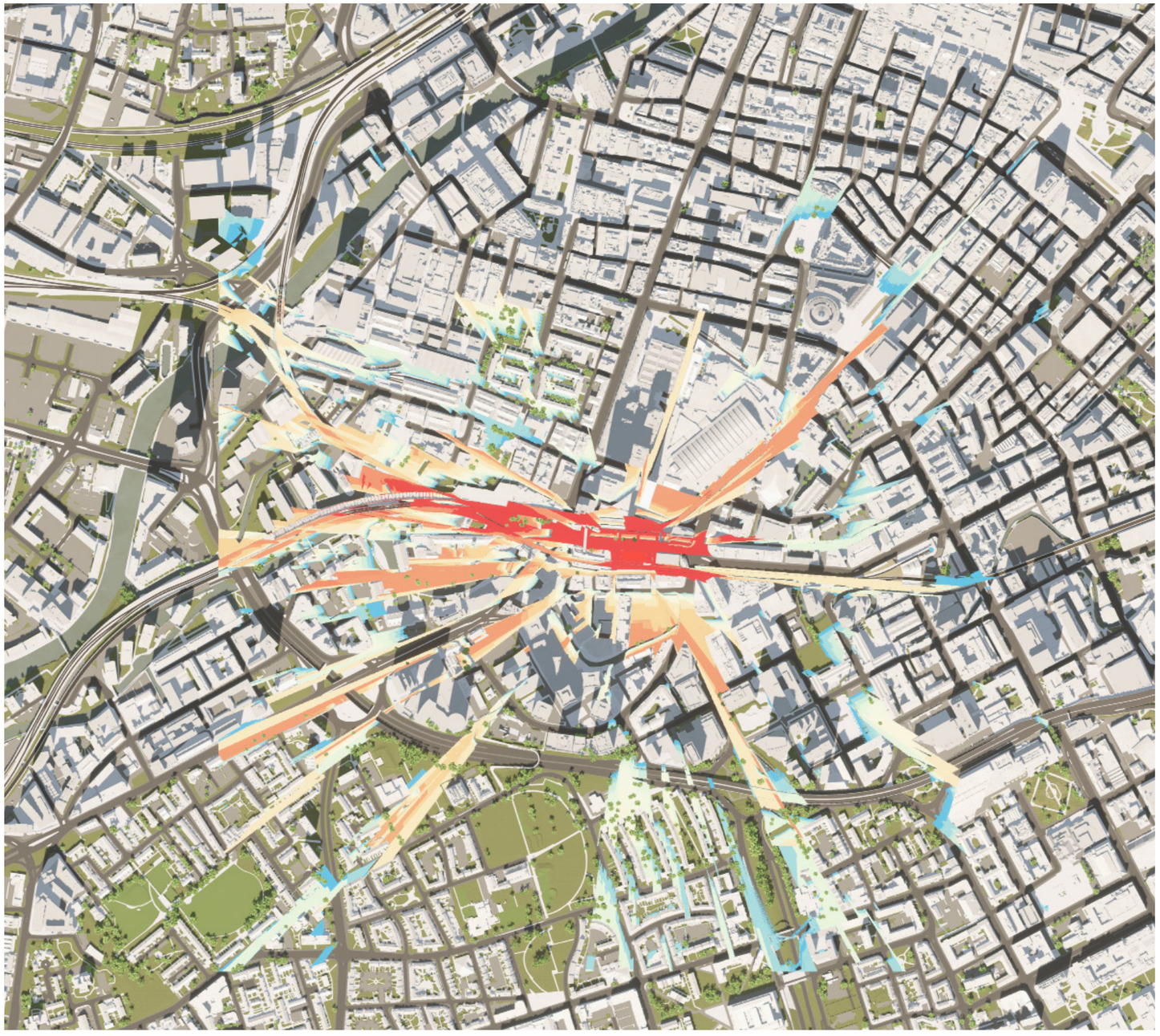
KEY

2-4 Whitworth Street West

Distance radii

1. St Peter's Square
2. Midland Hotel Lower Moseley St
3. Manchester Central
4. Briton's Protection
5. Whitworth Street- East
6. Medlock Street
7. Whitworth Street- West
8. St George's Church Chester Rd
9. Castlefield
10. Albert Square
11. St Ann's Square
12. Deansgate/Quay Street

Figure 2.2: Zone of Theoretical Visibility (ZTV)



02 Photography



View 1: St Peter's Square - Existing + Proposed



View 1: St Peter's Square - Existing + Proposed + Cumulative



View 2: Midland Hotel, Lower Moseley Street - Existing



02 Photography

View 2: Midland Hotel, Lower Moseley Street - Existing + Proposed



02 Photography

View 2: Midland Hotel, Lower Moseley Street - Existing + Proposed + Cumulative





02 Photography

View 3: Manchester Central - Existing + Proposed



02 Photography

View 3: Manchester Central - Existing + Proposed + Cumulative




THE BRITONS PROTECTION
THE BRITONS PROTECTION
ST BEDES COLLEGE
Grow With Us
Open Day
5th October
VIADUX
SALBOY

View 4: Briton's Protection - Existing + Proposed



View 4: Briton's Protection - Existing + Proposed + Cumulative



View 5: Whitworth Street East - Existing



02 Photography

View 5: Whitworth Street East - Existing + Proposed



View 5: Whitworth Street East - Existing + Proposed + Cumulative



View 6: Medlock Street - Existing



View 6: Medlock Street - Existing + Proposed



02 Photography

View 6: Medlock Street - Existing + Proposed + Cumulative



02 Photography

View 7: Whitworth Street West - Existing



View 7: Whitworth Street West - Existing + Proposed



View 7: Whitworth Street West - Existing + Proposed + Cumulative



02 Photography

View 7: Whitworth Street West - Existing - NIGHT



View 7: Whitworth Street West - Existing + Proposed - NIGHT



View 7: Whitworth Street West - Existing + Proposed + Cumulative - NIGHT



View 8: Church of St George, Chester Road - Existing



View 8: Church of St George, Chester Road - Existing + Proposed



View 8: Church of St George, Chester Road - Existing + Proposed + Cumulative



View 9: Castlefield - Existing



View 9: Castlefield - Existing + Proposed





View 10: Albert Square - Existing



View 10: Albert Square - Existing + Proposed



View 10: Albert Square - Existing + Proposed + Cumulative



View 11: St Ann's Square - Existing



02 Photography

View 11: St Ann's Square - Existing + Proposed



View 11: St Ann's Square - Existing + Proposed + Cumulative



View 12: Deansgate / Quay Street - Existing



View 12: Deansgate / Quay Street- Existing + Proposed



View 12: Deansgate / Quay Street - Existing + Proposed + Cumulative



02

Baseline

2-4 WHITWORTH STREET WEST

Viewpoint	Baseline Description	Value	Susceptibility	Sensitivity
1) St Peter's Square Distance from The Site: 650m	Positioned at the foot of the Metrolink stop stairs, this view is positioned in St Peter's Square and looks south west. The foreground is dominated by tram infrastructure including platforms, overhead wires, signage and lighting. During peak periods, these platforms would also be filled with commuters, animating the foreground with pedestrians, milling around. The view is flanked by statuesque buildings. To the left, the colonnade and lower stories of Two St Peter's Square are prominent and to the right, beyond a row of deciduous street trees, Manchester Town Hall Extension (grade II* listed) is visible. Just beyond, the roof of Central Public Library (grade II* listed) y is just visible above well established tree canopies. Two St Peter's Square and the Town Hall Extension funnel the view towards the mid distance, where the red Midland Hotel (grade II* listed) spreads across the centre of view. Much of the facade is screened by trees but the upper stories and elaborate roofline are visible. In the distance, the modern, predominantly glazed apartment blocks of The Residences, Viadux and Beetham Tower, rise above the hotel roofline. The Site is not visible from this viewpoint.	High Albert Square Conservation Area Listed Buildings: • Town Hall - grade I • Town Hall extension - grade II* • Central Public Library - grade II* • Midland Hotel - grade II* • Memorial Cross - grade II	High Presence of visitors to heritage buildings, including grade 1 listings.	High
2) Midland Hotel, Lower Moseley Street Distance from The Site: 470m	Centred on Lower Moseley Street, this view looks south west and is flanked by the Premier Inn on the left and the Midland Hotel (grade II* listed) on the right. The mid distance is peppered with transport infrastructure such as traffic lights, signage, CCTV posts and overhead cabling for the Metrolink. The mid distance is bounded to the right by Manchester Central (grade II* listed), easily recognised by its red brick base and arched roof. Bridgewater Hall marks the left hand side of the mid distance view. The majority of the far distance is taken up by modern apartment blocks including The Residences, Axis, 360, Crown Street, Viadux and Beetham Tower. The Site is not visible from this viewpoint.	Medium St Peter's Square Conservation Area Listed Buildings: • G Mex (Manchester Central) - grade II* • Midland Hotel - grade II*	Medium Presence of heritage buildings balanced with cluster of modern, tall buildings.	Medium

3) Manchester Central Distance from The Site: 320m	Looking south west, this view is located to the base of the steps to Manchester Central (grade II* listed). These steps, associated wing walls and stainless steels handrails are the focus of the right hand side of the foreground view. Bridgewater Hall fronts the opposing side of Lower Moseley Street and guides the eye towards the middle distance where The Briton's Protection pub (grade II listed) creates a low rise, visual stop point. A prominent part of this view are the modern high rise towers that feature in the centre and right hand side of view. These include The Residences, Axis, 360, Crown Street, Viadux and Beetham Tower. The Tower of Light(dispersion flue) of Manchester's Civic Quarter Heat Network is visible above brick walling in the foreground. The Site is not visible from this viewpoint.	Medium No Conservation Area Listed Buildings: • G Mex (Manchester Central) - grade II* • Midland Hotel - grade II* • The Briton's Protection - grade II	Medium Presence of heritage buildings balanced with backdrop of modern, tall buildings. Detracting features include tram lines and street furniture	Medium
4) Briton's Protection Distance from The Site: 180m	Located on the junction of Lower Moseley Street and Great Bridgewater Street, this view looks south west with The Briton's Protection pub (grade II listed), flanking the left of the foreground. On the opposing side of the junction, an arching steel bridge presides over the road network, connecting Metrolink trams to the historic Manchester South Junction and Altrincham Railway viaduct (grade II listed) at upper level. The Civic Quarter Heat Network building creeps into view, bookending the right hand side. Dominating this view are the two high rise towers of Axis (centre) and Viadux (right) with their modern, glazed architecture towering over the foreground view. Beyond the roofline of The Briton's Protection are two further apartment blocks at The Residences. The Site is not visible from this viewpoint.	Medium No Conservation Area Listed Buildings: • The Briton's Protection - grade II. • Manchester South Junction and Altrincham Railway - grade II. • 13-17 Albion Street - grade II	Medium Presence of heritage building set in modern context of tall buildings and transport infrastructure.	Medium
5) Whitworth Street East Distance from The Site: 200m	Positioned on Whitworth Street East, this view looks west along the highway towards a visual stop point in the middle distance at City Road Inn. The view is funnelled by the railway viaduct and associated arches to the left and the buildings of Merchant Exchange and Hacienda Apartments to the right. Small street trees are located in the footway to both sides of the road, offering some greening to an otherwise hard public realm. The linearity of this corridor is further emphasised by parallel on-street parking bays. A number of taller buildings tower over the railway viaduct with the most prominent being the red coloured INNSiDE hotel. Behind this, upper stories of The Residences' South and East Towers are visible. In the far distance, above the viaduct and City Road Inn, Rope Walks and Castle Wharf can be seen and contribute to an undulating urban skyline. The Site is not visible from this viewpoint.	Low No Conservation Area Listed Buildings: None	Low No listed buildings. Varied architectural influences. Parked vehicles on an often busy highway.	Low

6) Medlock Street Distance from The Site: 200m	Positioned at the roadside, this view looks north along Medlock Street, with 8 First Street framing the right hand side of view. This is neighboured by a wide footway that hosts an avenue of deciduous street trees, softening this side of the view but preventing a longer distance outlook. The view opens out to the left where the brick built Rope Works draw the eye to the middle distance. Behind these apartments, the taller buildings of Beetham Tower and Viadux form a prominent backdrop. 325 Deansgate is under construction with the concrete stair core particularly evident. Development, albeit lower rise, is also a feature of the foreground as One City Road is under construction to the far left of view. The perimeter hoardings of which are located to the back of pavement on the western side of Medlock Street. The Site is not visible from this viewpoint.	Low No Conservation Areas Listed Buildings: None	Low No listed buildings. Varied architectural influences, including tall buildings as a backdrop.	Low
7) Whitworth Street West Distance from The Site: 100m	This view looks east along Whitworth Street West, from the junction it shares with Deansgate and Castle Street. Public transport infrastructure is a prominent part of the view with Deansgate Train Station (grade II listed) to the far right of view and Deansgate-Castlefield Metrolink Station and Manchester South Junction and Altrincham Railway viaduct (grade II listed) to the far left. These historic rail routes are connected by a steel footbridge that crosses over Whitworth Street West and forms a bold feature, central to the foreground view. Other modern additions come in the form of a glazed lift structure and green wall that wraps the Metrolink station. The Site is visible central to the middle distance, underneath and through the footbridge structure. The mainly low rise character of this view is punctuated by the residential towers of Viadux and Axis to the left and First Street Plot II (Square Gardens) to the right (above Deansgate Station). NIGHT TIME: Light associated with the metro and train stations, as well as the footbridge between the two mean that the foreground cityscape is well illuminated. The Viadux and Axis towers push light vertically in the background, with light level varying, depending on level of occupation.	Medium Adjacent to Castlefield Conservation Area Listed Buildings: • Manchester South Junction and Altrincham Railway - grade II. Deansgate Station - grade II. • Rochdale Canal Lock Keepers Cottage - grade II. • Rochdale Canal Lock number 91 - grade II	Medium Listed buildings frame view and viewpoint is adjacent to conservation area. Busy road junction and footbridge detract.	Medium
8) Church of St George, Chester Road Distance from The Site: 700m	Positioned on the footway next to the Church of St George (Grade II* listed), this view looks north towards Manchester city centre. On the right, a cluster of tall buildings (Crown Street, Blade, 360, The Residences) share similar characteristics of modern glazed architecture and serve as the focal point within this view. Flanking the left side of view is the more modestly sized City Gate Two apartments. Beyond a foreground of road infrastructure and some limited tree planting, the remainder of the view is distant and features further residential towers of Viadux, Castle Wharf and Axis. Other vertical elements within this view are tall highway lighting columns and the cranes of active construction sites. The Site is not visible from this viewpoint.	Low Listed Buildings: • Church of St George - grade II*	Medium Adjacent to listed building and arterial vehicle route.	Low/medium

9) Castlefield Distance from The Site: 450m	This view is taken from within Castlefield Conservation Area, looking east towards Merchants Warehouse and Rochdale Canal Lock number 92 & Castle Street Bridge (both grade II listed). The view is however dominated by a white footbridge that transects the foreground and detracts from the protected heritage assets. Tall buildings of The Residences (right of view), Viadux and Beetham Tower (left of view) serve as a reminder that the wider city exists beyond the Castlefield canal basin. The Site is not visible from this viewpoint.	Medium Castlefield Conservation Area Listed Buildings: • Rochdale Canal Lock number 92 & Castle Street Bridge - grade II • Merchants Warehouse - grade II • Manchester South Junction and Altrincham Railway - grade II.	Medium Listed buildings across view.	Medium
10) Albert Square Distance from The Site: 700m	Positioned on Princess Street and looking across Albert Square, this view is unusually shortened by construction hoardings associated with the regeneration of Manchester Town Hall. The scaffolded Town Hall frames the left of view and the canopy of a mature tree frames the right. The view currently picks up the uppermost construction cabins and a glimpsed view of Carlton House (grade II listed), beyond which the distant skyline features the tall buildings of Beetham Tower, Viadux and The Residences South Tower. The Site is not visible from this viewpoint.	High Albert Square Conservation Area Listed Buildings: • Town Hall - grade I • Town Hall extension - grade II* • Carlton House - grade II • Albert memorial - grade I • Various statues within Albert Square - all grade II	High Presence of visitors to heritage buildings, including grade 1 listings.	High

11) St Ann's Square Distance from The Site: 900m	Located at the south of the square, the Church of St Ann (grade I listed) is the prominent feature within this view. Framing the view are other heritage buildings that surround the square. To the right is number 28 and to the left are numbers 23 and 25. Central to the square and this view is Cobden's Statue (grade II listed). The Site is not visible from this viewpoint.	Medium St Ann's Square Conservation Area Listed Buildings: • Church of St Ann - grade I • Deacon Monument - grade II • Cobden's Statue - grade II • Mansfield Chambers - grade II • 16, 18, 20 & 22 St Ann Street - grade II • 25 St Ann Street - grade II*	High Presence of visitors to heritage buildings, including grade 1 listings.	High
12) Deansgate / Quay Street Distance from The Site: 470m	Positioned on the junction of Deansgate and Quay Street, this view looks south with the grade II listed former entrance to Deansgate Goods Station in the centre mid distance. The brick and stone facade of this building fronts Deansgate and continues into the far distance. The foreground is flanked on the right by X, utilised at ground floor by Sainsbury. Left of view is the Great Northern Square public space, backdropped by Great Northern Tower, identifiable by its glazed facade and angled roofline. Tall buildings of Beetham Tower and The Residences West Tower are visible in the distance above the roofline of the listed building. The partially completed Viadux is also visible. Detracting features such as cinema billboards, street level bollards, signage and CCTV infrastructure are commonplace within the view.	Medium Adjacent to Deansgate Conservation Area Listed Buildings: • Former Entrance to Deansgate Goods Station - grade II • Deansgate Goods Station and Attached carriage Ramp - grade II*	Medium Presence of heritage buildings balanced with cluster of modern, tall buildings.	Medium

03 Assessment

Viewpoint	Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
1) St Peter's Square	Construction: Crane activity and construction of uppermost stories, partially visible through trees, beyond roofline of Midland Hotel. Visibility will increase during the winter once trees have shed their leaves, but not sufficiently to warrant a greater magnitude.	High	Negligible	Minor/moderate	Neutral
	Operational: Uppermost stories, partially visible through trees, beyond roofline of Midland Hotel. Proposed Development does not rise higher than other existing tall buildings within the view. Visibility will increase during the winter once trees have shed their leaves, but not sufficiently to warrant a greater magnitude.		Negligible	Minor/moderate	Neutral
	Cumulative: Similarly to 2-4 Whitworth Street West, committed developments 18) Vision Tower and 26) The Lighthouse will be partially visible through mature vegetation on the middle distance. Visibility will increase in the winter when trees drop their leaves but the magnitude of change will not be great enough to warrant a higher classification. No in combination effects.		Negligible	Minor/moderate	Neutral
2) Midland Hotel, Lower Moseley Street	Construction: Crane activity and block construction will be visible, immediately right of Axis. Low level construction will be screened from view by brick retaining walling of Manchester Central.	Medium	Minor	Minor/moderate	Neutral
	Operational: Proposed development will be visible in the mid distance, immediately right of Axis. Once built, 2-4 Whitworth Street West will extend above the roofscape of tall buildings to the left (Axis and The Residences) but not protrude higher than Viadux and Beetham Tower. Architecture is congruent with other tall buildings.		Minor	Minor/moderate	Neutral
	Cumulative: Committed developments 5) Contour, 18) Vision Tower, 20) Park Place and 28) Apex will bring additional tall buildings to the established cluster that makes up the far distance backdrop within this view. Once completed, 8) Viadux will result in further built form within the centre mid distance, screening much of the Proposed Development and stopping off the gap through to Crown Street. Only the upper third of 2-4 Whitworth Street West will be visible on completion of Viadux. Magnitude will increase as new buildings will stop off gaps between towers and prevent distance views. The extent of tall buildings will spread further left of right across the mid distance. In combination effects exist but are not heightened by The Proposed Development .		Moderate	Moderate	Adverse

3) Manchester Central	Construction: Crane activity and uppermost two thirds of block construction will be visible in the centre mid distance, immediately to the right of Axis, stopping off views of Three60 and the majority of The Residences' West Tower.	Medium	Minor	Minor/moderate	Neutral
	Operational: The uppermost two third of Proposed Development will be visible in the centre mid distance, immediately to the right of Axis, stopping off views of Three60 and the majority of The Residences' West Tower. The long distance view funnelled towards Crown Street will be maintained. On completion, 2-4 Whitworth Street West will present a finished height that sits between Axis and Viadux, thus offering a stepped transition.		Minor	Minor/moderate	Neutral
	Cumulative: Committed development 18) The Vision Tower and 28) Apex will add another tall building to the existing cluster, topping out above the Axis roofline, blocking views of some of The Residences apartments. 5) Contour and 20) Park Place will push tall buildings further left of the centre distance, embedding 2-4 Whitworth Street West into the heart of the tall building cluster. Most notably, Viadux will sit in front of Axis, stopping off the funnelled view towards Crown Street. In combination effects exist but are not heightened by The Proposed Development .		Moderate	Moderate	Adverse
4) The Britons Protection	Construction: Proposed Development will creep into view and be partially visible to the right of Axis.	Medium	Negligible	Minor	Neutral
	Operational: Partially visible to the right of Axis, Proposed Development will not protrude above the established roofscape.		Negligible	Minor	Neutral
	Cumulative: Committed development 18) Vision Tower will be located immediately left of Axis, increasing the mass of tall buildings to the centre view. Further left, 5) Contour and 20) Park Place will be partially visible above The Britons Protection. More obviously, 8) Viadux and 28) Apex will cause a noticeable change in the view, increasing the magnitude to high. There will be in combination effects but these are caused by the scale of Viadux in the foreground, rather than the introduction of The Proposed Development. If constructed first, Viadux will screen views of The Proposed Development.		High	High	Adverse
5) Whitworth Street East	Construction: Crane activity and construction of the block will be partially visible through street trees. As building work advances, it will extend above the tree canopies and come into clearer view. When trees shed their leaves over the winter, Proposed Development will be more visible. For motorists using the highway, views of Proposed Development will be more evident.	Low	Moderate	Minor/moderate	Adverse
	Operational: Proposed Development will be visible over street trees and well exceed the height of other built form.		Moderate	Minor/moderate	Adverse
	Cumulative: Committed development 18) Vision Tower will sit in front of Proposed Development. There are no in combination effects as one development screens the other.		Moderate	Minor/moderate	Adverse

6) Medlock Street	Construction: Crane activity and the majority of block construction will be visible in the centre mid distance, behind the Ropeworks apartments and in front of Beetham Tower and Viadux.	Low	Moderate	Minor/moderate	Adverse
	Operational: The majority of the building will be visible in the centre mid distance, behind the Ropeworks apartments and in front of Beetham Tower and Viadux. Proposed Development is taller than these existing buildings so magnitude is moderate.		Moderate	Minor/moderate	Adverse
	Cumulative: Once completed, committed development 15) One City Road will fill the left half of the foreground view and partially screen the Proposed Development. 18) Vision Tower will sit to the right of Proposed Development, blocking the view to much of Viadux and Beetham Tower. There will be in combination effects as the increase in built form will be widespread and shorten the view, meaning that magnitude of change will increase. In combination effects are not heightened by the introduction of The Proposed Development.		High	Moderate	Adverse
7) Whitworth Street West	Construction: The proposed development will be clearly visible in the centre mid distance. Demolition works will be seen through and underneath the station footbridge, followed by the construction of the new building. NIGHT TIME: The building will be illuminated for worker safety during working hours meaning that the level of light will proceed vertically as the construction phase progresses. This will be more obvious in winter when daylight hours reduce and artificial light is required for a longer period. At the end of the working day, the majority of lighting will be shut down leaving only the high level aviation safety remaining. Cranes will be illuminated for aviation safety with white and red lights used to identify their position. At ground level, the construction site compound will remain illuminated throughtout the night for security reasons.	Medium	High	Moderate/major	Adverse
	Operational: The proposed building will be clearly visible in the centre mid distance, rising well above the footbridge and punctuating the existing building line. Proposed building materials are sympathetic to the baseline with the clour palette reflecting the red brick of the demolished buildings and the listed structures of the railway station and viaduct. Though much taller than the demolished buildings, the shape and form of the proposed building is congruent with Axis, Viadux and the glass enclosure to the Metrolink lift. NIGHT TIME: Illumination of the ground floor and colonnade will increase lighting on the baseline position but this will be contained below the level of the footbridge. Apartment lighting will bring vertical illumination to the central mid distance with light level varying, depending on level of occupation.		High	Moderate/major	Adverse
	Cumulative: Committed development 18) Vision Tower will add another tall vertical structure to the centre of view but is well aligned with The Proposed Development meaning that magnitude of change remains the same and there are no in combination effects. NIGHT TIME: Committed development 18) Vision Tower will increase the quantity of vertical illumination within the central mid distance.		High	Moderate/major	Adverse

8) Church of St George, Chester Road	Construction: Crane activity and construction will be partially visible in the centre far distance, in front of Axis. Works at low level will not be visible due to the presence of intervening buildings.	Low	Minor	Minor	Neutral
	Operational: Proposed Development will be visible in the centre far distance, in front of Vision Tower.		Minor	Minor	Neutral
	Cumulative: A number of committed developments are proposed within the gap between Crown Street/ The Residences and Viadux/Castle Wharf which on completion will make tall buildings an even greater influence on the character of this view. Most notably, committed development 14) Deansgate South - Fusion M1 is already under construction and once complete will screen the majority of the Proposed Development from view. Committed developments 5) Contour and 20) Park Place peep into view thus strengthening the presence of tall buildings in the Great Jackson Street area.		Minor	Minor	Neutral
9) Castlefield	Construction: The upper half of Proposed Development will come into view behind 2 Castle Street, partially visible through the footbridge balustrading.	Medium	Minor	Minor/Moderate	Adverse
	Operational: The upper half of Proposed Development will be visible behind 2 Castle Street, partially visible through the footbridge balustrading. Magnitude of change is low as the new building will not break the upper line of the footbridge structure and is of a scale congruent to Viadux.		Minor	Minor/Moderate	Adverse
	Cumulative: Committed developmnet is focused amongst the cluster of tall buildings to the right of view. On completion these will create a more dominant backdrop to Merchants Warehouse and make tall buildings a greater characteristic of the view.		Minor	Minor/Moderate	Adverse
10) Albert Square	Construction: Crane activity and the uppermost stories of the proposed development will peep into the centre far distance view, above the roofline of Carlton House.	High	Negligible	Minor/moderate	Neutral
	Operational: The uppermost stories of the proposed building will peep into the centre far distance view, above the roofline of Carlton House.		Negligible	Minor/moderate	Neutral
	Cumulative: Committed development 22) Great Northern Warehouse will come into view at high level in front of Beetham Tower. It will sit amongst other tall buildings and not break the established roofscape.		Negligible	Minor/moderate	Neutral

11) St Ann's Square	Construction: The proposed development will not be visible from this location.	High	Nil	n/a	n/a
	Operational: The proposed development will not be visible from this location.		Nil	n/a	n/a
	Cumulative: Committed developments 26) The Lighthouse will be visible, centre right of view, rising above the St Ann's Church roof. There is no cumulative impacts because the Proposed Development is not visible		Nil	n/a	n/a
12) Deansgate / Quay Street	Construction: As construction progresses, upper storeys of The Proposed Development will be partially visible in the gap between Beetham Tower and Viadux.	Medium	Minor	Minor/moderate	Neutral
	Operational: The Proposed Development will be partially visible in the gap between Beetham Tower and Viadux. Finished height will not break the skyline formed by these existing tall buildings. Colouring of facade materials to The Proposed Development is congruent with Great Northern Warehouse.		Minor	Minor/moderate	Neutral
	Cumulative: Committed development 22) Great Northern Warehouse will be visible in the central mid distance, rising above the listed building, increasing the magnitude. Additional changes will be visible to the far right where the view is funnelled along Deansgate towards the distance. There will be in combination effects but these are not increased by The Proposed Development. If Committed Development 22) is constructed first, it will screen The Proposed Development.		Moderate	Moderate	Adverse

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