Townscape Effects

| Townscape Character Area / Element | Description of Change | Embedded Mitigation | Summary of Effect | Sensitivity of Receptor | Magnitude of effect | Reversibility | Nature of Effect | Significance | Confidence |
|---|---|---|---|---|---|---|---|---|---|
| City Centre (TCA 7) | <u>Construction Phase</u><br>Plot 9b plays a very minor role in the townscape of the wider city and the influence of construction will be noticeable but a low-negligible effect on character<br><br><u>Operation Phase</u><br>The proposed development will provide further completion of the Medlock street scene and the urban grid form bringing minor beneficial effects | Site hoarding will provide low level screening of construction activity.<br><br>New active street frontages around the proposals. Form and layout incorporated into the existing urban grid and grain. Height above directed levels but providing a visual bridge between development in First St south which is itself outside of the directed parameters. High quality architectural design and detailing in keeping with the surrounding area. | The proposed development will have a temporary adverse effect over a small area of the city centre townscape character. The immediate context of the site and surroundings is an emerging neighbourhood with ongoing construction.<br><br>The proposed development at plot 9b will contribute to the development of the First st central neighbourhood and form a visual and physical connection between First st south and the rest of the masterplan area in both heigh and massing and plan form. | Low-Medium | Low-negligible<br><br>Low | Short -medium term- temporary<br><br>Long term – not reversible | Negligible<br><br>Minor beneficial | Not significant<br><br>Not significant | High<br><br>High |
| Central Arc (TCA8) | <u>Construction Phase</u><br>Plot 9b sits at the outer edge of this character area at the edges of the city centre. It pays a minor role in the influence of First st and the southern corridor as a gateway from this TCA into the city. The construction change is low-negligible in the context of the existing construction and changing skyline<br><br><u>Operation Phase</u><br>The proposed development will result in a minor beneficial effect through its part in completing the First st masterplan at the gateway and junction between character areas | Site hoarding will provide low level screening of construction activity.<br><br>New active street frontages around the proposals. Form and layout incorporated into the existing urban grid and grain. Height above directed levels but providing a visual bridge between development in First St south which is itself outside of the directed parameters. High quality architectural design and detailing in keeping with the surrounding area. | The proposed development will have a temporary adverse effect between townscape character areas. The immediate context of the site and surroundings is an emerging neighbourhood with ongoing construction.<br><br>The proposed development will play its role in completing the street scene on the gateway approaches along Medlock st and forming a visual bridge between the high rise buildings to the south and the lower rise buildings of First st north. | Low | Low-negligible<br><br>Low | Short -medium term- temporary<br><br>Long term – not reversible | Minor-negligible adverse<br><br>Minor beneficial | Not significant<br><br>Not significant | High<br><br>High |
| Oxford Road Corridor | <u>Construction Phase</u><br>Plot 9b sits within this character area as part of the First st masterplan area. It pays a minor role in the influence of First st and the southern corridor as a gateway into the city. The construction change is low-negligible in the context of the existing construction and changing skyline<br><br><u>Operation Phase</u><br>The proposed development will result in a minor beneficial effect through its part in completing the First st masterplan at the gateway and junction between character areas | Site hoarding will provide low level screening of construction activity.<br><br>New active street frontages around the proposals. Form and layout incorporated into the existing urban grid and grain. Height above directed levels but providing a visual bridge between development in First St south which is itself outside of the directed parameters. High quality architectural design and detailing in keeping with the surrounding area. | The proposed development will have a temporary adverse over the townscape character area. The immediate context of the site and surroundings is an emerging neighbourhood with ongoing construction.<br><br>The proposed development will play its role in completing the street scene on the gateway approaches along Medlock st and forming a visual bridge between the high rise buildings to the south and the lower rise buildings of First st north. It will further contribute to the development of First st central. | Low | Low-negligible<br><br>Low | Short -medium term- temporary<br><br>Long term – not reversible | Minor-negligible adverse<br><br>Minor beneficial | Not significant<br><br>Not significant | High<br><br>High |

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| First St Masterplan Area | Construction Phase<br>Plot 9b sits within this character area as part of the First st masterplan. It pays a notable role in the development of First st and its connections to the surrounding cityscape. The construction change is low in the context of existing construction and changing skyline | Site hoarding will provide low level screening of construction activity. | The proposed development will have a temporary adverse over the townscape character area. The immediate context of the site and surroundings is an emerging neighbourhood with ongoing construction. | Low | Low-Medium | Short -medium term- temporary | Minor adverse | Not significant | High |
| | Operation Phase<br>The proposed development will result in beneficial effects through its part in completing the First st masterplan, creating an appropriate form and mass within the planned urban grid/grain. | New active street frontages around the proposals. Form and layout incorporated into the existing urban grid and grain. Height above directed levels but providing a visual bridge between development in First St south which is itself outside of the directed parameters. High quality architectural design and detailing in keeping with the surrounding area. | The proposed development will play its role in completing the First st central area and forming a visual bridge between the high rise buildings to the south. It will further contribute to the development and completion of First st central, the wider masterplan and its integration into the surrounding cityscape | | Low-Medium | Long term – not reversible | Minor-Moderate beneficial | Not significant | High |
| Urban Grain | Construction Phase<br>Construction will see the infilling of the urban grid and grain. Key visual and physical connections through the masterplan will become available | Site hoarding will provide low level screening of construction activity. | There is currently no development within the site. There are therefore not predicted to be any adverse effects on urban grain during the construction phase. | Low-Medium | Negligible | Short -medium term- temporary | Negligible | Not significant | High |
| | Operation Phase<br>The proposed development will help create a new urban grain through the masterplan area based on the historic grid. The form and massing will complement the established | North-south orientation reinforces the strategic north-south First Street route. Sightlines along Hulme St and River St are maintained with the grid between Medlock St and Oxford Rd re-inforced. | The Proposed Development will form a minor, positive contribution to the wider urban grain. It will become an integral part of the planned urban grid/grain for First st central connecting with streets within the surrounding cityscape. | | Low | Long term – not reversible | Minor beneficial | Not significant | High |
| Land Use | Construction Phase<br>The construction phase will see the further development of the first st masterplan and the integration of the site into appropriate use. | Site hoarding will provide low level screening of construction activity. | The land is currently vacant with no land use. No adverse effects are expected through construction bringing this land into use. | Low-Medium | Negligible | Short -medium term- temporary | Negligible | Not significant | High |
| | Operation Phase<br>The proposed development will establish new use within the site and new engagement and use onto the streets surrounding, including the frontage onto Medlock and River St. | Active uses at ground floor will animate the streetscene and provide overlooking. | Proposed land use on the Site will follow the First Street Development Framework, and will be cohesive with existing established uses to reinforce the First Street neighbourhood character. | | Low | Long term – not reversible | Minor beneficial | Not significant | High |
| Building Heights | Construction Phase<br>Theproposed development will see the introduction of tall crane elements and the gradual development of the building to height | Site hoarding will provide low level screening of construction activity. | The construction will gradually become a more prominent skyline feature both within the first St area but also within the southern gateway areas of the Central Arc townscape. Cranes will be notable but congruous to a townscape which has become re-defined through construction over the past years. The effects will be minor but include some adverse visual elements detracting from a complete skyline. | Low-Medium | Low | Short -medium term- temporary | Minor adverse | Not significant | High |
| | Operation Phase<br>The proposed development will create a two tiered building with a high rise element to 33 storeys in height. The vertical presence of the building will be notable but congruous within the height and massing of the surrounding masterplan area. | The building is divided into two elements with the tallest section up to 33 storeys in height orientated with its narrowest profile facing towards Medlock st, and the largest elevation orientated in a north-south form within the grid. It sits within an emerging masterplan area with Plot 9A to the north ( up to 9 storeys (pursuant to Planning Permission 132600/FO/2021); to the east by land at Plot 10A (an office block of up to 13 storeys (pursuant to Planning Permission 136043/FO/2023)) Plot 10b and to the south east by Hulme Street and land at Plot 11 (currently being redeveloped up to 45 storeys) | The proposed development will exceed the masterplan vision parameters for First St central which suggests 17 storeys. The adjoining Dennison building at Plot 11 rises to 45 storeys and is a defining high rise building. Although outside of the original parameters the proposed building offers a visual step up to the taller high rise of Plot 11 and a transition from First St north and central out towards First St south and other high rise buildings along the southern edges of the city centre townscape against the Macunian Way. A notable change viewed from within the masterplan area, Medlock St, areas from the southern gateway and more broadly views of the neighbourhood from the city centre. | | Medium | Long term – not reversible | Minor-Moderate adverse with beneficial elements | Not significant | High |

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| Connections and Open Space | <u>Construction Phase</u><br>The construction phase will see the gradual enclosure of the key north-south and east-west First Street linkages.<br><br><u>Operation Phase</u><br>The proposed development will define the grid and routes through the masterplan area and connections between Medlock St and Oxford Road. Proposed public realm improvements include tree planting between the site and Plot 10b and high quality hard landscape finishes. | Site hoarding will provide low level screening of construction activity.<br><br>Landscape and tree planting and high quality hard landscape responding to existing and proposed landscape treatments within the masterplan area. | The site does not currently incorporate any public open space. There are no adverse effects.<br><br>The proposals will play a minor role in defining and enclosing the masterplan grid/grain and enforce connections through the area and to other parts of the city. Public realm proposals will enhance the street and environment of First st and be congruous in approach with the established and emerging masterplan area. | Low-Medium | Negligible<br><br>Low | Short -medium term- temporary<br><br>Long term – not reversible | Negligible<br><br>Minor beneficial | Not significant<br><br>Not significant | High<br><br>High |
| Heritage Townscapes<br><br>Conservation Areas<br><br>Listed Buildings | <u>Construction Phase</u><br>The proposed development will become gradually visible from some of the listed buildings on Hulm St but not visible from the CA's. The change is congruous within the existing emerging masterplan<br><br><u>Operation Phase</u><br>The proposed development will be visible as part of the emerging skyline and First st neighbourhood from listed buildings on Hulme St but not visible from other CA's. | Site hoarding will provide low level screening of construction activity.<br><br>Landscape and tree planting and high quality hard landscape responding to existing and proposed landscape treatments within the masterplan area. | The site will have no direct effect over heritage assets and will have only minor visual effects as high rise elements and cranes add to the construction activity of the First st area.<br><br>The proposed development will have no direct effect over heritage assets and will have only minor visual effects as high rise elements form the emerging skyline for Fist st. | Medium-High | Low-Negligible<br><br>Low | Short -medium term- temporary<br><br>Long term – not reversible | Minor adverse<br><br>Minor-moderate neutral | Not significant<br><br>Not significant | High<br><br>High |