Visual Effects

Viewpoint location and Receptor	Description of Change	Mitigation	Summary of Effect	Sensitivity of Receptor	Magnitude of effect	Reversibility	Nature of Effect	Significance	Confidence
View 1	Construction Phase The construction of the proposals will be prominent in the view but congruous in the context of development throughout First st and	Hoarding at street level will reduce visual impact of construction works at street level.	The change is large but the proposals proportionately offer a skyline bridge from the high rise of the Downings buildings and First St South. The proposed building two heights create a visual step down to Block 9A and the First St Central area. Architecturally the proposals are in keeping and align with the existing and emerging architecture and closes of the gap in the block completing the street scene and frontage onto Medlock St.	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a large but congruous change to the view creating a visual step transition between Fist st central and Plot a (in view) and the high rise 45 storeys of Plot 11 (in view)	No mitigation proposed			High	Long term – not reversible	Minor/Moderate - Moderate/Major beneficial	Moderate/Major beneficial significant	High
View 2	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The change is noticeable with both sections of the building appearing above the existing vegetation. The proposals are seen against and alongside the emerging tall buildings of Downings and First St South. They form part of the visual stop to Princess Rd and signal the edge of the city centre. There is no loss of key views or elements in the view and a minor change to the skyline in keeping with the general emerging city form.	Low-Medium	Medium	Short -medium term- temporary	Minor-Moderate neutral	Not significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition between Plot 9a and Plot 11	No mitigation proposed			Medium	Long term – not reversible	Minor-Moderate -neutral	Not significant	High
View 3	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The change is noticeable but in keeping with the overall skyline. The form of the proposed buildings offers a step down from the tall buildings of Downings and First St south with the further step in height as part of the proposals allowing for a further step down visually towards the building of plot 9b and First St Central. The dominant skyline and vista end buildings of Downings and Unite are balanced by the proposed building form creating a visually please rise towards the tallest building, mirrored by other tall buildings to the east.	Low-Medium	Medium	Short -medium term- temporary	Minor-Moderate neutral	Not significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition between Plot 9a and Plot 11	No mitigation proposed			Medium	Long term – not reversible	Minor-Moderate -neutral	Not significant	High
View 4	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The change is large but the proposals proportionately offer a skyline bridge from the high rise of the Downings buildings and First St South. The proposed building two heights create a visual step down to Block 9A and the First St Central area. Architecturally the proposals are in keeping and align with the existing and emerging architecture and closes of the gap in the block completing the street scene and frontage onto Medlock St. The proposals strengthen the urban grid defining the corner at this junction.	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition between Plot 9a and Plot 11	No mitigation proposed			High	Long term – not reversible	Minor/Moderate - Moderate/Major beneficial	Moderate/Major beneficial significant	High

Viewpoint location and Receptor	Description of Change	Mitigation	Summary of Effect	Sensitivity of Receptor	Magnitude of effect	Reversibility	Nature of Effect	Significance	Confidence
View 5	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The proposed building appears in the gap between the Downings building and plot 9A. It will obscure the current view of further tall buildings beyond this and form a bridging vertical step from the lower heights of First St Central to the taller buildings of First St South. The proposals will front onto Medlock St completing the street scene and urban form. The changes will be large but broadly positive to the overall masterplanned urban form and skyline.	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition between Plot 9a and Plot 11	Architectural finishes aligned with the design guidance of the First st masterplan.			High	Long term – not reversible	Minor/Moderate - Moderate/Major beneficial	Moderate/Major beneficial significant	High
View 6	Construction Phase The construction of the proposals will be visible above the fore ground buildings as the high rise elements emerge.	No mitigation proposed	The development will be partly obscured by existing residential properties, leaving only the upper floors visible. The existing tall buildings are dominant features of the townscape, and the proposed development will occupy a portion of this view sitting against the emerging Downings building. Proportionately again the proposals offer a step down towards the lower buildings in the fore ground whilst still enabling views through the gap towards other built forms within First St South.	Low-Medium	Medium	Short -medium term- temporary	Minor-Moderate neutral	Not significant	High
	Operation Phase The proposed development will create a notable feature on the skyline in keeping with the emerging city scape.				Medium	Long term – not reversible	Minor-Moderate -neutral	Not significant	High
View 7	Construction Phase The construction of the proposals will be visible above the fore ground buildings as the high rise elements emerge.	No mitigation proposed	During the summer months, the view of the development will be partially obscured by mature boundary vegetation. The proposed building will be visible above this boundary between the Downings building and the River St towers. The proposed building is broadly aligned with one of the park path routes and the appearance of the building appears in keeping with the existing skyline. The proposed building sits beneath the height of the existing tall buildings and appears as part of the tall building skyline associated with First St south.	High	Low-Medium	Short -medium term- temporary	Moderate/Major neutral	Moderate/Major significant	High
	Operation Phase The proposed development will create a notable feature on the skyline in keeping with the emerging city scape.				Low-Medium	Long term – not reversible	Moderate/Major - neutral	Moderate/Major significant	High
View 8	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The proposed development will be visible directly infront of the viewer and will be prominent to the visual character of River street over this section of First St central. The proposals create a visual bridge between the lower development of Plota and First St Central and the Downings building and other high rise in First St South. The openness of the existing view through to Medlock St is removed but this completes the urban form of the block and visually appears to create a strong skyline connection between existing and emerging buildings	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition and enclosure and urban grain to River st.	Architectural finishes aligned with the design guidance of the First st masterplan.			High	Long term – not reversible	Minor/Moderate - Moderate/Major beneficial	Moderate/Major beneficial significant	High
View 9	Construction Phase The construction of the proposals will be visible amongst the emerging First st area and alongside other construction.	Hoarding at street level will reduce visual impact of construction works at street level.	The proposed development will appear as a thin profile tall buildings at the end of Hulme St. The open view along Hulme St will remain and be further accentuated by the proposals. The overall mass, scale and height appear congruous in the setting alongside building within First St and those beyond. The skyline will be altered to a notable degree from these locations.	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition and enclosure and urban grain to River st.	Architectural finishes aligned with the design guidance of the First st masterplan. Alignment of building enable vista along Hulme st to be retained.			High	Long term – not reversible	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High

Viewpoint location and Receptor	Description of Change	Mitigation	Summary of Effect	Sensitivity of Receptor	Magnitude of effect	Reversibility	Nature of Effect	Significance	Confidence
View 10	Construction Phase The construction of the proposals will be visible amongst the emerging First st area and alongside other construction.	No mitigation proposed	There will be a small change to the view with the proposals appearing just above the existing built skyline and to the right and below the tallest high rise buildings within First St South. The nature of change is congruous with the varied modern skyline	Low-Medium	Low	Short -medium term- temporary	Minor/Moderate -Minor neutral	Not significant	High
	Operation Phase The proposed development will create a minor but congruous change to the view				Low	Long term – not reversible	Minor/Moderate -Minor neutral	Not significant	High
View 11	Construction Phase The construction of the proposals will be visible amongst the emerging First st area and alongside other construction.	No mitigation proposed	The proposals will create a prominent building at the end of Hulme St ,in part closing off the vista and rising above the existing buildings. The change will alter the established rskyline and create a tall building sitting alongside the Downings building which is just in view. The loss of the clear vista along the length of the urban grid is a minor adverse aspect to a change which is otherwise congruous to the visual character.	Low-Medium	High	Short -medium term- temporary	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view	Alignment of building enable vista along Hulme st to be retained.			High	Long term – not reversible	Minor/Moderate - Moderate/Major neutral	Moderate/Major neutral significant	High
View 12	Construction Phase The construction of the proposals will be visible amongst the emerging First st area and alongside other construction at elevtion.	No mitigation proposed	A small part of the proposed residential building will be visible above the existing residential properties. The existing tall buildings are dominant features and the contrast between the older elements of the city in this quarter and the modern high rise is more stark leading to some adverse aspects to the change in both view and skyline.	Low-Medium	Medium	Short -medium term- temporary	Minor-Moderate adverse	Not significant	High
	Operation Phase The proposed development will create a notable change to the view and skyline and will be seen against other high rise modern buildings				Medium	Long term – not reversible	Minor-Moderate - adverse	Not significant	High
View 13	Construction Phase The construction of the proposals will be visible between plots 11 and 9a	Hoarding at street level will reduce visual impact of construction works at street level.	The proposed development will be visible between the Downing building and Plot A forming both a visual step up from Plot A into the taller high rise of First St south but also completing the street scene and urban form along Medlock St. The proposals strengthen the intended urban grid bringing some beneficial aspects to the street scene and skyline.	Low-Medium	Medium	Short -medium term- temporary	Minor-Moderate neutral	Not significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view creating a visual step transition between Plot 9a and Plot 11	Architectural finishes aligned with the design guidance of the First st masterplan.			Medium	Long term – not reversible	Minor-Moderate - neutral/beneficial	Not significant	High
View 14	Construction Phase The construction of the proposals will be visible alongside and between the emerging high rise skyline of First St, the southern gateway and buildings on Deansgate.	No mitigation proposed	The proposed development will be partially obscured by existing residential properties, with only the upper floors visible. The proposed buildings will emerge just above the current skyline. The nature of change is congruous with the varied modern skyline and will not introduce a high rise element that is either taller than, or removed from, those high rise tower groups that already define the city skyline. The change is assessed as noticeable but low.	Low-Medium	Low	Short -medium term- temporary	Minor-Moderate/Minor neutral	Not significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view with no alteration to the character of the view or the broad understanding of the city skyline				Low	Long term – not reversible	Minor-Moderate/Minor neutral	Not significant	High
View 15	Construction Phase The construction of the proposals will be visible alongside and between the emerging high rise skyline. Summer views are likely more screened.	No mitigation proposed	There will be a small change to the view with the proposals appearing just above the existing built skyline and to the left and below the tallest high rise buildings. During the summer months, the view of the development will be partially obscured by the mature trees. The nature of change is congruous with the varied modern skyline. The change is noticeable but low.	Low-Medium	Low	Short -medium term- temporary	Minor-Moderate/Minor neutral	Not significant	High
	Operation Phase The proposed development will create a notable but congruous change to the view with no alteration to the character of the view or the broad understanding of the city skyline				Low	Long term – not reversible	Minor-Moderate/Minor neutral	Not significant	High
View 16	Construction Phase The construction of the proposals will be visible alongside and between the emerging high rise skyline. Summer views are likely more screened.	No mitigation proposed	There will be a small change to the view with the proposals appearing just above the existing built skyline and to the left and below the tallest high rise buildings. The nature of change is congruous with the varied modern skyline and will not create a stand alone feature or one that extends above	Low	Low	Short -medium term- temporary	Minor neutral	Not significant	High

Operation Phase The proposed development will create a notable but congruous change to the view with no alteration to the character of the view or the broad understanding of the city skyline		the existing high rise building line. Change is noticeable but low.	Low	Long term – not reversible	Minor neutral	Not significant	High