

First Street, Manchester

Appendix 6.4 WIREFRAME VIEWS (Views 13-16)

Project Number: 4645

January 2025

4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

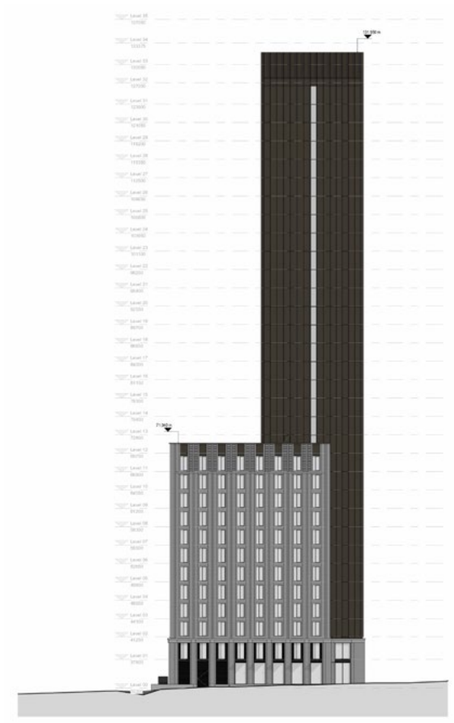
Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

SECTION 1 - SITE CONTEXT

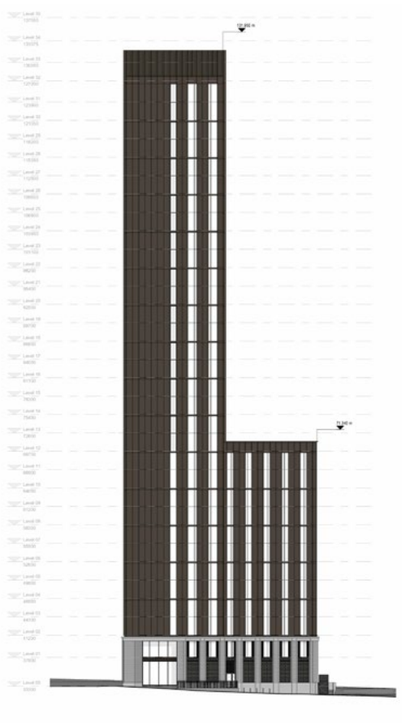


Figure 1. Sketch Landscape Layout

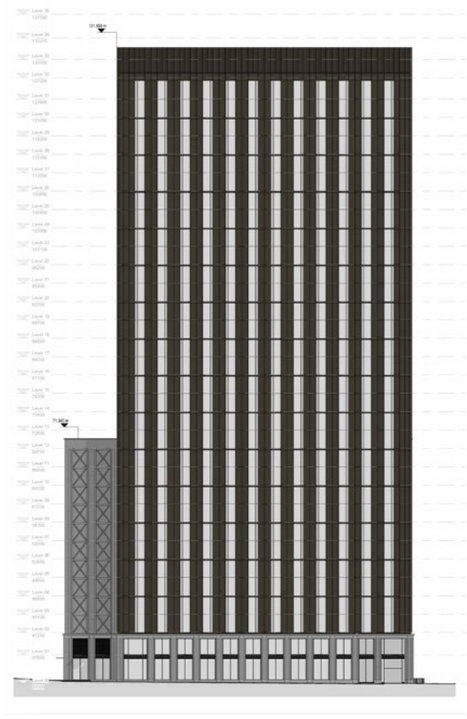
Source: Tim Groom Architects



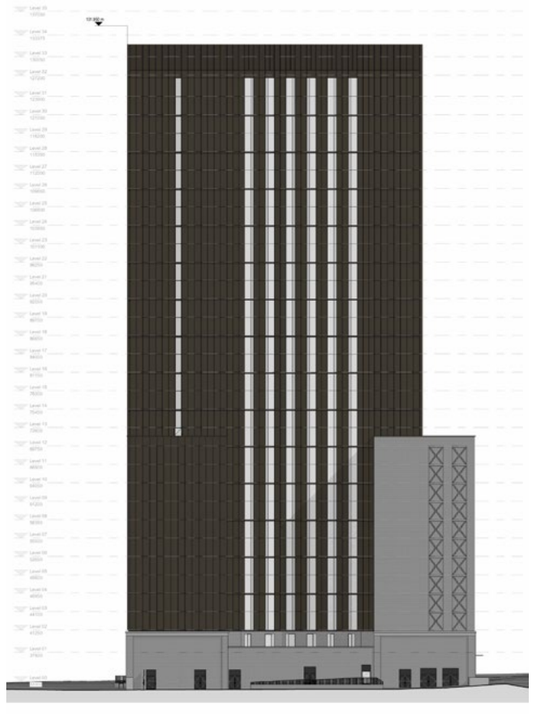
Context Elevation - West



Context Elevation - East



Context Elevation - South



Context Elevation - North

Figure 2. Context Elevations

SECTION 2 - VIEWPOINTS





Proposed Site Location

Source: www.bing.com

Figure 3. Near Distance, Mid Distance and Long Distance viewpoint location plan

Near Distance Views

View 1	Medlock Street
View 4	Princess Road
View 5	River Street
View 8	River Street
View 9	Hulme Street
View 10	Chester Street
View 17	Medlock Street

Mid Distance Views

View 2	Princess Road
View 3	Bonsall Street
View 6	Great Jackson Street
View 7	Hulme Park
View 11	Oxford Road
View 12	Chepstow Street
View 13	Little Peter Street

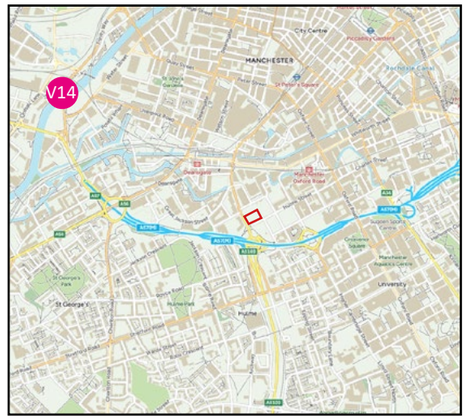
Long Distance Views

View 14	Trinity Way
View 15	Princess Road
View 16	A57(M) Mancunian Way



Figure 4. Aerial Photograph of the proposal site





Representative Viewpoint	V14 - Trinity Way
Visual Receptor	Residential, Public Highway
Location	N-979 E-827 Looking east
Receptor description	Vehicle, Pedestrian/Cyclists on the roads
View and orientation	East
View elevation	28.2
Proximity to proposals	1KM
Extent of Visibility	5%

Description of View	The view is from Trinity Way. The surrounding area predominantly consists of modern residential properties, some of which are under construction, facing the proposed development. The road is a busy route with significant traffic movement and noise. The existing tall buildings are dominant features of the townscape, and the proposed development will occupy a portion of this view.
Change to View	The 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.

Value and Quality of view	Ordinary
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Low-Medium
Magnitude of Change	Low
Hierarchy of receptor	Local

Summary - Visual Effects

Slight/Moderate-Slight neutral. A small change in keeping with the existing skyline.

Mitigation

N/A

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VIEW 14: Baseline

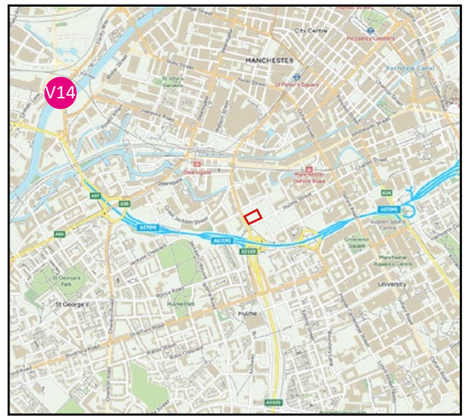
Project: 4645 VITA First Street, Manchester

Client: VITA

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Wireframe View

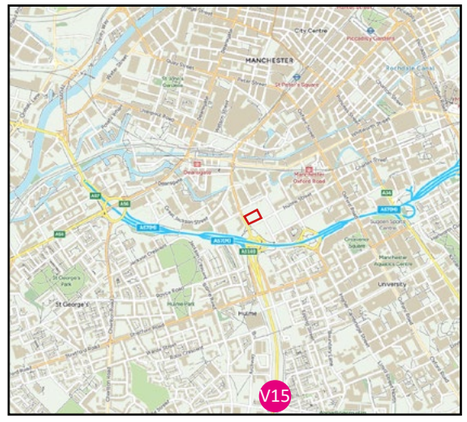


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VIEW 14: Wireframe
Project: 4645 VITA First Street, Manchester
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Representative Viewpoint	V15 - Princess Road
Visual Receptor	Highway, Commercial
Location	N-962 E-838 Looking north
Receptor description	Vehicle, Pedestrian/Cyclists on the roads
View and orientation	North
View elevation	35.3
Proximity to proposals	1KM
Extent of Visibility	5%

Description of View	The view is from Princess Road. The road is a busy route with significant traffic movement and noise. The building is located at a considerable distance from the proposed development and will form part of the urban building cluster visible from this view. The city skyline of high rise buildings and emerging buildings runs from left to right across the visible view along the southern corridor of the road.
Change to View	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.

Value and Quality of view	Ordinary
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Low-Medium
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight/Moderate-Slight neutral. A small change keeping with the existing skyline.	
Mitigation	
N/A	

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VIEW 15: Baseline

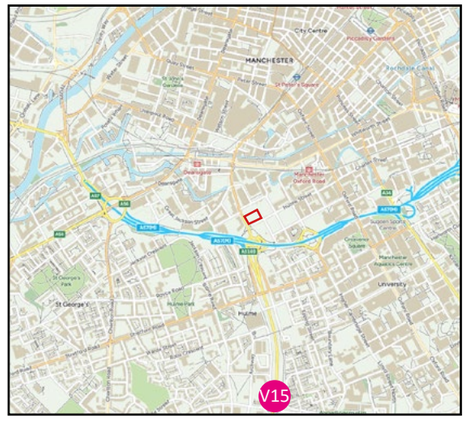
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Wireframe View

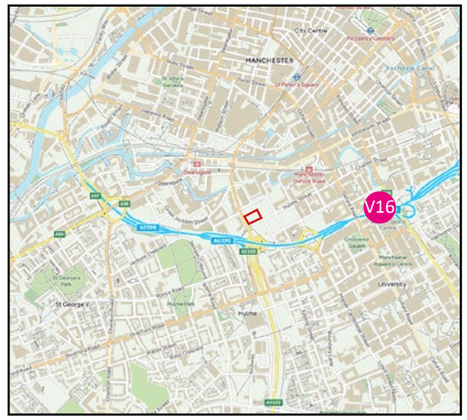


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VIEW 15: Wireframe
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Representative Viewpoint	V16 - A57 (M) Mancunian Way
Visual Receptor	Highway
Location	N- E- Looking west
Receptor description	Vehicle
View and orientation	West
View elevation	
Proximity to proposals	500M
Extent of Visibility	5%

Description of View	The view is from A57(M) Mancunian Way. The surrounding area predominantly modern University, Commercial and residential properties. The road is a busy route with significant traffic movement and noise. The existing tall buildings are dominant features of the townscape, and the proposed development will occupy a portion of this view within an existing and emerging cluster of tall buildings around the southern gateway to the city.
Change to View	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 the existing high rise building line. Change is noticeable but low.

Value and Quality of view	Ordinary
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight neutral. A small change keeping with the existing skyline.	
Mitigation	
N/A	

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VIEW 16: Baseline

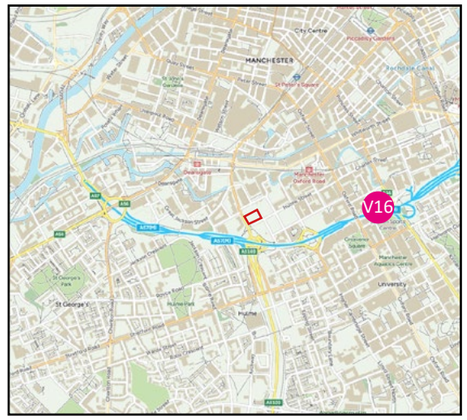
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Wireframe View



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VIEW 16: Wireframe
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