APPENDIX 6.2: VISUAL BASELINE AND ASSESSMENT

Issued — October 2024

VIADUX

PHASE 2

PLANIT

Document Control

File Name	Prepared by	Checked by
3243-ID-001-12 ISSUE 6 Viadux Phase 2_Viewpoints	GW	JW

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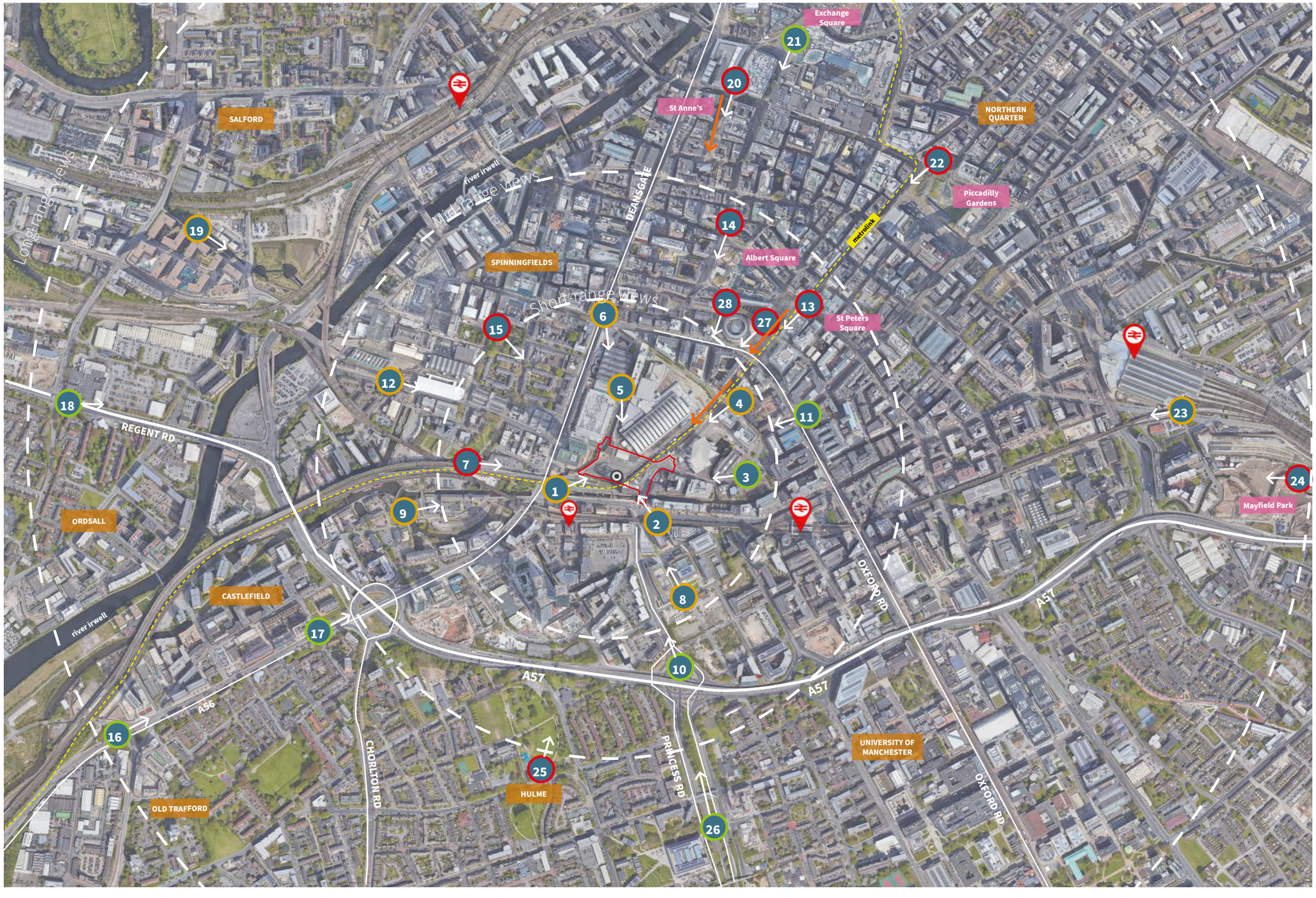
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FIGURE 1



1. Viewpoint Locations

APPLICATION BOUNDARY

VIEWPOINTS

'High' or 'Medium/high' visual sensitivity

'Medium' visual sensitivity

'Low' or 'Low/medium' visual sensitivity

Proposed location for kinetic view

Short-range views

1 | View from Deansgate/Castlefield Metrolink

2 | View from Albion St/Whitworth St

3 | View from Great Bridgewater Street

4 | View from Lower Mosley Street

5 | View from Watson Street

6 | View from Deansgate/Quay Street

7 | View from Castlefield Viaduct

8 | View from First Street, James Grigor Square

Mid-range views

9 | View from Castle Street

10 | View from Medlock Street/A5103

11 | View from Oxford Road/Portland Street

12 | View from Liverpool Road

13 | View from Princess St/Mosley St

14 | View from Albert Square

15 | St. John's Gardens

Long-range views

16 | View from A56/Chester Road

17 | View from Manchester Road

18 | View from Regent Road

19 | View from canal at Middlewood Locks

20 | View from St Ann's Square/St Mary's Gate

21 | View from Corporation St Metrolink

22 | View from Piccadilly Gardens/Market Street

23 | View from Piccadilly Station/Fairfield Street

24 | View from Mayfield Park

25 | View from Hulme Park

26 | View from Epping Walk Bridge/Hulme Arch

27 | View from St Peter's Square -Town Hall Extension

28 | View from Albert Square - Friends Meeting House



2. Viewpoint Locations - Google Viewshed

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25 | View from Hulme Park

26 | View from Epping Walk Bridge/Hulme Arch

27 | View from St Peter's Square -Town Hall Extension

28 | View from Albert Square - Friends Meeting House

3. Visual Baseline and Receptor Sensitivity

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from Deansgate/ Castlefield Metrolink	Not located within a conservation area. C.150m to site (closest site edge).	The view from the Deansgate / Castlefield metrolink is a framed view, which includes Beetham Tower to the left of the view, Viadux Phase 1 which is central to the view and Axis to the right of the view, which is obscured by an existing pole on the platform. This short range view is focused on the foreground of the bottom floors of the above mentioned buildings, and the platform stop at the metrolink. The materiality of the buildings (Viadux Phase 1, Hilton Hotel and Axis) are all consistent, with large glass and metal facades which contrast with the skyline. Views towards the Grade II* listed Manchester Central are screened by Viadux Phase 1. In the future baseline, 325 Deansgate appears as a tall vertical element partially visible beyond the Beetham Tower.	Framed view experienced by a high number of viewers.	Medium	Medium	**Moderate**
2: View from Albion St/Whitworth St **Heritage view**	Not located within a conservation area. Within the view are: Grade II* Listed Manchester Central and Grade II Listed Manchester South Junction and Altrincham Railway Viaduct C.200m to site (closest site edge).	This short-range view is dominated by views of the 28 storey Axis tower. The view looks towards the ground-floors and street-level approach and there are glimpsed views beyond Axis of the Beetham Tower and Viadux Phase 1, seen behind on the left. The Grade II* Listed Manchester Central is seen to the right of the view but is partially obscured by the Axis tower. The Grade II Listed Railway Viaduct is also partially visible beyond Axis, along with the distinctive landmark turret of the City Road In to the left within the view. The horizontal massing and red brick of Manchester Central and the viaduct indicate the city's industrial past but contrast with the vertical form and glazing of the contemporary tall structures seen within the view. In the future baseline, St Michael's appears as a tall vertical element within the backdrop of the view, but appears visually distinct from the tall building cluster in the foreground. Similarly, minor glimpsed views are available of 325 Deansgate to the extreme left within the view.	Enclosed view experienced by a high number of viewers.	Medium	Low	**Moderate/Low**
3: View from Great Bridgewater Street **Heritage view**	Not located within a conservation area. Grade II Listed Peveril of the Peak Pub. Grade II Listed Chepstow House C.400m to site (closest site edge).	This short-range view looks towards the upper-floors of Viadux Phase 1 and the top floors of Beetham Tower to the right and the uppermost floors of Axis above the roofline of Chepstow House and Havelock in the foreground. The Grade II listed Peveril of the Peak forms a small but notable feature in the immediate foreground of the view. The glazed green tiles make it a small but distinctive city landmark. The Grade II Listed Chepstow House is seen to the right and is the most prominent feature in most of the view, obscuring the lower-floors of the buildings seen in the background. The contemporary building of Havelock is seen to the left of the view, with it's glass and red metal features it compliments and contrasts with the materiality of Chepstow House. The red and buff materials of this heritage asset contrasts significantly with the vertical form and glazing of the contemporary structures within the background of the view, allowing Chepstow House to preserve its visual prominence. There are no views of future baseline development.	Oblique view experienced by a moderate number of viewers.	Medium	Low	**Moderate/Low**
4: View from Lower Mosley Street **Heritage view**	Grade II* listed Midland Hotel and Grade II* listed Manchester Central C.400m to site (closest site edge).	The view along Lower Mosley Street is well enclosed by development, which includes the Grade II* listed Midland Hotel to the right within the view. Long-range views are directed towards clusters of tall buildings formed by development within Deansgate Square, Great Jackson Street and partial views of Viadux phase 1. Glimpsed views are available of Grade II* listed Manchester Central. The red materials and horizontal massing of the heritage assets contrasts with the vertical form and glazing of contemporary tall structures within the view, allowing the Midland Hotel to retain its visual prominence within the view. In the future baseline, there are very minor, glimpsed views of Fusion which will not result in a substantial change to the view.	Oblique view experienced by a high number of viewers.	Medium	Medium	**Moderate**
5: View from Watson Street **Heritage view**	Grade II* Listed Manchester Centre. C.200m to site (closest site edge).	The view is framed by existing townscape features, including the Grade II* Listed Manchester Central to the left of the view. The character of the view is varied and has a distinct 'back of house' character, with visual clutter at street level due to highways infrastructure due to car parking. The top floors of Axis Tower are visible above Manchester Central. To the right of the view is the Odeon complex, which is set to be demolished as part of the redevelopment of the Great Northern. The Deansgate Square towers are partially visible in the background of the view and the Beetham Tower to the right. Viadux Phase 1 forms a prominent new addition to the view. The vertical forms and glazing of the contemporary buildings contrast with heritage assets and the horizontal massing and red brick of heritage features and other buildings in the foreground of the view. In the future baseline, there are very minor glimpsed views of Contour.	Framed view experienced by a low number of viewers.	Low	Low	**Low**

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
6: View from Deansgate **Heritage view**	Grade II* Listed Deansgate Goods Station C.300m to site (closest site edge).	The view is relatively open in character, located at a key junction in the city centre. The Grade II* Listed Deansgate Goods Station is seen within the centre of the view. The Beetham tower forms a strong landmark feature in the view. Viadux Phase 1 forms a strong new vertical form within the view. The Deansgate Square towers terminate views along Deansgate. These towers, along with the Beetham Tower and Viadux Phase 1, signify the ongoing regeneration of the southern gateway into Manchester City Centre. The contemporary buildings, with strong vertical forms and substantial amounts of glazing, contrast with heritage assets and red brick materiality and detailing. In the future baseline, 325 Deansgate appears as a subtle addition to the view, in conjunction with Contour.	Framed view experienced by a high number of viewers.	Medium	Medium	**Moderate**
7: View from Castlefield Viaduct	Grade II listed Castlefield Viaduct. C.400m to site (closest site edge).	The viewpoint is elevated on the railway viaduct and represents a view from the entrance to Castlefield Viaduct, and represents a view from the National Trust 'sky garden'. The view is open in character. The centre of the view includes a cluster of contemporary vertical forms, including Viadux Phase 1, the Beetham Tower, the Axis tower to the right, 325 Deansgate as part of the future baseline. To the left of the view is a heritage feature part of Castlefield Viaduct, the red brick facades contrasts with the contemporary buildings seen in the centre of the view. The foreground of the view is poor quality, dominated by surface car parking. Additional future development within First Street appears to the right within the view, but appears visually distinct from the tall building cluster central to the view.	Open view experienced by a moderate low number of viewers.	Medium	High	**High/Moderate**
8 | View from First Street, James Grigor Square	No designations. C.350m to site (closest site edge).	The viewpoint is located on the edge of the public square, which forms a major new gathering point within the First Street development. The view is well enclosed and framed on both sides by contemporary First Street buildings. Axis and Viadux Phase 1 are seen to the centre of the view. There is no future baseline development visible within the view.	Framed view experienced by a moderate number of viewers.	Low	High	**Moderate**
9 | View from Castle Street **Heritage view**	Grade II Listed Rochdale Canal Lock Number 92 and Castle Street Bridge C.500m to site (closest site edge).	The view is visually well contained and focused on the historic canal basin and associated low-rise red brick development. The Beetham Tower and Viadux phase 1 form contrasting elements in the backdrop of the view. The strongly vertical form and contrasting materiality of the Beetham Tower and Viadux phase 1 tower allow the heritage assets in the foreground to retain their prominence and importance within the view. In the future baseline, 325 Deansgate is perceptible as part of the tall building cluster, against the backdrop of phase 1.	Framed view experienced by a high number of viewers.	Medium	High	**High/Moderate**
10 | View from Medlock Street/ A5103	No designations. C.500m to site (closest site edge).	The view is framed by Premier Inn to the left and ongoing development within First Street to the right of the view. Beetham Tower and Viadux Phase 1 are central to the view. Glimpsed views are available of the Axis Tower, which forms a cluster of tall buildings along with the Beetham Tower and Viadux Phase 1. The viewpoint represents the view experienced by a high number of receptors at a key gateway into the city from the south. In the future baseline, 325 Deansgate and Plot 9 form minor additions to the view.	Framed view experienced by a high number of viewers.	Low	Medium	**Moderate/Low**
11 | View from Oxford Road/ Portland Street **Heritage view**	Grade II listed Princes Buildings. South western edge of George Street and Whitworth Street Conservation Areas. C.500m to site (closest site edge).	The view is oblique but relatively open in character. Partial views of Deansgate Square are available above the roofline to the left within the view, along with partial views of Viadux Phase 1 and Beetham Tower to the right within the view. The Grade II Listed Princes Buildings is seen to the right of the view. The red and buff brick facade of this heritage asset contrasts with the partially visible modern glass and metal buildings seen in the centre of the viewpoint. In the future baseline, Contour forms a very minor, subtle addition to the view.	Oblique view experienced by a moderate-high number of viewers.	Medium	Low	**Moderate/Low**
12 | View from Liverpool Road **Heritage view**	Grade II Listed buildings associated with the Former Liverpool Road Railway Station. Grade II listed former St Matthews Sunday School. Castlefield Conservation Area C.600m to site (closest site edge).	The view is framed by the existing heritage assets associated with the former Liverpool Road Railway Station The Beetham Tower and Viadux Phase 1 start to form a landmark cluster of buildings and form a long range focus to the view. The vertical massing and red brick/buff stone materiality of the heritage buildings in the foreground of the view contrast with the vertical forms and glazing of the distant towers, helping to preserve their visual prominence and importance in the view. In the future baseline, Contour and 325 Deansgate form very minor, subtle additions to the view just visible above the existing roofline.	Framed view experienced by a moderate-high number of viewers.	Medium	High	**High/Moderate**

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
13 | View from Princess St/Mosley St (St Peter's Square) **Heritage view**	Grade II Listed 14 and 16 Princess Street , Grade II* listed Central Public Library, Grade II* Listed Midland Hotel and Grade II* Listed Town Hall extension. Listed monuments and memorials within the Square. Albert Square and St Peter's Square Conservation Areas. C.600m to site (closest site edge).	The view is framed by the heritage assets of the Grade II Listed 14 and 16 Princess Street, and Grade II* Listed Town Hall extension. The Square is enclosed by the Grade II* Listed Midland Hotel. Partial views are available of the Grade II* listed Central Library. The upper floors of the contemporary buildings, including the Beetham Tower, Viadux Phase 1, Deansgate Square and the Axis tower are visible beyond the solid red brick and buff stone historic buildings that enclose the Square. .The contrast in materiality of the red and buff brick and stone features of the heritage assets contrast with the contemporary buildings seen in the centre of the view, preserving their visual prominence. There is some visual clutter from the tram stop which detracts from the Square, with some screening/softening provided by tree cover. Pedestrian movements and vehicular traffic animates the space and focusses attention within the Square. In the future baseline, Contour forms a very minor, subtle addition to the view.	Enclosed view experienced by a high number of viewers.	High	High	**High**
14 | View from Albert Square **Heritage view**	Grade I Listed Town Hall. Listed memorials and statues within the Square. Albert Square Conservation Area C.600m to site (closest site edge).	The existing view is compromised by ongoing regeneration works to the Town Hall. Existing townscape features obscure lower floors of buildings seen in the view. The Grade I Listed Town Hall is visible to the left of the view. The centre of the view includes views of the upper floors of the buildings; Deansgate Square towers, Beetham Tower and Viadux Phase 1. In the future baseline, the top of St Michael's is discernible above tree cover, forming a very subtle addition to the view.	Framed View experienced by a high number of viewers.	High	High	**High**
15 | St. John's Gardens **Heritage view**	Grade II Listed 21 to 25 St John Street, 28 St John Street and 25 to 31 attached former chapel. St John Street Conservation Area C.400m to site (closest site edge).	Tree cover provides partial screening of the view, particularly when the trees are in leaf. Existing heritage buildings also provide screening at street level beyond the Gardens. Partial glimpsed views of the Grade II Listed 21 to 25 St John Street and 28 St John Street are visible behind existing tree cover. The Beetham Tower and Viadux Phase 1 are visible in the centre of the view. Glimpsed views are available of Deansgate Square to the right within the view. The vertical glass and metal features of the contemporary towers contrast with the heritage assets seen in the view and start to form a tall building cluster which contrasts with the materiality and form of the heritage buildings in the foreground. In the future baseline, the uppermost portions of 325 Deansgate and Contour are discernible in the background of the view, but forms a very subtle addition.	Oblique view experienced by a moderate number of viewers	Medium	High	**High/Moderate**
16 | View from A56/ Chester Road	No designations. C.1.2km to site (closest site edge).	The view is urban in character and dominated by highways infrastructure. The lower floors of Vox Manchester are visible to the left of the view. The Deansgate Square towers are in the centre of the view, along with the Trilogy building, existing townscape features obscure lower floors of these buildings. The tall buildings represent a significant stepping up in height, signposting the city centre. The view is located at a key junction approach into Manchester City Centre. In the future baseline, 325 Deansgate and Contour form minor additions which are in keeping with the existing character of the view.	Open view experienced by a high number of viewers	Low	Medium	**Moderate/Low**
17 | View from Manchester Road	No designations. C.800m to site (closest site edge).	The view is dominated by tall buildings which form landmarks signposting the city centre. Partially glimpsed views are available of the Grade II* Listed Church of St George, which contrasts in scale and materiality to the tall buildings in the view. The tall buildings to the right within the view form a cluster and include Elisabeth Tower, The Blade and Deansgate Square. Visible to the centre of the view and further away are the Beetham Tower, Viadux Phase 1 and Axis Tower, which form another cluster and key destination. In the future baseline, 325 Deansgate forms a subtle addition to the left within the view. Deansgate South (Fusion) forms a tall building landmark focus within the view.	Framed view experienced by a high number of viewers.	Low	Medium	**Moderate/Low**
18 | View from Regent Road	No designations. C.1.3km to site (closest site edge).	The view is located on a key route into Manchester. Views in the direction of the site are partially obscured by existing townscape features in the foreground of the view including a large supermarket and tree cover. Glimpsed views of Beetham Tower, Viadux Phase 1 and Axis are visible to the centre of the view. In the future baseline, St Michael's and 325 Deansgate form minor additions to the backdrop of the view.	Glimpsed view experienced by a high number of viewers.	Low	Medium	**Moderate/Low**

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19 | View from canal at Middlewood Locks	No designations C.1.1km to site (closest site edge).	The view is located on the towpath adjacent to the canal at Middlewood Locks. The view is experienced by the relatively low number of users of the footpath. The view is framed by existing townscape features, including building and construction works to the left and existing tree cover to the right. Enclosure of the view will increase on completion of the Middlewood Locks development. Tree cover to the right within the view will frame views as the trees mature over time. The Ordsall Chord footbridge and Aviva Studios building form distinctive local landmark in the view. To the centre of the view the top floors of Beetham Tower, Viadux Phase 1, and the Axis tower, which form a tall building cluster. Other tall buildings include Square Gardens (previously First St South) are glimpsed views are available of Deansgate Square. In the future baseline, 325 Deansgate and Plot 11 are partially visible but do not form part of the tall building cluster. St Michael's is partially visible but likely to be screened on completion of the Middlewood Locks development. Plot 10b forms a very minor addition to the view	Framed view experienced by a low number of viewers.	Low	Medium	**Moderate/Low**
20 | View from St Ann's Square/St Mary's Gate **Heritage view**	Grade I listed Church of St Ann. Grade II listed Royal Exchange. Numbers 16-22 St Ann's Square. St Ann's Square Conservation Area. C.1km to site (closest site edge).	The viewpoint is taken from the junction at St Ann's Square and St Mary's Gate and is experienced by a high number of viewers as a pedestrian through route along a main shopping street. The view is oblique with townscape features in the foreground including buildings and tree cover. The buildings visible include Grade II listed Royal Exchange to the left and a modern retail building to the right, which obscure most of the view. The heritage asset features of buff stone contrast with existing contemporary glass and metal buildings seen in the view, preserving the visual significance of these assets. The Grade I listed St Ann's Church forms a major city landscape. Filtered views are available beyond the tree cover. Views are likely to increase when the trees are not in leaf. In the future baseline, the top of St Michael's is discernible in the view but forms a minor but discernible addition due to tree cover.	Oblique view experienced by a high number of viewers.	High	High	**High**
21 | View from Corporation St Metrolink (Exchange Square)	No designations C.1.1km to site (closest site edge).	The viewpoint is located at the busy tram stop at Exchange Square, which is a main shopping area within the city centre. The adjacent square forms a well populated area public space. Buildings within the view are of medium scale and contemporary, design. The buildings create a consistent character within the view. The view is relatively open in character in the foreground, but becomes more enclosed in character in the direction of the site. Views of the site are screened by intervening buildings and tree cover along Corporation Street. No future baseline development is visible in the view.	Framed view experienced by a high number of viewers.	High	Medium	**Moderate**
22 | View from Piccadilly Gardens/ Market Street	No designations C.1.1km to site (closest site edge).	The view is located in a busy area on the fringes of Piccadilly Gardens. Activity is focussed at street level, with a convergence of pedestrian routes, and heavy bus and tram movements. Views are framed in the direction of the site. Building heights and enclosure along Mosley Street appear consistent, but vary in age and appearance. No future baseline development is visible in the view.	Framed view experienced by a high number of viewers.	Low	Medium	**Moderate/Low**
23 | View from Piccadilly Station/ Fairfield Street	No designations C.1.3km to site (closest site edge).	The view is experienced by people entering or exiting the station from Fairfield Street. The view is relatively open in character, however the foreground of the view is dominated by highways infrastructure, signage and vehicles. The Grade II* listed former fire station forms an important heritage landmark in the view. Views towards the site are screened by intervening built form and tree cover. No future baseline development is visible in the view.	Enclosed view experienced by a moderate number of viewers.	Low	Medium	**Moderate/Low**
24 | View from Mayfield Park	No designations C.1.6km to site (closest site edge).	The foreground of the view is open in character, and forms a natural viewing point from which to appreciate views of the eastern fringes of the city. Build form is varied in height and materiality, but is generally mid-high rise, signposting the city centre. Views are likely to become more screened as tree planting matures over time. In the future baseline, St Michael's will form a very minor, subtle addition to the view.	Panoramic view experienced by a moderate number of viewers.	Medium	High	**High/Moderate**
25 | View from Hulme Park	No designations C.750m to site (closest site edge).	Open view across the park. Deansgate Square forms a dominant recent addition to the view. The towers appear clustered together with partial, glimpsed views beyond of Viadux phase 1 and the Axis tower. In the future baseline, the tall building cluster is increased with the addition of Contour. 325 Deansgate forms a minor, subtle addition to the view.	Open view experienced by a moderate number of viewers.	Medium	High	**High/Moderate**

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26 | View from Epping Walk Bridge/ Hulme Arch	No designations C.1km to site (closest site edge).	Elevated view from the pedestrian footbridge across Princess Road. The bridge forms a natural viewpoint with clear views towards the city centre. The Hulme Arch Bridge forms a recognisable local landmark in the foreground of the view, bedded into the landscape with mature trees at street level. The skyline beyond is characterised by tall buildings, arranged in loose clusters. Materiality and design is varied to create an attractive skyline. In the future baseline, St Michael's forms a minor addition to the view. Plot 11 First Street forms a noticeable and prominent addition to the view.	Framed view experienced by a moderate number of viewers.	Medium	Medium	**Moderate**
27 | View from St Peter's Square - Town Hall Extension **Heritage view**	Grade II* Listed Midland Hotel, Grade II* Listed Town Hall Extension and Grade II* Listed Central Public Library C.400m to site (closest site edge).	A framed view looking across St Peter's Square with some existing tree planting to the left of the view. The Grade II* Listed Midland Hotel forms a central focal point within the view, The arches and lower floors of the Grade II* Listed Town Hall Extension and Grade II* Listed Central Public Library frame the view, to the right of the view. No future baseline development is visible in the view.	Framed view experienced by a moderate number of viewers.	High	High	**High**
28 | View from Albert Square - Friends Meeting House **Heritage view**	Grade II Listed Manchester Quaker Meeting House, Grade II* Listed Central Public Library, Grade II Listed 56-58 Peter Street, and Grade II* Listed Midland Hotel. C.400m to site (closest site edge).	A framed view looking south, along Mount Street, which is largely screened by existing built form and The Lexicon to the right of the view, which obscures the view to the Proposed Development. The Grade II Listed 56-58 Peter Street and Grade II* Listed Midland Hotel are visible centrally to the view, in the background along Mount Street. The Grade II Listed Manchester Quaker Meeting House and Grade II* Listed Central Public Library frame the view and are visible in the foreground. The view is likely to become more screened as tree planting matures over time and changes through the seasons. No future baseline development is visible in the view.	Framed view experienced by a moderate number of viewers.	High	High	**High**

4. Residual Visual Effects

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
1: View from Deansgate/ Castlefield Metrolink	**Moderate**	**Construction Phase:** The construction works would be viewed at close-range at a key arrival point into the city centre. Construction works are not uncharacteristic within the existing view.	Minor	Minor Adverse Not significant	Adverse	ST	D	T	R
		Operational Phase: The Proposed Development would consolidate the character and composition of the existing view, and emphasise the function of the transport hub as a key arrival point. Phase 2b will visually screen a very minor glimpsed views of Manchester Central.	Minor	Minor Beneficial Not significant	Beneficial	LT	D	P	IRR
		Cumulative Construction Phase: Tall construction equipment, such as tower cranes, will be visible in the view, to the right of the Proposed Development. The construction works symbolise ongoing construction/development within the city centre context. The majority of the construction works to cumulative schemes will be largely screened by existing development and the Proposed Development. *There are not predicted to be any significant in-combination effects.*	Minor	Minor Adverse Not Significant	Adverse	ST	D	T	R
		Cumulative Operational Phase: The majority of Apex will be visible within the view, but will be a minor addition to the view. Cumulative development will appear consistent in scale and form with cumulative development, maintaining the existing character of the view. *There are not predicted to be any significant in-combination effects.*	Minor	Minor Beneficial Not Significant	Beneficial	LT	D	P	IRR
2: View from Albion St/ Whitworth St **Heritage view**	**Moderate/Low**	**Construction Phase:** Partial, glimpsed views of construction works to Phase 2b would be available. Construction works would indicate the ongoing redevelopment of this part of the city. The construction works would not affect the overall composition or appreciation of the view.	Minor	Minor Neutral Not significant	Neutral	ST	D	T	R
		Operational Phase: The Proposed Development would form a minor new addition to the view which would help to consolidate the existing character of contemporary development within the view.	Minor	Minor Beneficial Not significant	Beneficial	LT	D	P	IRR
		Cumulative Construction Phase: The lower levels of construction works of Vision, such as site hoarding, will be visible partly to the left of the view and alter the materiality of this part of the view. *There are not predicted to be any significant in-combination effects.*	Minor	Minor Neutral Not Significant	Neutral	ST	D	T	R
		Cumulative Operational Phase: The Vision development will form an additional tall element which currently characterises the view. Potential for public realm associated with the Vision development, which will contribute positively to development at street level. *There are not predicted to be any significant in-combination effects.*	Minor	Minor Beneficial Not Significant	Beneficial	LT	D	P	IRR
3: View from Great Bridgewater Street **Heritage view**	**Moderate/Low**	**Construction Phase:** The construction works to the mid and upper portions of the Proposed Development would feature prominently in the view due to the openness of the view above the existing roofline. The impact would be adverse but temporary through the construction period.	Moderate	Minor Adverse Not significant	Adverse	ST	D	T	R
		Operational Phase: The Proposed Development would form a prominent new addition to the view, which contrasts with the scale and massing of other development within the view. The height would detract from the visual prominence of the Grade II listed Peveril of the Peak pub in the foreground of the view.	Moderate	Minor Adverse Not significant	Adverse	LT	D	P	IRR
		Cumulative Construction Phase: Minor views of the upper levels of construction works will be visible at the developments of Vision, Apex, The Green in conjunction with the Proposed Development. The construction works, such as tall cranes, will be temporary and visible in the background of the view, but will form minor additions to the view. *There are not predicted to be any significant in-combination effects.*	Moderate	Minor Adverse Not Significant	Adverse	ST	D	T	R
		Cumulative Operational Phase: The upper levels of Vision, Apex and The Green will be seen to the background of the view, adding to the already varying skyline which signifies the ongoing development of the city centre. The cumulative development will form perceptible but minor additions to the view in conjunction with the Proposed Development. *There are not predicted to be any significant in-combination effects.*	Moderate	Minor Adverse Not Significant	Adverse	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
4: View from Lower Mosley Street **Heritage view**	**Moderate**	**Construction Phase:** The construction works would be prominent within the view. The impacts would be adverse throughout the construction period. **There is not predicted to be any construction works at night.**	Moderate -	Moderate Adverse **Significant**	Adverse -	ST	D	T	R
		Operational Phase: The proposals would form a clearly noticeable change to the view, which would have some affect on the composition. The Proposed Development would be in keeping with the towers which form the backdrop to the view, however due to the proposed height and closer proximity, it would form a prominent new addition to the view. The Proposed Development does not block views to any listed buildings within the view and contrasting materiality would allow the Midland Hotel and Manchester Central to retain their importance within the view. High quality design and architectural detailing would create a high quality new landmark within the view. The Proposed Development will obscur views to Fusion, which forms part of the future baseline. **Night-Time Operational Phase:** The proposals would form a clearly noticeable change to the view, which would have some affect on the composition. Architectural detailing would be unlikely to be appreciable at night. A sensitive approach to lighting would allow the subtly illuminated Manchester Central to retain its importance within the night-time view.	Moderate Moderate	Moderate Beneficial **Significant** **Moderate Neutral** **Significant**	Beneficial Neutral	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of Apex, Vision and The Green will be just visible in the background of the view. The construction works will minor addition to the view in conjunction with the Proposed Development. *There are not predicted to be any additional significant in-combination effects.* **There is not predicted to be any construction works at night.**	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The three schemes continue the emerging pattern of tall buildings to the south of Manchester City centre, and will be consistent in the built context in conjunction with the Proposed Development. *There are not predicted to be any significant in-combination effects.* **Night-Time Cumulative Operational Phase:** The proposals (including: Great Northern, The Green, Vision, Apex and Contour) would result in a minor, perceptible addition to the view in conjunction with the Proposed Development. *There are not predicted to be any additional significant in-combination effects.*	**Moderate** **Moderate**	**Moderate Beneficial** **Significant** **Moderate Neutral** **Significant**	**Beneficial** **Neutral**	**LT**	**D**	**P**	**IRR**
5: View from Watson Street **Heritage view**	**Low**	**Construction Phase:** The construction works would be prominent within the view. The impacts would be adverse throughout the construction period.	Moderate	Minor Adverse Not significant	Adverse	ST	D	T	R
		Operational Phase: The Proposed Development would form a prominent new addition to the view, which would contrast with the scale and massing of other development within the foreground, but would form part of a cluster of tall buildings in conjunction with the Beetham Tower, Viadux Phase 1. The Proposed Development would form a clearly noticeable change in the view which would have some affect on the composition which will alter appreciation of the view. High quality design and architectural detailing would create a high quality new landmark within the view. The Proposed Development screens the very minor glimpsed views of Contour, which forms part of the future baseline.	Moderate	Minor Beneficial Not significant	Beneficial	LT	D	P	IRR
		Cumulative Construction Phase: The upper levels of the construction works to Vision and Apex will be barely perceptible in the view. Construction works to the Great Northern will be partially visible but will be visually distinct from the Proposed Development. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Adverse** **Not significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The proposals for Great Northern, Vision and Apex in conjunction with the Proposed Development, will result in a minor but perceptible change to the view, but the overall character will be unchanged by cumulative development. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Beneficial** **Not significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
6: View from Deansgate **Heritage view**	**Moderate**	**Construction Phase:** Construction works to the mid and upper portions of the view would have some visual prominence due to the relatively open sky and contrast in form with the horizontal massing of the Grade II* listed Great Northern Warehouse. The impact would be adverse but temporary through the construction period.	**Minor**	**Minor Adverse** **Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would have some visual prominence in the view but would appear in keeping with the backdrop of the view which is characterised by contemporary tall buildings. The Proposed Development will form a tall building cluster alongside the Beetham Tower and Viadux Phase 1. High quality design and architectural detailing would create a high quality new landmark within the view.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works to The Lighthouse and The Green will be visible within the background, alongside the Proposed Development. Lower levels are screened by existing townscape features and built elements. The upper levels of the construction works, such as tall cranes, particularly of Great Northern, will also be visible to the centre of the view. A noticeable, temporary change will be caused to the view resulting from the addition of features in the view and will noticeably alter the appreciation of the view. *There are predicted to be significant in-combination effects due to the number of other schemes visible from this viewpoint.*	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The addition of the cumulative developments will cause a noticeable change to the view. Clusters of tall buildings will form the backdrop of the view, and consolidate the character of the view. *There are predicted to be significant in-combination effects due to the number of other schemes visible from this viewpoint.*	**Moderate**	**Moderate Beneficial** **Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
7: View from Castlefield Viaduct	**High/Moderate**	**Construction Phase:** Construction works to 2a and 2b would be partially visible. The construction works would be viewed at close-range at the ingress/egress to Castlefield Viaduct. Construction works are not uncharacteristic within the existing view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development would positively consolidate the existing tall building cluster formed by the Beetham Tower and Viadux Phase 1.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of Great Northern, Great Marlborough Street, Vision, One City Road and One Medlock Street will all be visible across the view. The construction works will cause a noticeable change to the view. *There are predicted to be significant in-combination effects.*	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The proposals will cause a clearly noticeable change to the view, which would have some affect on the composition, resulting from the addition of features in the view and will noticeably alter the appreciation of the view. The cumulative development is characterised by tall vertical forms which reinforce the emerging tower, however the height and proximity of the Beetham Tower and Viadux Phase 1 and 2 allow them to remain a prominent tall building cluster in the view. *There are predicted to be significant in-combination effects.*	**Moderate**	**Moderate Beneficial** **Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
8 | View from First Street, James Grigor Square	**Moderate**	**Construction Phase:** Construction works to the mid and upper portions of the building would be partially visible above the axis tower in the backdrop of the view, but would not be detrimental to the character of the space at street level which is the focus for activity.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development would form a noticeable change in the view but would not materially affect the appreciation of the view. High quality design and architectural detailing would create a high quality new landmark within the view.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The view will allow very minor views construction works to Vision in conjunction with the Proposed Development proposals. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The Vision proposals will be glimpsed and will not materially change the character of the view or affect the appreciation of the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**

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9 | View from Castle Street **Heritage view**	**High/Moderate**	**Construction Phase:** Construction works to the mid and upper portions of 2a, and partial views of construction works to 2b would be available from this point. Construction works are not uncharacteristic within the existing view and would result in a minor change to the composition of the existing view.	**Minor**	**Minor Neutral** **Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would contribute positively to the view, consolidating the existing cluster of tall buildings created by the Beetham Tower and Viadux Phase 1. High quality design and architectural detailing would create a high quality new landmark within the view. A sensitive approach to materiality would reinforce the existing character of the view and contrast with red brick heritage assets in the foreground, allowing them to retain their importance in the view.	**Minor**	**Minor Beneficial** **Not significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works to Great Northern and Apex will be partially visible within the view in conjunction with the proposed development, but will be relatively well screened and will not be prominent additions to the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Cumulative development appears lower in height allowing the Beetham Tower and Viadux to remain a tall building cluster within the view but results in a small degree of 'sprawl' of tall buildings. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**LT**	**D**	**P**	**IRR**
10 | View from Medlock Street/ A5103	**Moderate/Low**	**Construction Phase:** Construction works to the mid and upper portions of 2a will be partially available. Construction works are not uncharacteristic within the existing view, with the ongoing works to First Street in the foreground of the view, and are therefore not considered detrimental.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development would add a new landmark which would reinforce the existing character of the view, and consolidate the tall building cluster formed by the Beetham Tower, Viadux Phase 1 and the Axis Tower. High quality design and architectural detailing which reflects the contemporary built context would positively reinforce the tall building cluster, and signpost the city centre destination.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of One Medlock Street, One City Road and Vision and the Proposed Development will be highly visible in the view. There will be a noticeable change in the view with the addition of construction equipment which will temporarily change the character and appreciation of the view. The streetscene around One Medlock Street will be impacted, with site hoarding mitigating against impact to the streetscene. *There are predicted to be significant in-combination effects.*	**Major**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The proposals will cause a clearly noticeable change to the view due to the proximity and scale of cumulative development. The cumulative proposals will help frame views to the Beetham Tower and the Proposed Development. The loss of the clear view of Beetham Tower will noticeably alter the appreciation of the view. However, the addition of these proposals will create a positive interface at the southern gateway into Manchester, signifying the ongoing development and regeneration of the area. *There are predicted to be significant in-combination effects.*	**Major**	**Moderate Beneficial** **Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**

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11 | View from Oxford Road/ Portland Street **Heritage view**	**Moderate/Low**	**Construction Phase:** The construction works to the mid and upper portions of the Proposed Development would feature prominently in the view due to the openness of the view above the existing roofline. The impact would be adverse but temporary through the construction period.	**Major**	Moderate Adverse Significant	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would form a prominent new addition to the view, which contrasts with the scale and massing of other development within the view and would detract from the visual prominence of heritage assets within the view.	**Major**	Moderate Adverse Significant	**Adverse**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of The Lighthouse and Vision will be barely perceptible in the background of the view. *There are not predicted to be any significant in-combination effects.*	**Major**	Moderate Adverse Significant	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The cumulative development will result in a barely perceptible change and contrast to the view, which will not change the composition or appreciation of the view. *There are not predicted to be any significant in-combination effects.*	**Major**	Moderate Adverse Significant	**Adverse**	**LT**	**D**	**P**	**IRR**
12 | View from Liverpool Road **Heritage view:**	High/Moderate	**Construction Phase:** Construction works to the mid and upper portions of 2a, and partial views of construction works to 2b will be visible within the backdrop of the view, but would not affect the composition or appreciation of the view.	**Minor**	Minor Adverse Not Significant	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed development would be partially visible and form a new landmark. The Proposed Development would consolidate and reinforce the tall building cluster created by the Beetham Tower and Viadux Phase 1, positively signposting an new destination in the city.	**Minor**	Minor Beneficial Not Significant	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works to Great Northern will result in a minor addition to the view, but will not materially affect the composition or the appreciation of the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Adverse** **Not Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Partial views of the Great Northern will form a minor addition to the view. The Beetham Tower and Viadux will retain their importance as a tall building cluster within the view, appearing substantially taller than Great Northern. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
13 | View from Princess St/ Mosley St (St Peter's Square) **Heritage view**	High	**Construction Phase:** The construction works to the mid and upper portions of 2a would be prominent within the view above the existing building line, and would detract from the character and quality of the space temporarily during the construction phase.	**Moderate**	Moderate Adverse **Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would not be out of keeping with the existing character of the view, but would form a prominent new landmark in the view that would detract from the importance of built heritage assets enclosing the Square. High quality design and a sensitive approach to materiality would reduce the overall magnitude of impact.	**Moderate**	Moderate Adverse **Significant**	**Adverse**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of the proposals of Great Northern, The Lighthouse, Vision, Apex, The Green and the Proposed Development will form perceptible, minor additions to the view, but will not materially affect the composition and the appreciation of the view. *There are not predicted to be any additional significant in-combination effects.*	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The cumulative development will form minor additions to the view which will be consistent with the existing scale and character of the vertical forms appearing above the roofline of the Midland Hotel. *There are not predicted to be any additional significant in-combination effects.*	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**LT**	**D**	**P**	**IRR**

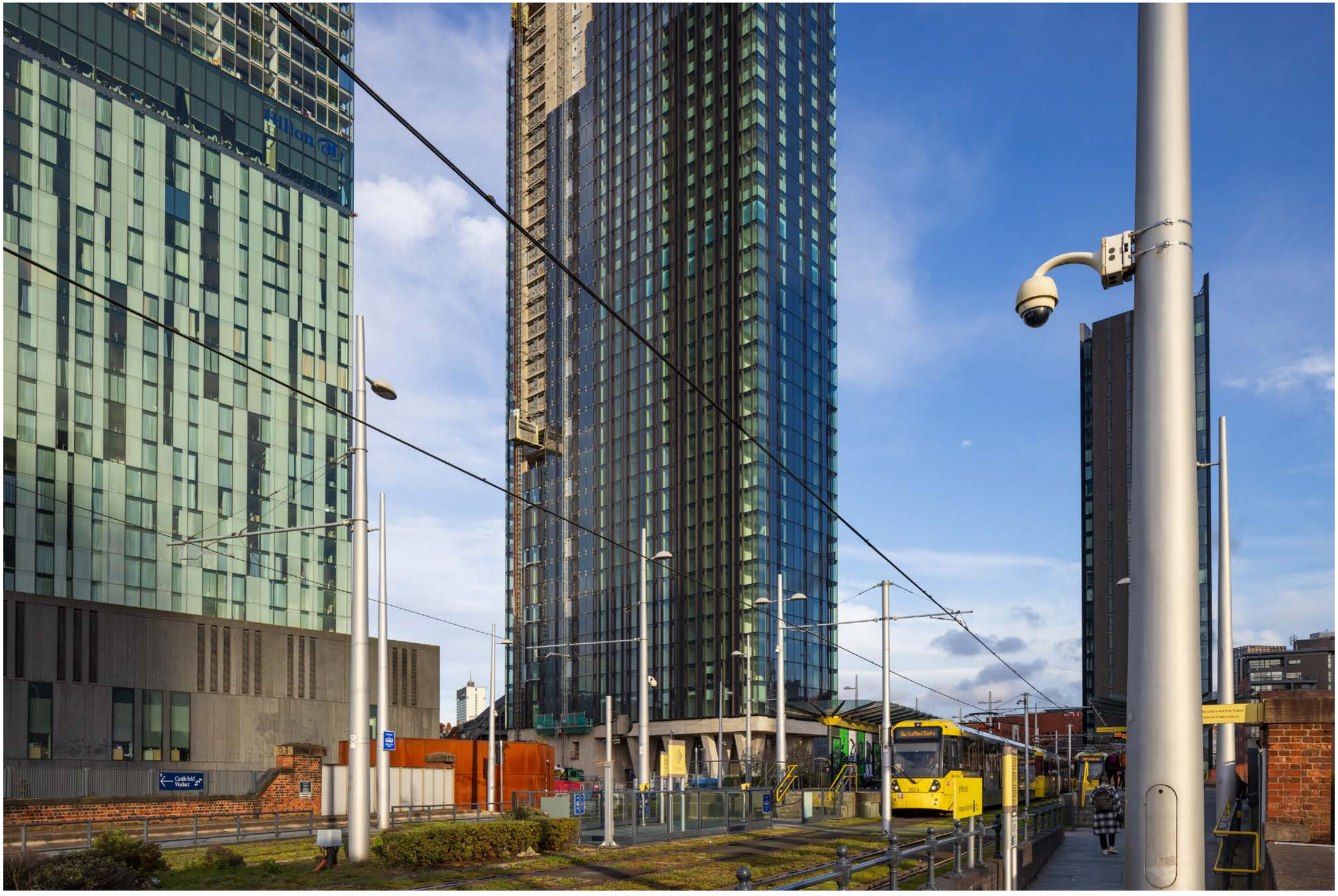
Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
14 | View from Albert Square **Heritage view**	High	**Construction Phase:** Construction works currently dominate the view, however works to regenerate the town hall are likely to be completed when construction of the Proposed Development takes place. The construction works to the mid and upper portions of 2a will be visible in the backdrop of the view, and are likely to detract from the character and quality of the space temporarily during the construction phase.	**Moderate**	**Moderate Adverse Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed development would form a new landmark within the backdrop of the view. The Proposed Development would be in keeping with the existing character of the backdrop of the view, which is characterised by tall, contemporary buildings. The Proposed Development will not obscure views to listed heritage assets within Albert Square. It would form a perceptible change in the view but would not materially affect the composition or appreciation of the view.	**Moderate**	**Moderate Neutral Significant**	**Neutral**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of The Lighthouse and the Proposed Development, will be noticeable in the view. The existing townscape features in the foreground largely screen the construction works. *There are not predicted to be any additional significant in-combination effects.*	**Moderate**	**Moderate Adverse Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Cumulative development will be largely screened. *There are not predicted to be any additional significant in-combination effects.*	**Moderate**	**Moderate Neutral Significant**	**Neutral**	**LT**	**D**	**P**	**IRR**
15 | St. John's Gardens **Heritage view**	High/Moderate	**Construction Phase:** Construction works to the mid and upper portions of 2a will be partially available above development in the foreground of the view. The construction works will detract temporarily from the character and quality of the view temporarily throughout the construction phase.	**Minor**	**Minor Adverse Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would consolidate the existing tall building cluster created by the Beetham Tower and Viadux Phase 1. High quality design and architectural detailing would create a high quality new landmark within the view.	**Minor**	**Minor Beneficial Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works to the Great Northern will be perceptible in the view. The existing townscape and tree cover will significantly screen the construction works. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Adverse Not Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The Great Northern proposals will result in no substantial change to the view. Existing tree cover and buildings provide screening. The Proposed Development will define the tal buidling cluster in conjunction with the Beetham Tower and Phase 1. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
16 | View from A56/ Chester Road	**Moderate/Low**	**Construction Phase: No view**	**Negligible**	**Negligible Not Significant**	**No View**	ST	D	T	R
		Operational Phase: No view	**Negligible**	**Negligible Not Significant**	**No View**	LT	D	P	IRR
		Cumulative Construction Phase: No view of the Proposed Development - no in-combination construction phase effect.	**N/A**	**N/A**	**N/A**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: No view of the Proposed Development - no in-combination construction phase effect.	**N/A**	**N/A**	**N/A**	**LT**	**D**	**P**	**IRR**

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17 | View from Manchester Road	**Moderate/Low**	**Construction Phase:** Views of construction works would have a temporary adverse impact on the view due to the visibility and prominence of the Proposed Development, which forms a focal element within the view.	**Moderate**	**Minor Adverse** **Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development will consolidate the cluster of tall buildings marking the gateway to the city centre. Tall buildings are characteristic of the view, with a second tall building cluster created by Deansgate Square to the right within the view. The Proposed Development will form a clearly noticeable change in the view due to its height, and would have some affect on the composition of the view.	**Moderate**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works of Great Northern, Apex, Vision, The Green will be partially visible in conjunction with the Proposed Development in the background of the view. The construction works will be temporary and mostly be hidden by existing townscape features. Tall cranes, and some site hoarding may be visible within the view and will create a partial change in character to the view. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Adverse** **Not Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The addition of the cumulative proposals in conjunction with the Proposed Development and future baseline will consolidate the emerging character of the view. The cumulative development will cause a perceptible change in the view, which would have a minor effect on the composition. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Beneficial** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
18 | View from Regent Road	**Moderate/Low**	**Construction Phase:** Construction works to the upper storeys of the tower will be available but would not materially alter the composition of the view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development would be partially visible, and would form an additional tall structure signposting the city centre. The Proposed Development would not materially change the composition of the view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	LT	D	P	IRR
		Cumulative Construction Phase: The construction works to Vision will be perceptible in conjunction with the Proposed Development, but will form very minor additions to the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Upper elements of Vision will be visible in conjunction with the Proposed Development are visible within the background of the view but will form minor additions which will not change the character of the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**LT**	**D**	**P**	**IRR**
19 | View from canal at Middlewood Locks	**Moderate/Low**	**Construction Phase:** Construction works to the upper storeys of the tower will be available but would not materially alter the composition of the view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development would be partially visible, and would form an additional tall structure consolidating the existing tall building cluster which marks a key gateway into the city centre. The Proposed Development appears much taller than the existing tall buildings, but would not materially change the composition or appreciation of the view.	**Minor**	**Minor Beneficial** **Not Significant**	**Neutral**	LT	D	P	IRR
		Cumulative Construction Phase: Construction works to Great Marlborough Street, First Street, Great Northern, Apex, Vision, One City Road and One Medlock Street will be partially visible in conjunction with the Proposed Development and form minor additions to the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Cumulative development will form perceptible additions to the view, but will be minor in nature. The Proposed Development will remain distinct as part of a tall building cluster. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial** **Not Significant**	**Neutral**	**LT**	**D**	**P**	**IRR**

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20 | View from St Ann's Square/St Mary's Gate **Heritage view**	High	**Construction Phase:** Construction works will be partially visible above the Grade I listed St Ann's Church and would result in temporary adverse visual affects throughout the construction phase.	**Moderate**	**Moderate Adverse Significant**	**Adverse**	ST	D	T	R
		Operational Phase: Existing trees within the space largely screen the Grade I listed St Ann's Church from this viewpoint. The Proposed Development would form a tall, slender addition that is uncharacteristic within the existing view.	**Moderate**	**Moderate Adverse Significant**	**Adverse**	LT	D	P	IRR
		Cumulative Construction Phase: Minor, glimpsed views of construction works Vision in conjunction to the Proposed Development will be partially visible above the Grade II Listed St Ann's Church and existing townscape features seen in the background and foreground. The construction works, such as tall cranes, will result in temporary adverse affects. *There are not predicted to be any additional significant in-combination effects.*	**Moderate**	**Moderate Adverse Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Vision will form minor additions to the view in conjunction with the Proposed Development, although existing townscape features largely screen the proposals. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Moderate Adverse Significant**	**Adverse**	**LT**	**D**	**P**	**IRR**
21 | View from Corporation St Metrolink (Exchange Square)	**Moderate**	**Construction Phase:** Construction works to the mid and upper portions of the Proposed Development would be visible from this viewpoint. The construction works would form a clearly noticeable addition to the view above the existing roofline.	**Moderate**	**Minor Adverse Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would result in noticeable change in the composition of the view, with the addition of a slender tall building. High quality design and architectural detailing would create a high quality new landmark within the view.	**Moderate**	**Minor Adverse Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: No view of cumulative development. *There are not predicted to be any significant in-combination effects.*	**N/A**	**N/A**	**N/A**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: No view of cumulative development. *There are not predicted to be any significant in-combination effects.*	**N/A**	**N/A**	**N/A**	**LT**	**D**	**P**	**IRR**

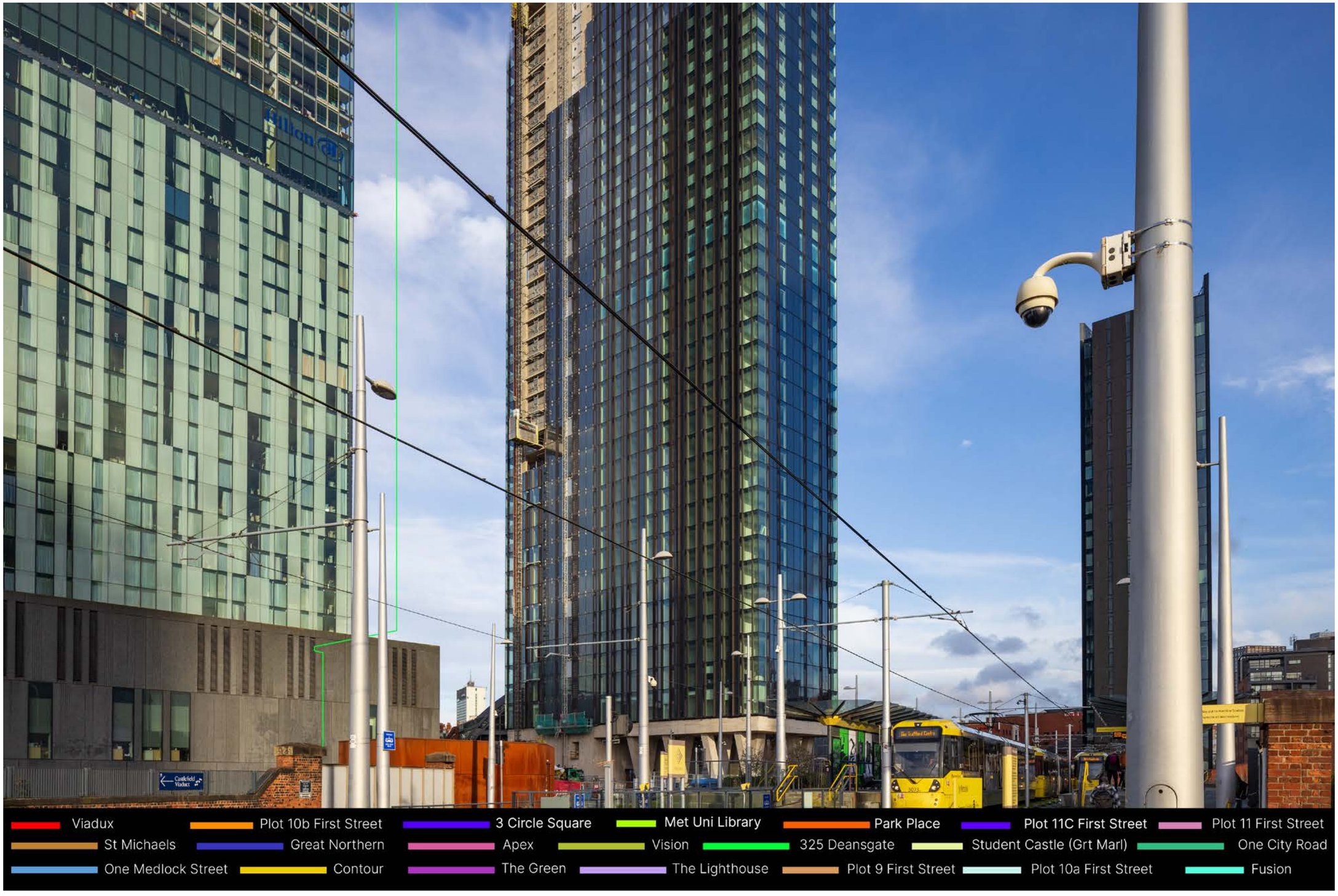
Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
22 | View from Piccadilly Gardens/ Market Street	**Moderate/Low**	**Construction Phase:** Construction works to the mid and upper portions of the Proposed Development would be visible from this viewpoint. The construction works would form a clearly noticeable addition to the view above the existing roofline.	**Moderate**	**Minor Adverse** **Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would result in a noticeable change in the composition of the view, with the addition of a slender tall building. High quality design and architectural detailing would create a high quality new landmark within the view.	**Moderate**	**Minor Adverse** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: Construction works to The Lighthouse, Vision, and The Green will form minor additions to the view in conjunction to the Proposed Development, but will not change the overall character of the view. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Adverse** **Not Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Cumulative development will result in a minor addition to the view in conjunction with the Proposed Development. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Adverse** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
23 | View from Piccadilly Station/ Fairfield Street	**Moderate/Low**	**Construction Phase:** Construction works to the uppermost storeys of the Proposed Development would be visible in the distance, but would not materially change the character of the existing view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: Partial glimpsed views of the uppermost storeys of the Proposed Development would be visible above the existing roofline. The Proposed Development would form a subtle new landmark in the view, signposting a new destination in the city centre.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: The view will allow very minor views construction works to Vision in conjunction with the Proposed Development proposals. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Cumulative Operational Phase: The Vision proposals will be glimpsed and will not materially change the character of the view or affect the appreciation of the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
24 | View from Mayfield Park	High/Moderate	**Construction Phase:** Construction works to the uppermost storeys of the Proposed Development would be visible in the distance, but would not materially change the character of the existing view.	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: Partial glimpsed views of the uppermost storeys of the Proposed Development would be visible above the existing roofline. The Proposed Development would form a subtle new landmark in the view, which would not appear uncharacteristic within the existing view.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: Construction to Plot 11 First Street will form barely perceptible additions to the view in conjunction to the with the Proposed Development, but will not change the character of the view. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Neutral** **Not Significant**	**Neutral**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: Partial glimpses of Plot 11 First Street, along with the Proposed Development, will be visible above the existing rooflines in the distance. There will not be any material change to the view as a result of cumulative development. *There are not predicted to be any significant in-combination effects.*	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect and Significance	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
25 | View from Hulme Park	High/Moderate	**Construction Phase:** Views of construction works would have a temporary adverse impact on the view due to the visibility and prominence of the Proposed Development, and the openness of the view.	**Minor**	**Minor Adverse** **Not Significant**	**Adverse**	ST	D	T	R
		Operational Phase: The Proposed Development would appear as a tall, slender addition to the view, which would result in a perceptible change in the view but would not materially alter the composition or appreciation of the view.	**Minor**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: Construction works to The Lighthouse, The Green, Vision and One City Road will be visible in conjunction with the Proposed Development. The works will feature tall cranes, and some site hoarding closer to the foreground, and will have an adverse effect due to the openness of the view and the prominence of the proposals. *There are predicted to be significant in-combination effects.*	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The addition of the cumulative development in conjunction with the Proposed Development will result in a clearly noticeable change in the view, with consolidation of the existing tall building cluster. *There are predicted to be significant in-combination effects.*	**Moderate**	**Moderate Beneficial** **Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
26 | View from Epping Walk Bridge/ Hulme Arch	**Moderate**	**Construction Phase:** Partial views of construction works to the mid and upper storeys of 2a would be available within the distance in the view. Construction works are characteristic within the view due to substantial new development within the city centre.	**Moderate**	**Minor Neutral** **Not Significant**	**Neutral**	ST	D	T	R
		Operational Phase: The Proposed Development will appear as an additional tall building within the view, and will form a noticeable landmark due to the proposed height. High quality design and architectural detailing would create a high quality new landmark within the view.	**Moderate**	**Minor Beneficial** **Not Significant**	**Beneficial**	LT	D	P	IRR
		Cumulative Construction Phase: Construction works to One Medlock Street, Vision and Apex will be partially visible in the view. Construction works are characteristic within this view of the city centre. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Neutral** **Not Significant**	**Neutral**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: The addition of the cumulative development in conjunction with the Proposed Development will create a noticeable change within the view, and will consolidate the existing emerging character. *There are not predicted to be any significant in-combination effects.*	**Moderate**	**Minor Beneficial** **Not Significant**	**Beneficial**	**LT**	**D**	**P**	**IRR**
27 | View from St Peter's Square - Town Hall Extension **Heritage view**	High	**Construction Phase:** No view	**N/A**	**N/A**	**N/A**	ST	D	T	R
		Operational Phase: No view	**N/A**	**N/A**	**N/A**	LT	D	P	IRR
		Cumulative Construction Phase: No view of cumulative development. *There are not predicted to be any significant in-combination effects.*	**N/A**	**N/A**	**N/A**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: No view of cumulative development. *There are not predicted to be any significant in-combination effects.*	**N/A**	**N/A**	**N/A**	**LT**	**D**	**P**	**IRR**
28 | View from Albert Square - Friends Meeting House	High	**Construction Phase:** The construction works to the mid and upper portions of 2a would be prominent within the view above the existing building line, and would detract from the character and quality of the space temporarily during the construction phase.	**Moderate**	**Moderate Adverse** **Significant**	**Adverse**	ST	D	T	**R**
		Operational Phase: The Proposed Development would be out of keeping with the existing character of the view, and would form a prominent new landmark in the view that would detract from the importance of built heritage assets enclosing the Square. High quality design and a sensitive approach to materiality would reduce the overall magnitude of impact.	**Minor**	**Moderate Adverse** **Significant**	**Adverse**	LT	D	P	**IRR**
		Cumulative Construction Phase: No in-combination construction phase effect.	**N/A**	**N/A**	**N/A**	**ST**	**D**	**T**	**R**
		Cumulative Operational Phase: No in-combination construction phase effect.	**N/A**	**N/A**	**N/A**	**LT**	**D**	**P**	**IRR**



View 1 | Existing

VIEW FROM DEANSGATE/CASTLEFIELD METROLINK



View 1 | Future Baseline

VIEW FROM DEANSGATE/CASTLEFIELD METROLINK



View 1 | Future Baseline + Proposed

VIEW FROM DEANSGATE/CASTLEFIELD METROLINK



View 1 | Future Baseline + Proposed + cumulative development

VIEW FROM DEANSGATE/CASTLEFIELD METROLINK

HERITAGE VIEW



View 2 | Existing

VIEW FROM ALBION ST/WHITWORTH ST

HERITAGE VIEW



View 2 | Future Baseline

VIEW FROM ALBION ST/WHITWORTH ST

HERITAGE VIEW



View 2 | Future Baseline + Proposed

VIEW FROM ALBION ST/WHITWORTH ST

HERITAGE VIEW



View 2 | Future Baseline + Proposed + cumulative development

VIEW FROM ALBION ST/WHITWORTH ST

HERITAGE VIEW



View 3 | Existing

VIEW FROM GREAT BRIDGEWATER STREET

HERITAGE VIEW



View 3 | Proposed

VIEW FROM GREAT BRIDGEWATER STREET

HERITAGE VIEW



View 3 | Proposed + cumulative development

VIEW FROM GREAT BRIDGEWATER STREET

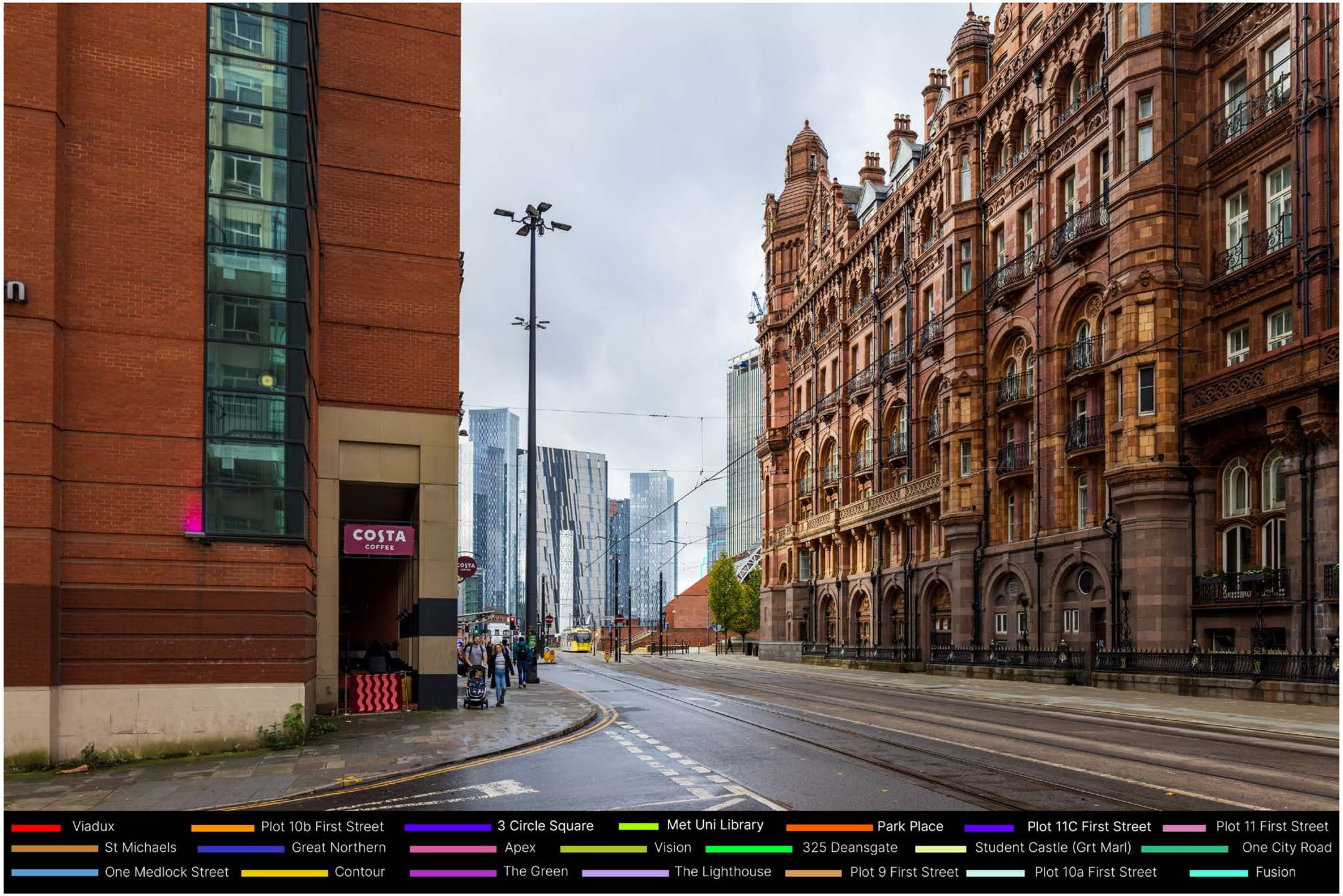
HERITAGE VIEW

Kinetic viewpoint location



View 4 | Existing

VIEW FROM LOWER MOSLEY STREET



View 4 | Future Baseline

VIEW FROM LOWER MOSLEY STREET

HERITAGE VIEW

Kinetic viewpoint location

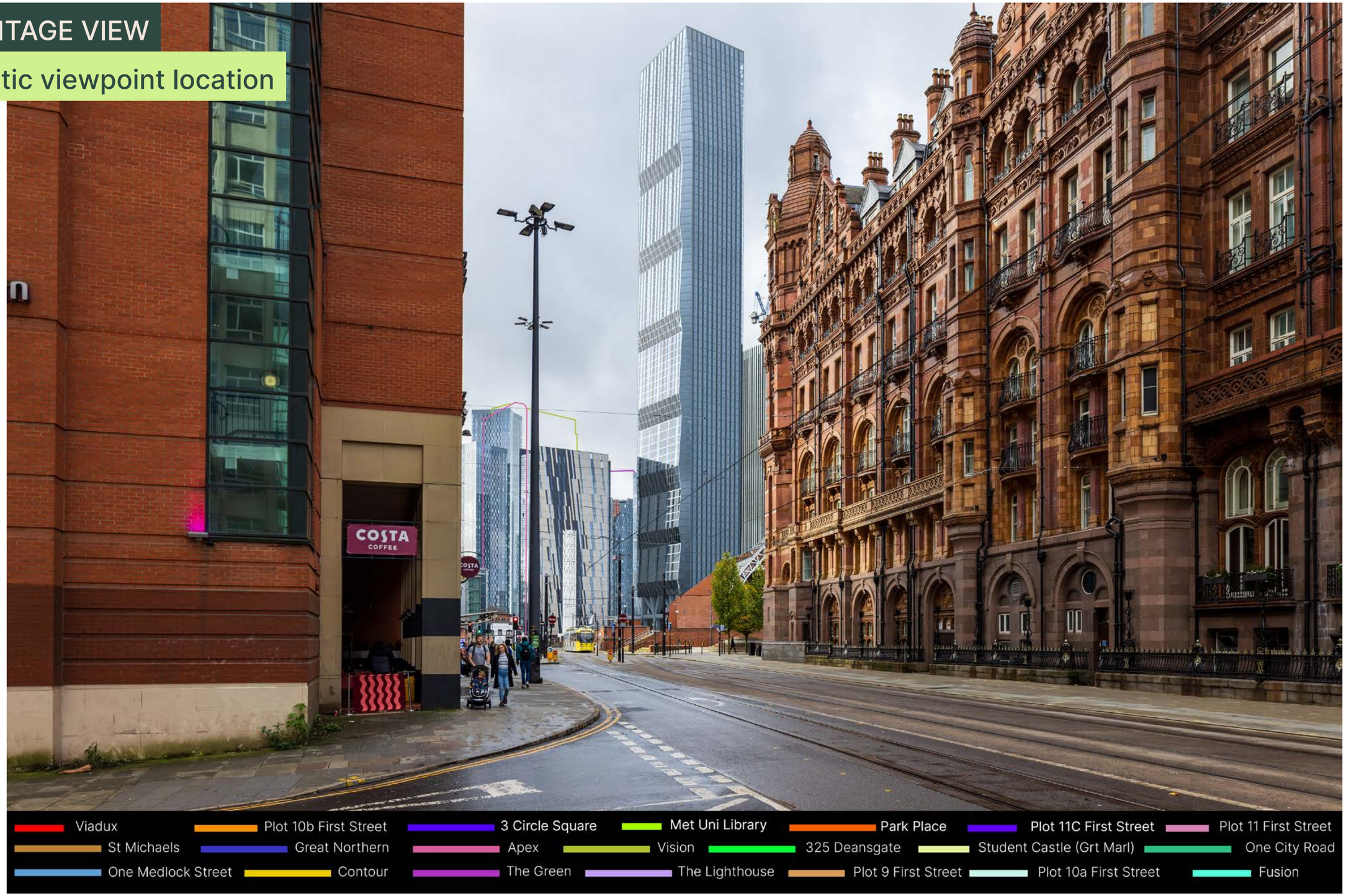


View 4 | Future Baseline + Proposed

VIEW FROM LOWER MOSLEY STREET

HERITAGE VIEW

Kinetic viewpoint location



View 4 | Future Baseline + Proposed + cumulative development

VIEW FROM LOWER MOSLEY STREET

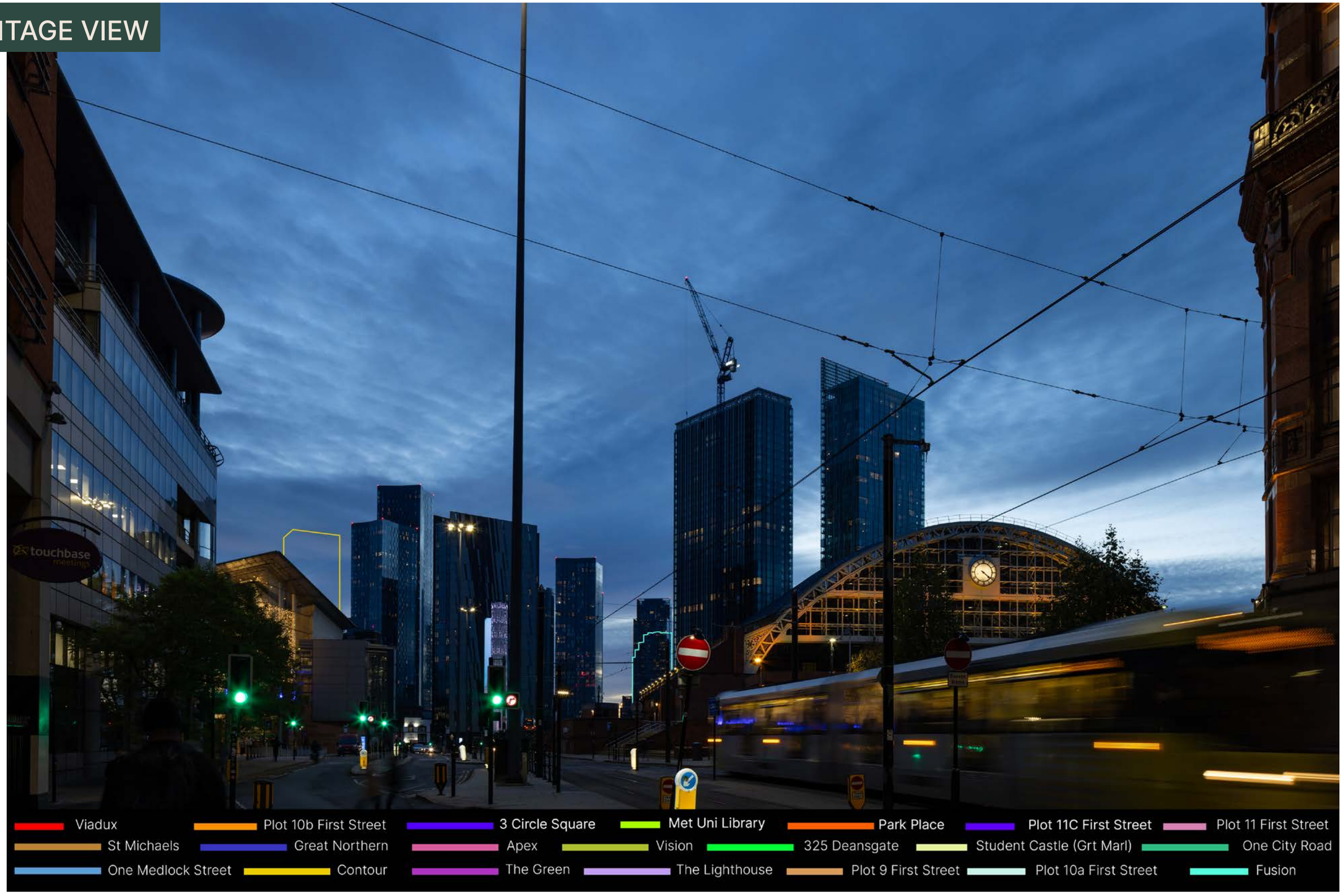
HERITAGE VIEW



View 4 | Existing Night-time View

VIEW FROM LOWER MOSLEY STREET

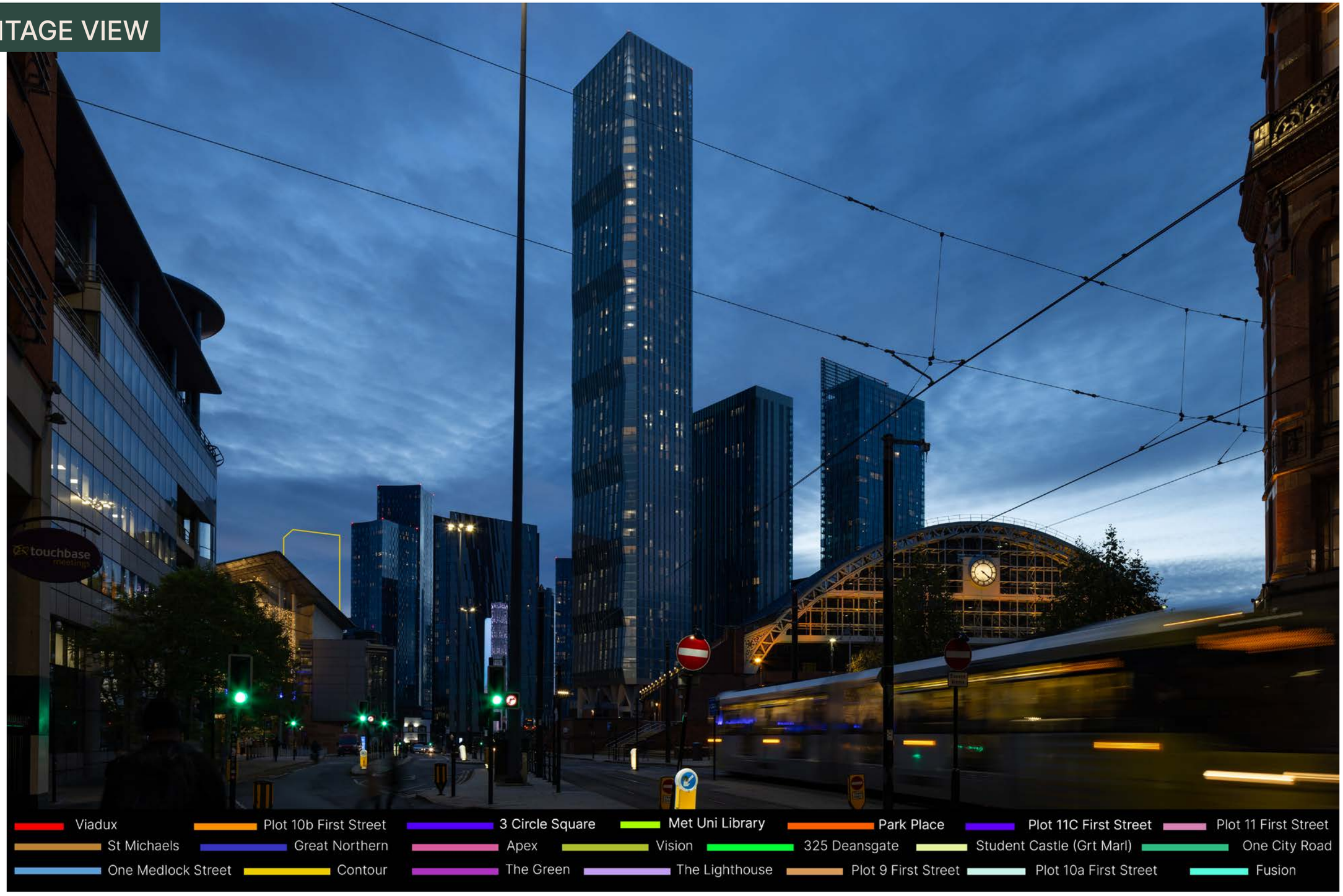
HERITAGE VIEW



View 4 | Future Baseline

VIEW FROM LOWER MOSLEY STREET

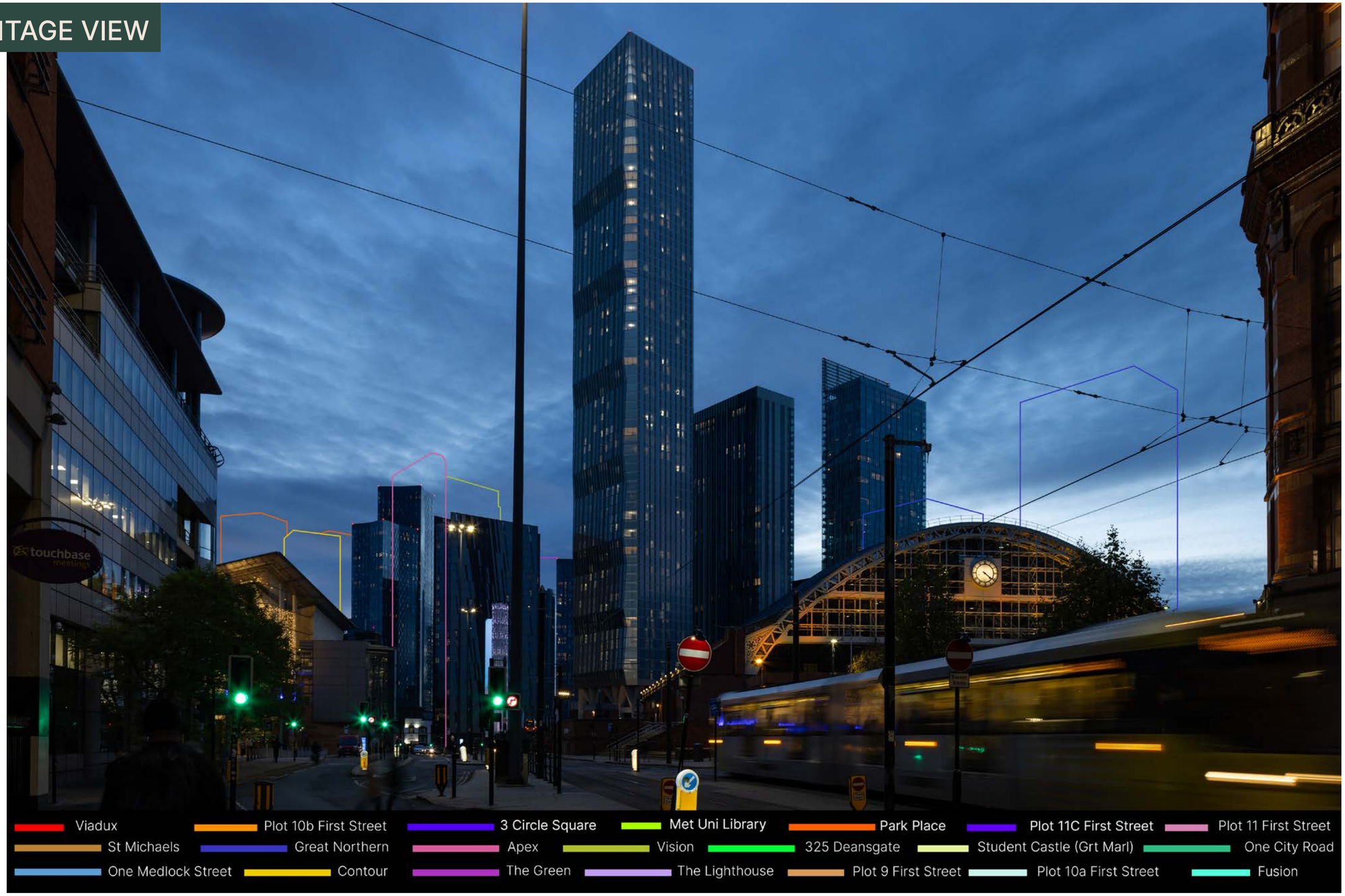
HERITAGE VIEW



View 4 | Future Baseline + Proposed Night-time View

VIEW FROM LOWER MOSLEY STREET

HERITAGE VIEW



View 4 | Future Baseline + Proposed + cumulative development Night-time View

VIEW FROM LOWER MOSLEY STREET

HERITAGE VIEW



View 5 | Existing

VIEW FROM WATSON STREET

HERITAGE VIEW



View 5 | Future Baseline

VIEW FROM WATSON STREET

HERITAGE VIEW



View 5 | Future Baseline + Proposed

VIEW FROM WATSON STREET

HERITAGE VIEW



View 5 | Future Baseline + Proposed + cumulative development

VIEW FROM WATSON STREET

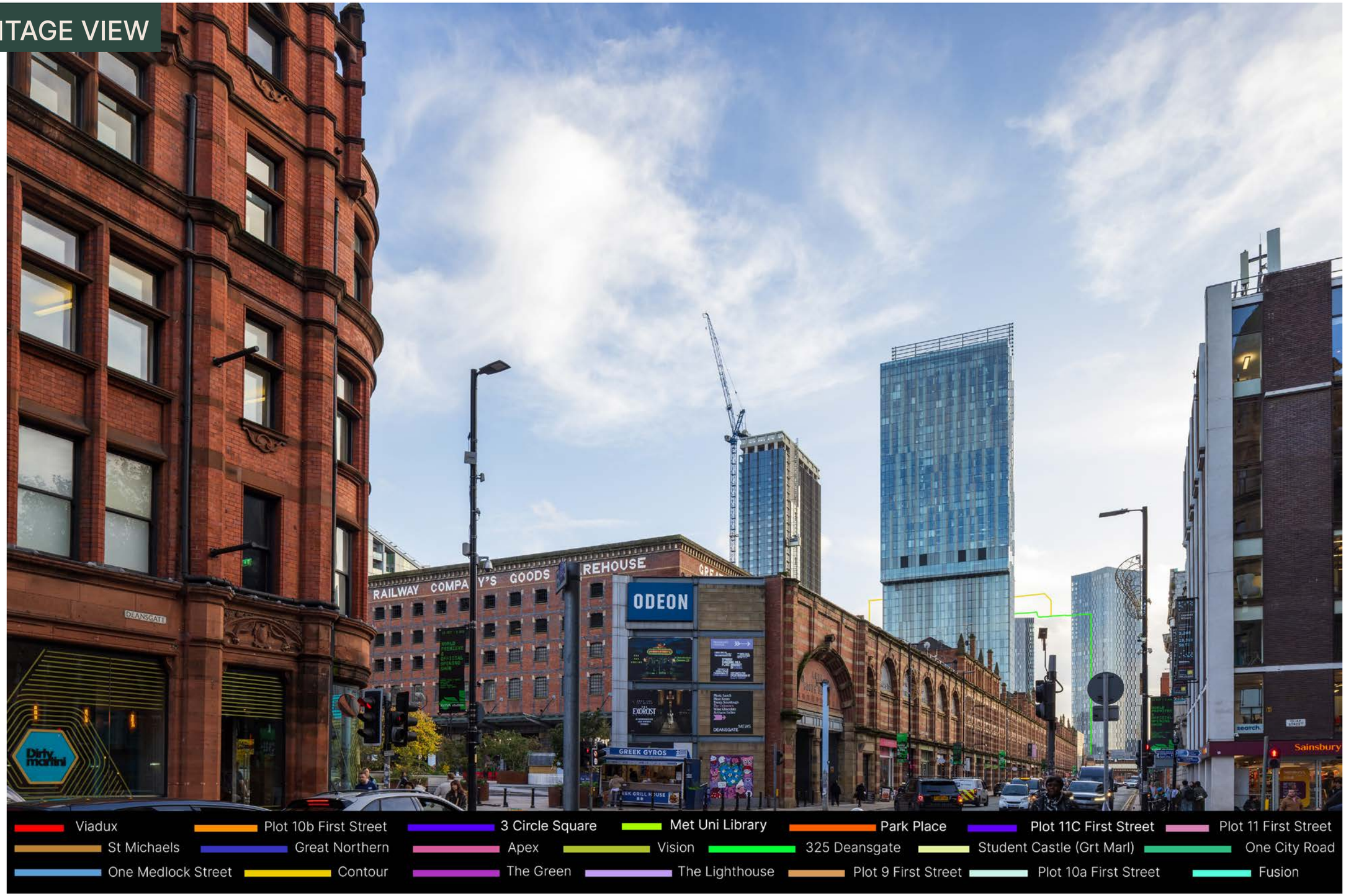
HERITAGE VIEW



View 6 | Existing

VIEW FROM DEANSGATE/QUAY STREET

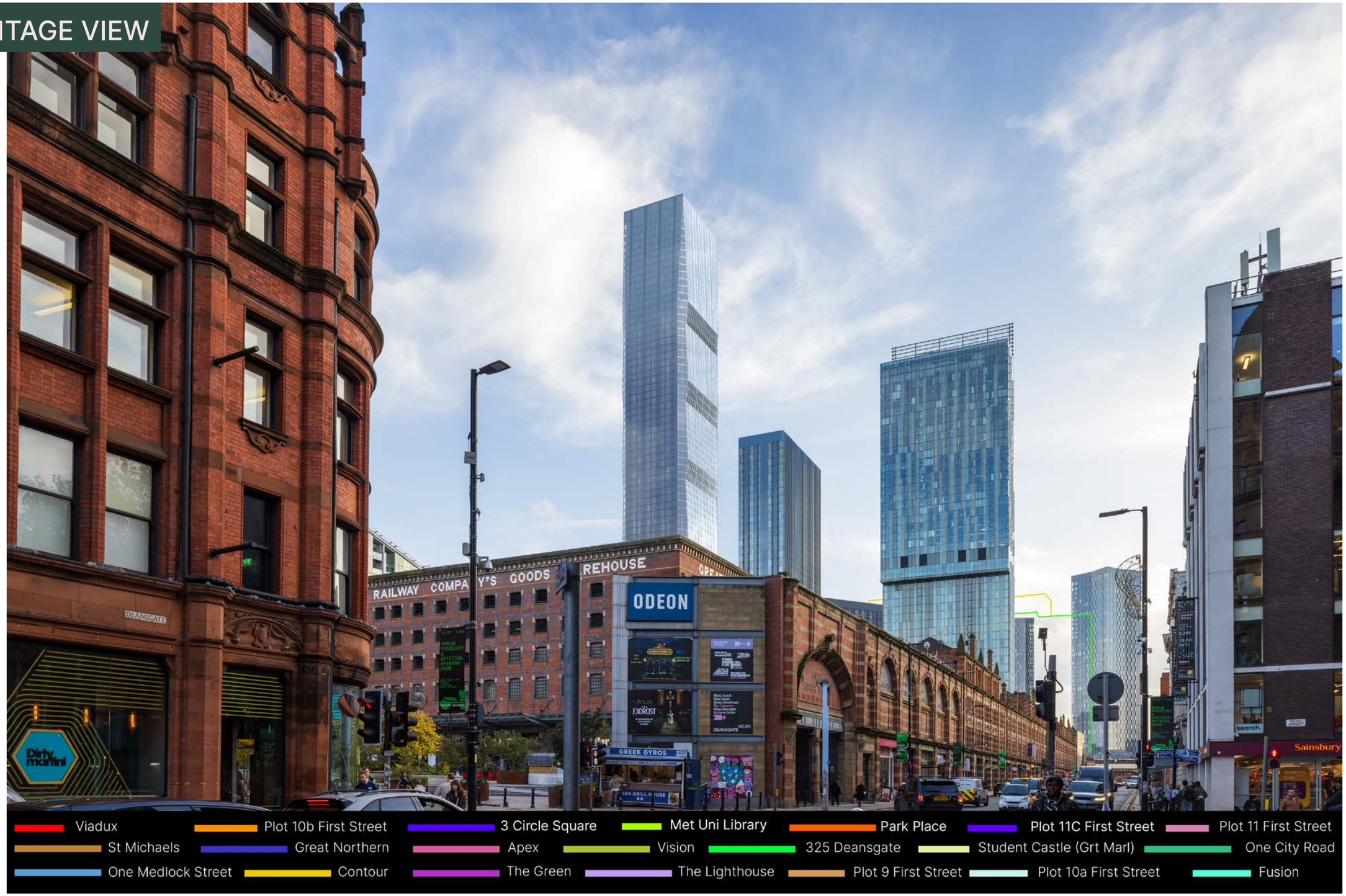
HERITAGE VIEW



View 6 | Future Baseline

VIEW FROM DEANSGATE/QUAY STREET

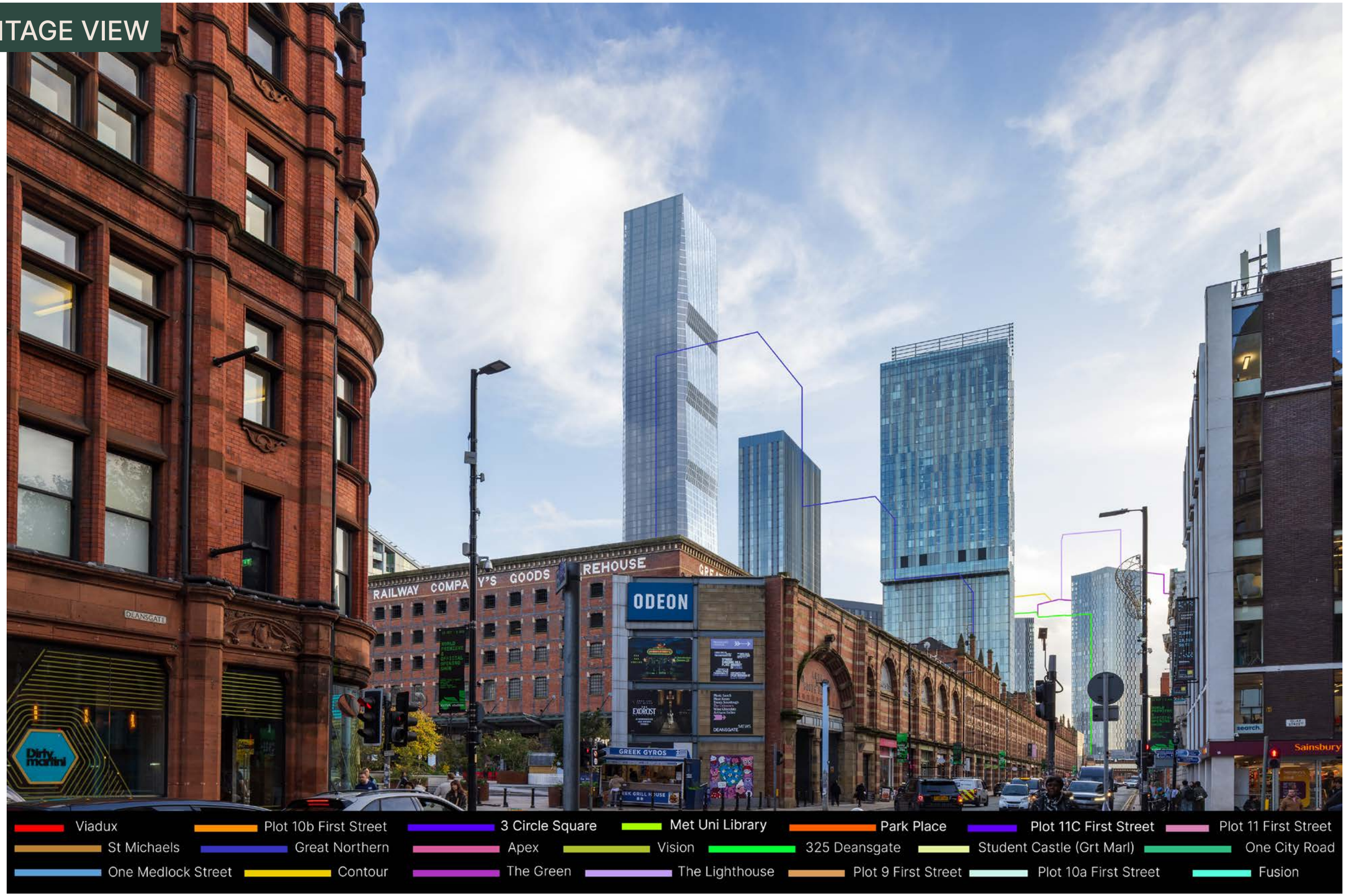
HERITAGE VIEW



View 6 | Future Baseline + Proposed

VIEW FROM DEANSGATE/QUAY STREET

HERITAGE VIEW



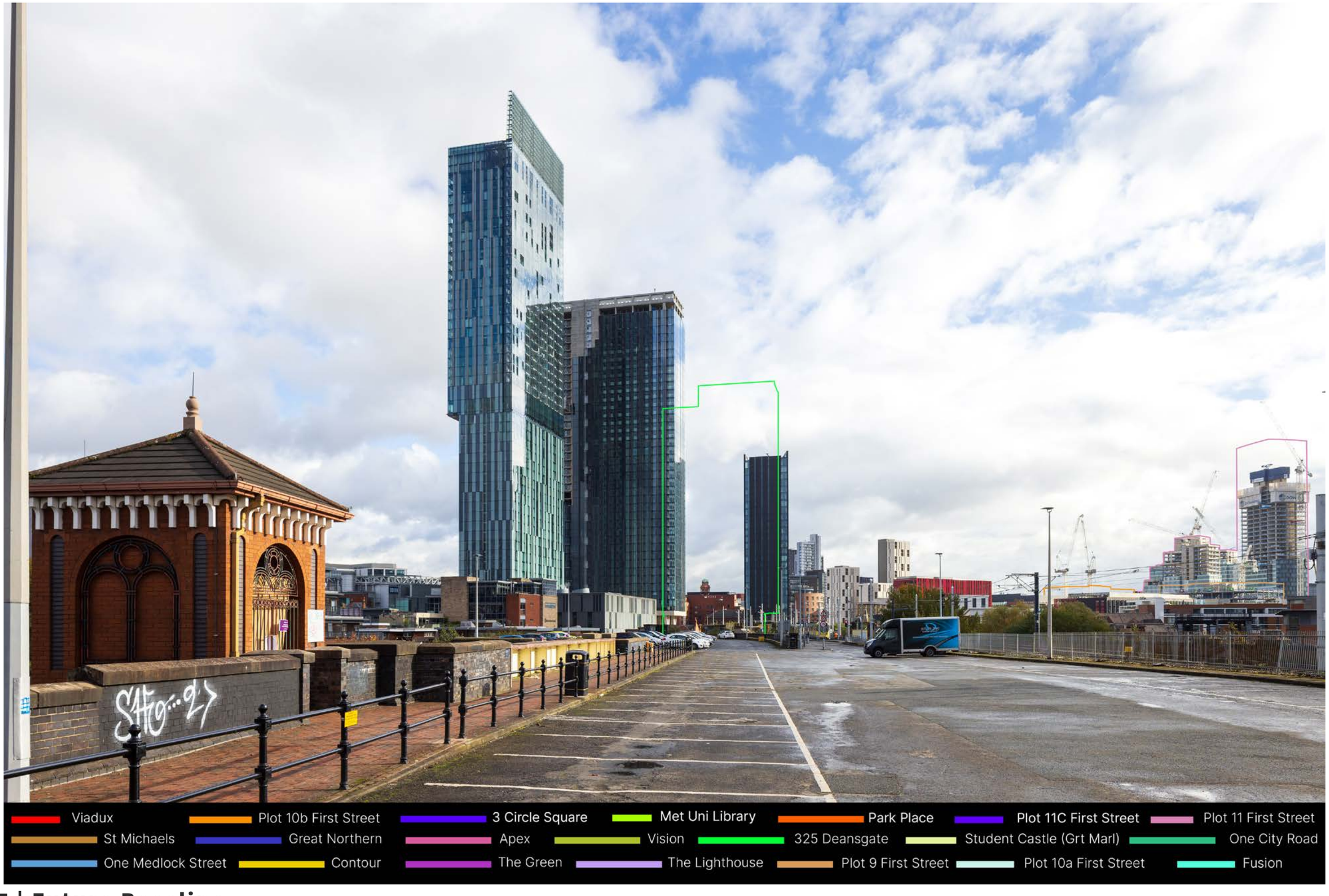
View 6 | Future Baseline + Proposed + cumulative development

VIEW FROM DEANSGATE/QUAY STREET



View 7 | Existing

VIEW FROM CASTLEFIELD VIADUCT



View 7 | Future Baseline

VIEW FROM CASTLEFIELD VIADUCT



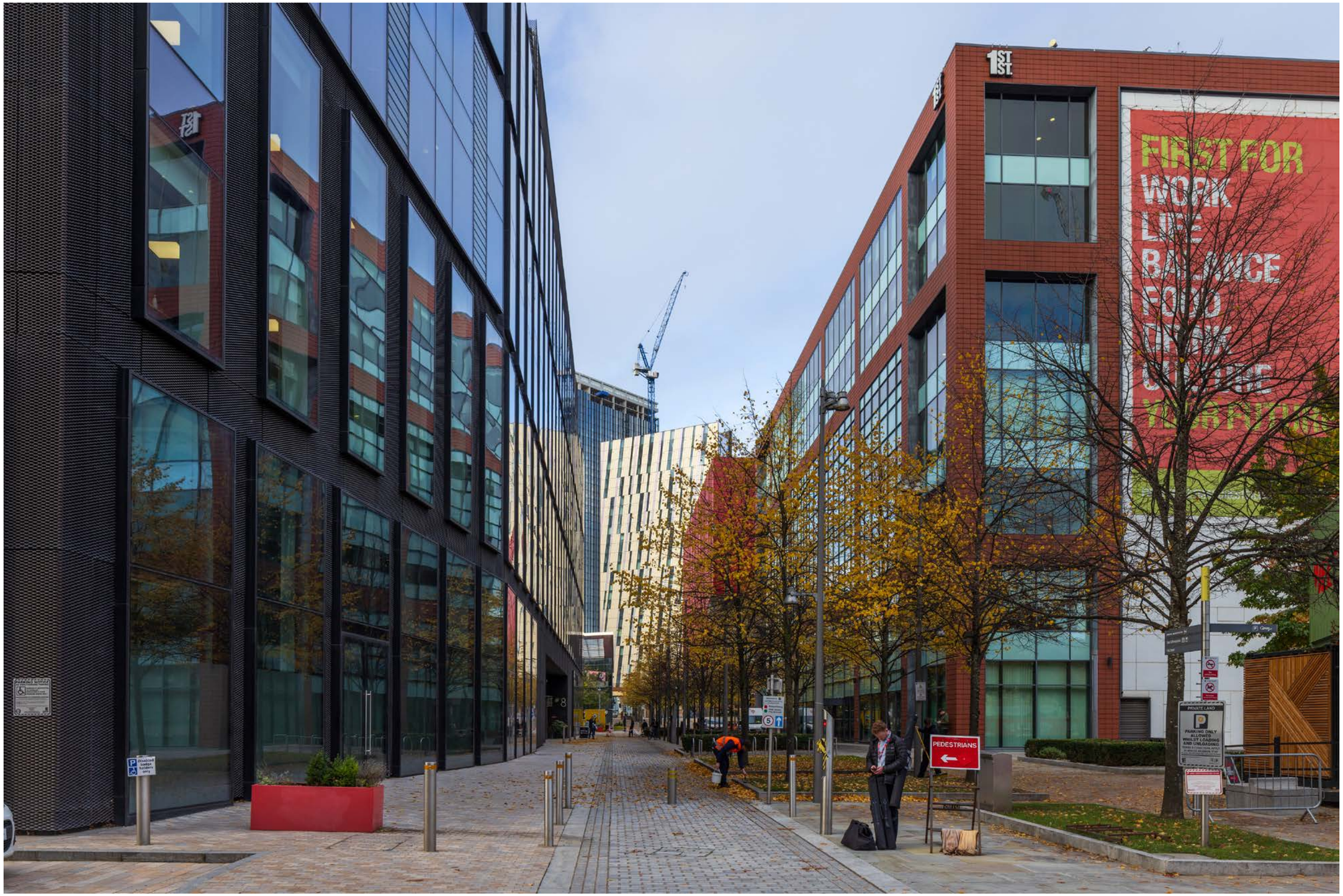
View 7 | Future Baseline + Proposed

VIEW FROM CASTLEFIELD VIADUCT



View 7 | Future Baseline + Proposed + cumulative development

VIEW FROM CASTLEFIELD VIADUCT



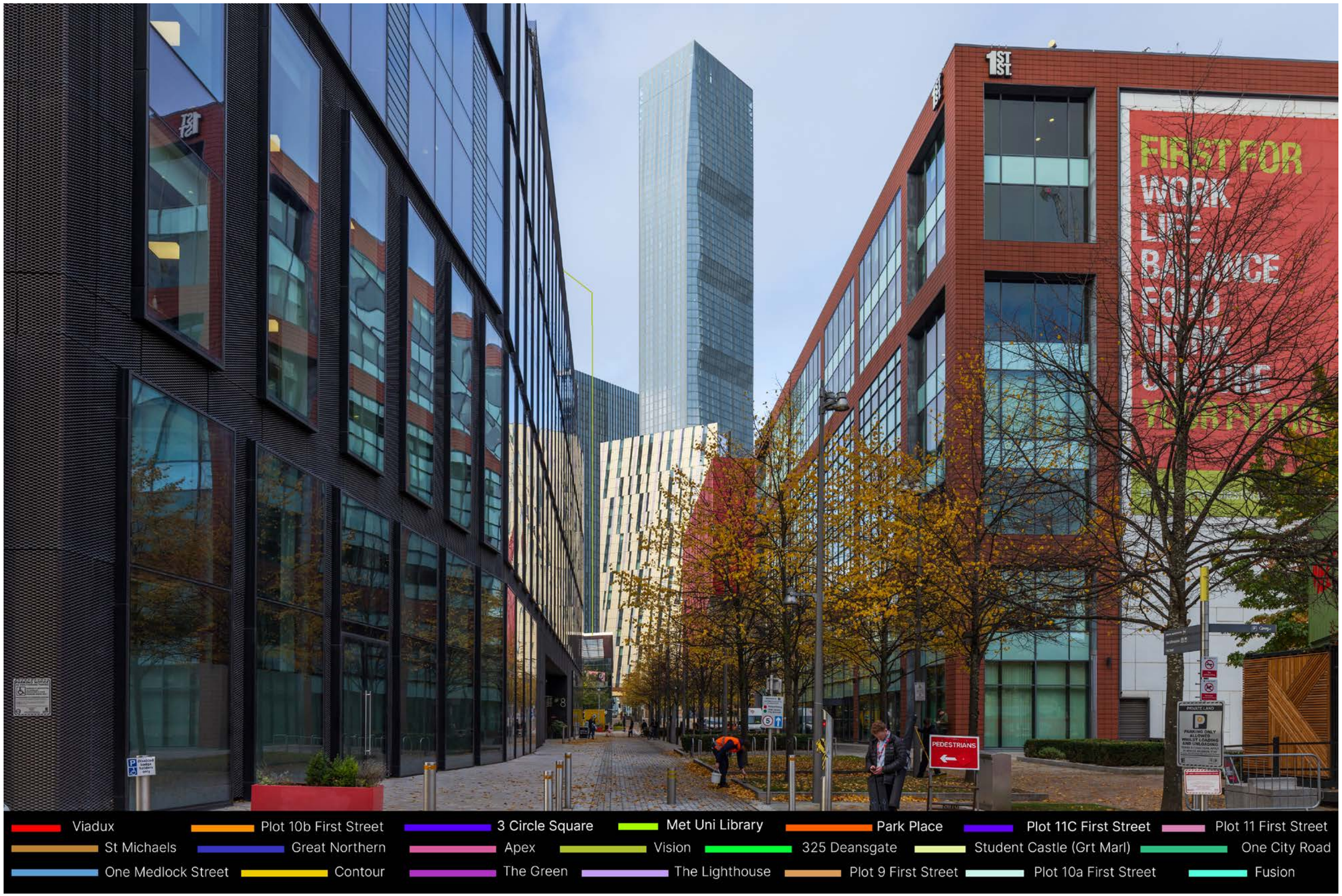
View 8 | Existing

VIEW FROM FIRST STREET, JAMES GRIGOR SQUARE



View 8 | Proposed

VIEW FROM FIRST STREET, JAMES GRIGOR SQUARE



View 8 | Proposed + cumulative development

VIEW FROM FIRST STREET, JAMES GRIGOR SQUARE

HERITAGE VIEW



View 9 | Existing

VIEW FROM CASTLE STREET

HERITAGE VIEW



View 9 | Future Baseline

VIEW FROM CASTLE STREET

HERITAGE VIEW



View 9 | Future Baseline + Proposed

VIEW FROM CASTLE STREET

HERITAGE VIEW



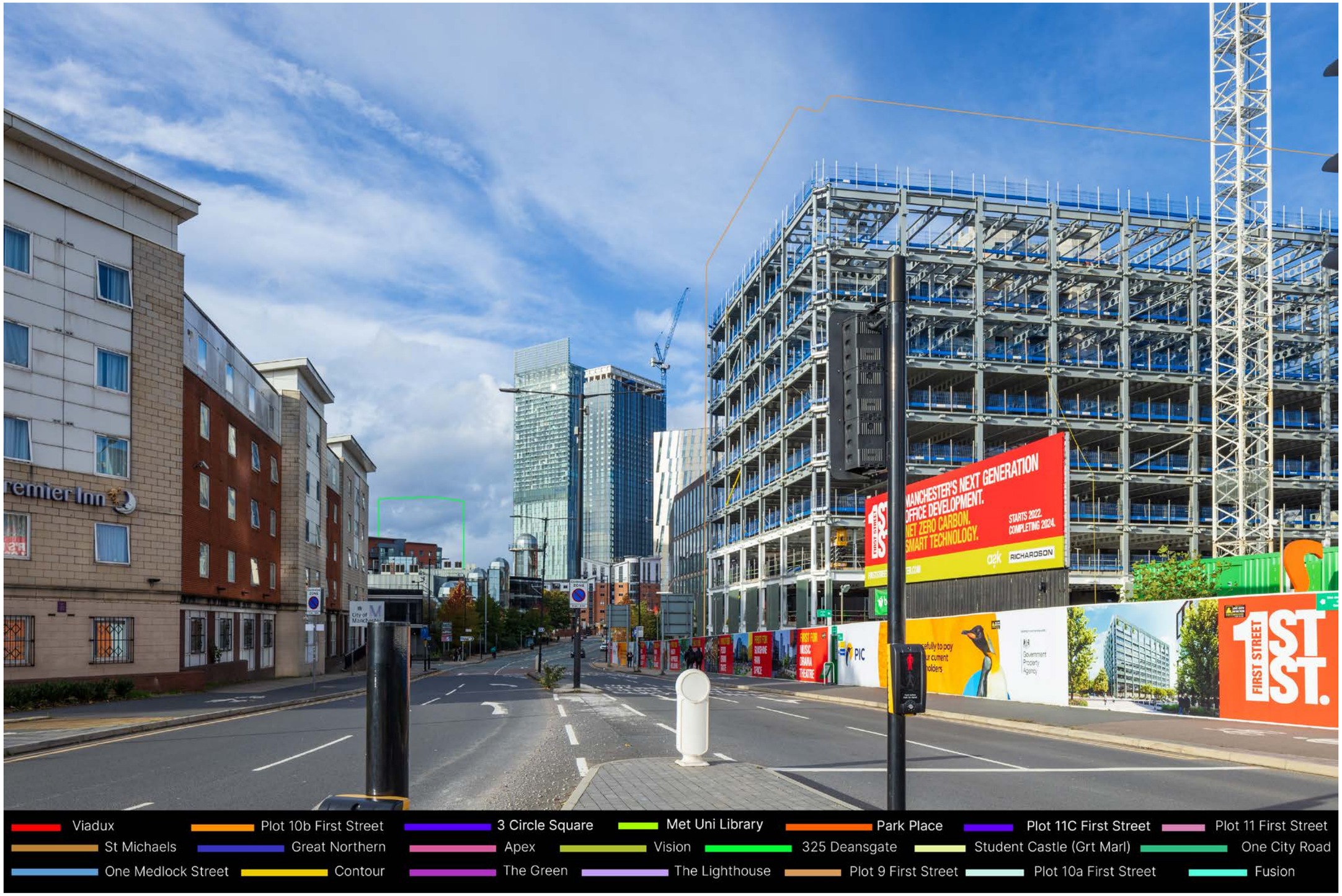
View 9 | Future Baseline + Proposed + cumulative development

VIEW FROM CASTLE STREET



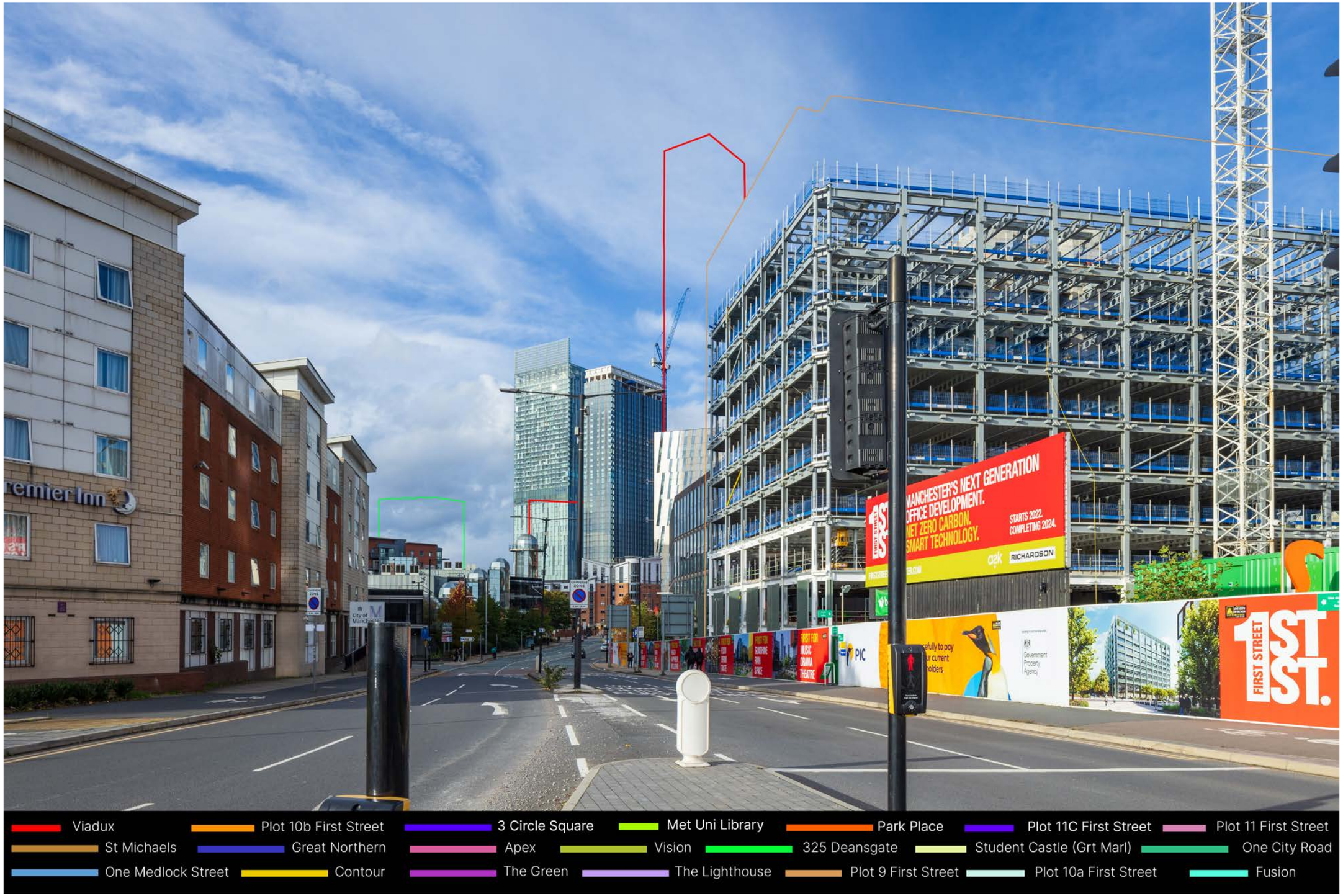
View 10 | Existing

VIEW FROM MEDLOCK STREET/A5103



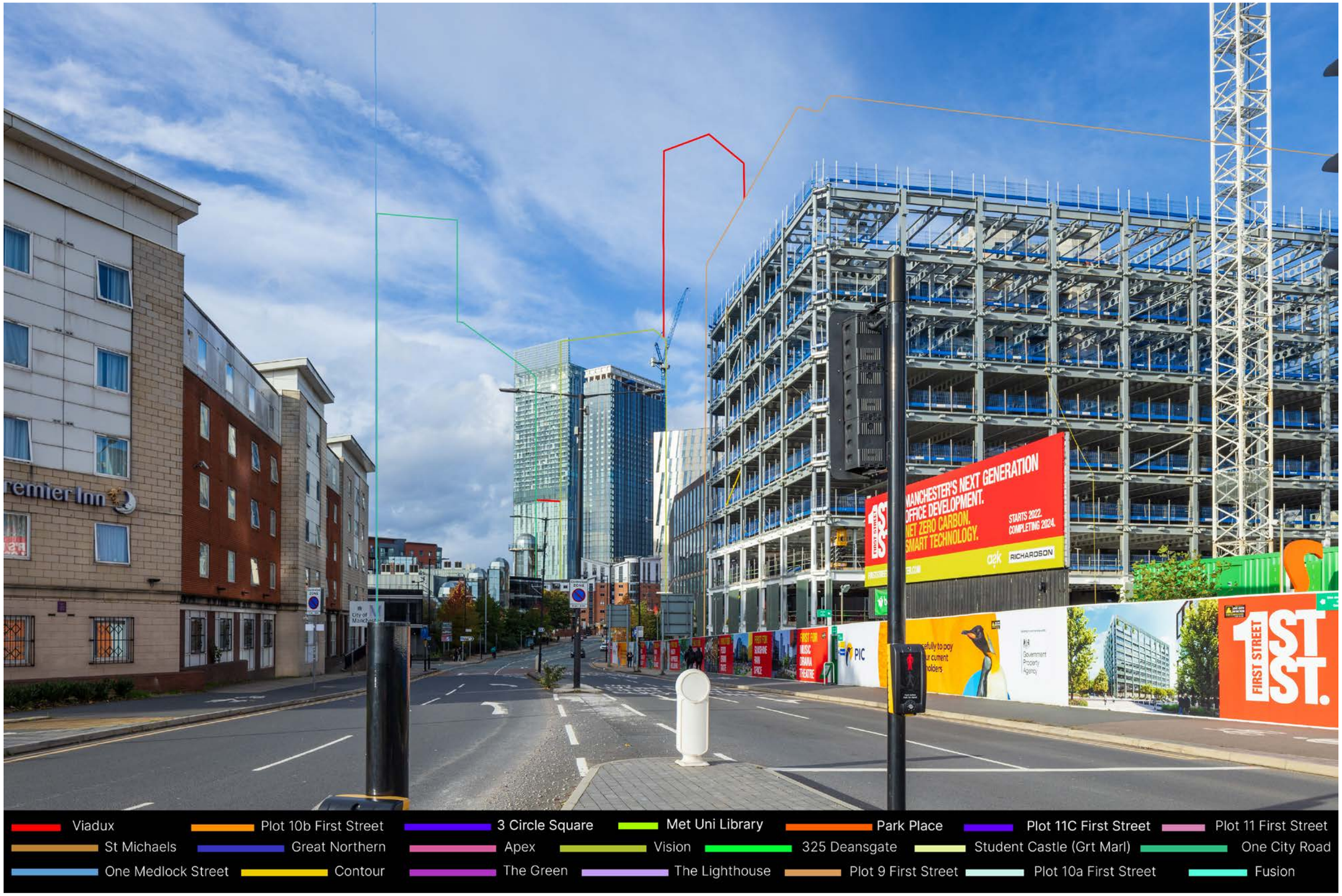
View 10 | Future Baseline

VIEW FROM MEDLOCK STREET/A5103



View 10 | Future Baseline + Proposed

VIEW FROM MEDLOCK STREET/A5103



View 10 | Future Baseline + Proposed + cumulative development

VIEW FROM MEDLOCK STREET/A5103



View 11 | Existing

VIEW FROM OXFORD ROAD/PORTLAND STREET



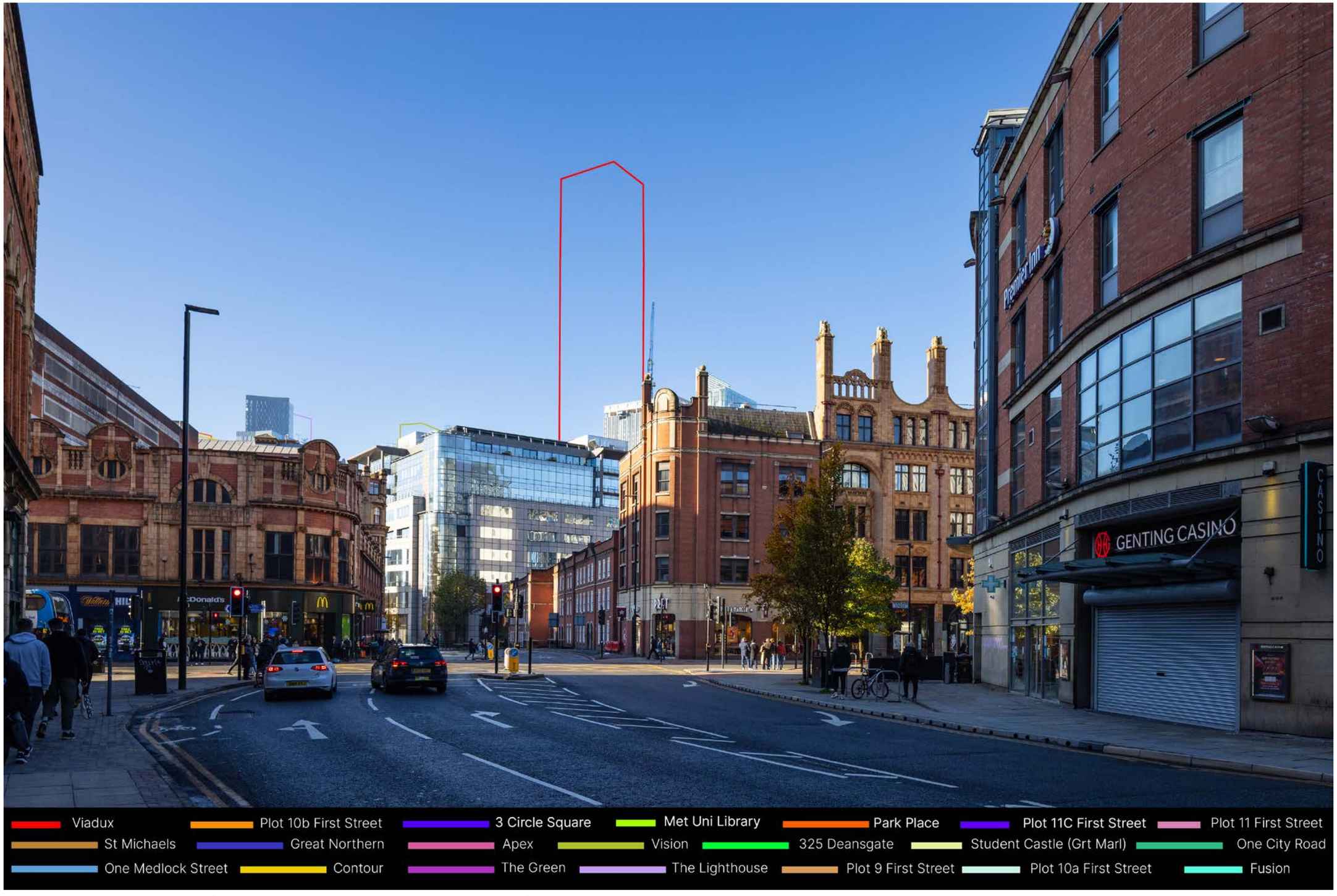
View 11 | Future Baseline

VIEW FROM OXFORD ROAD/PORTLAND STREET



View 11 | Future Baseline + Proposed

VIEW FROM OXFORD ROAD/PORTLAND STREET



View 11 | Future Baseline + Proposed + cumulative development

VIEW FROM OXFORD ROAD/PORTLAND STREET

HERITAGE VIEW



View 12 | Existing

VIEW FROM LIVERPOOL ROAD

HERITAGE VIEW



View 12 |Future Baseline

VIEW FROM LIVERPOOL ROAD

HERITAGE VIEW



View 12 | Future Baseline + Proposed

VIEW FROM LIVERPOOL ROAD

HERITAGE VIEW



View 12 | Future Baseline + Proposed + cumulative development

VIEW FROM LIVERPOOL ROAD

HERITAGE VIEW

Kinetic viewpoint location



View 13 | Existing

VIEW FROM PRINCESS ST/MOSLEY ST

HERITAGE VIEW

Kinetic viewpoint location

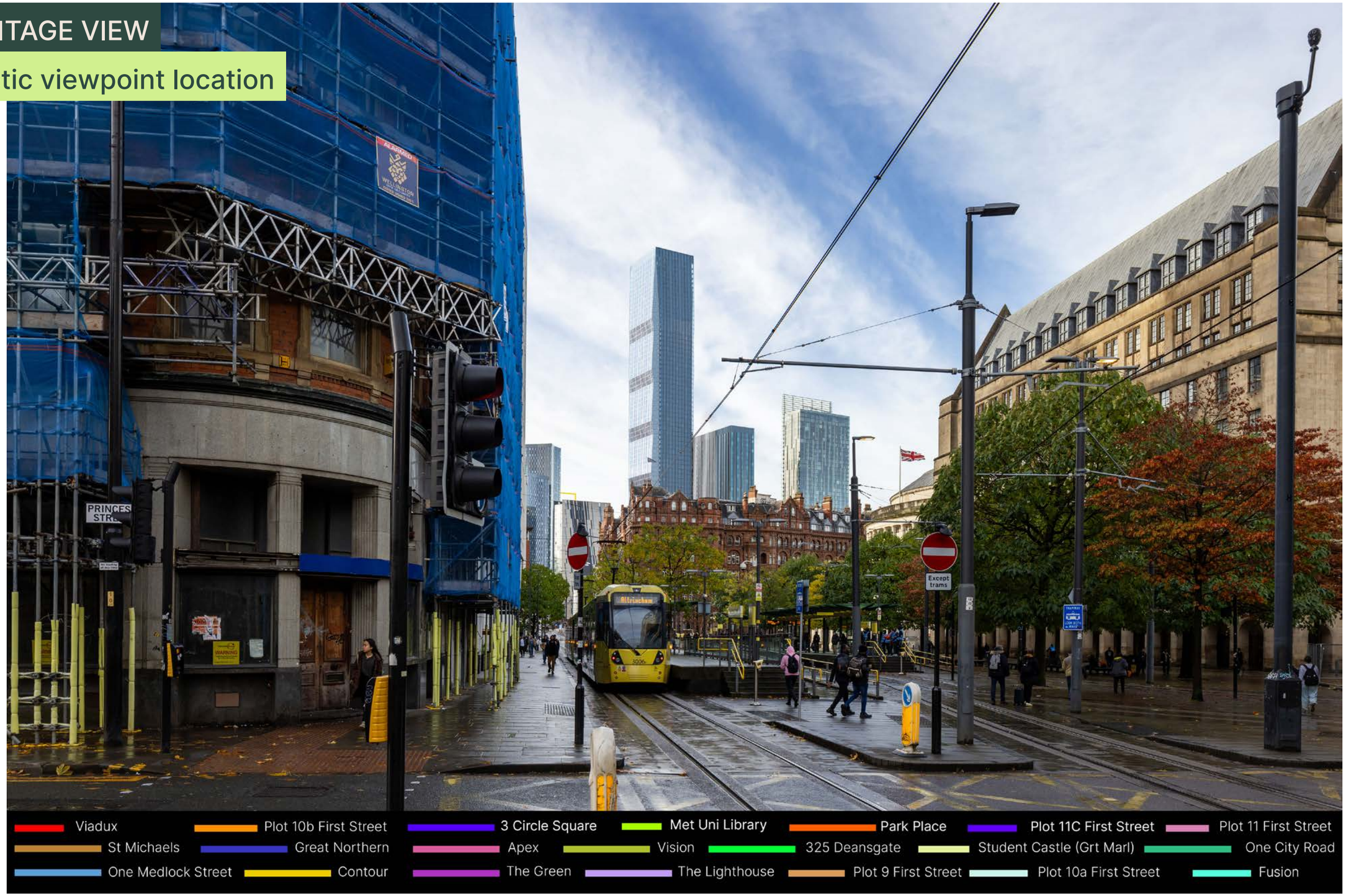


View 13 | Future Baseline

VIEW FROM PRINCESS ST/MOSLEY ST

HERITAGE VIEW

Kinetic viewpoint location

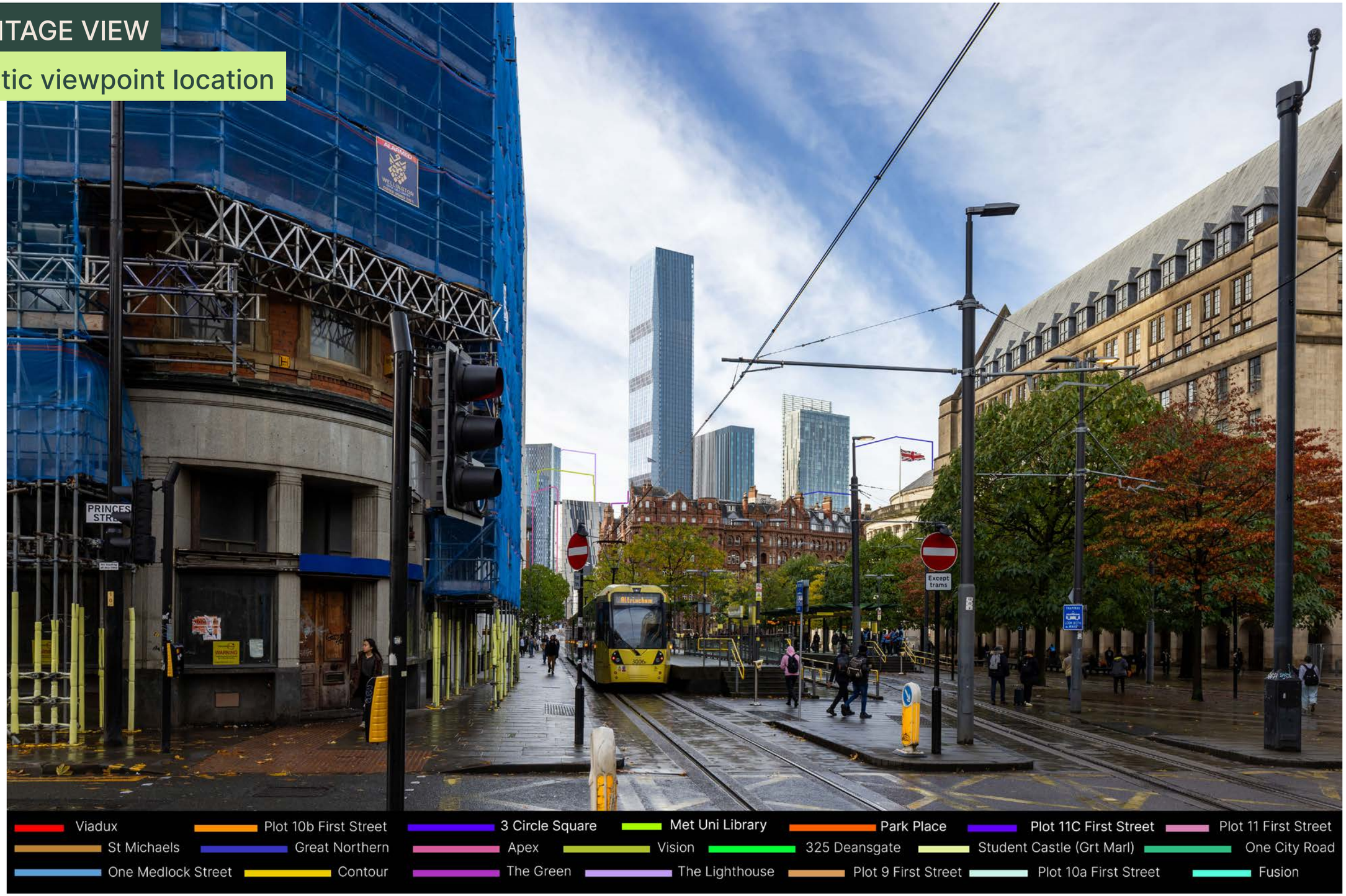


View 13 | Future Baseline + Proposed

VIEW FROM PRINCESS ST/MOSLEY ST

HERITAGE VIEW

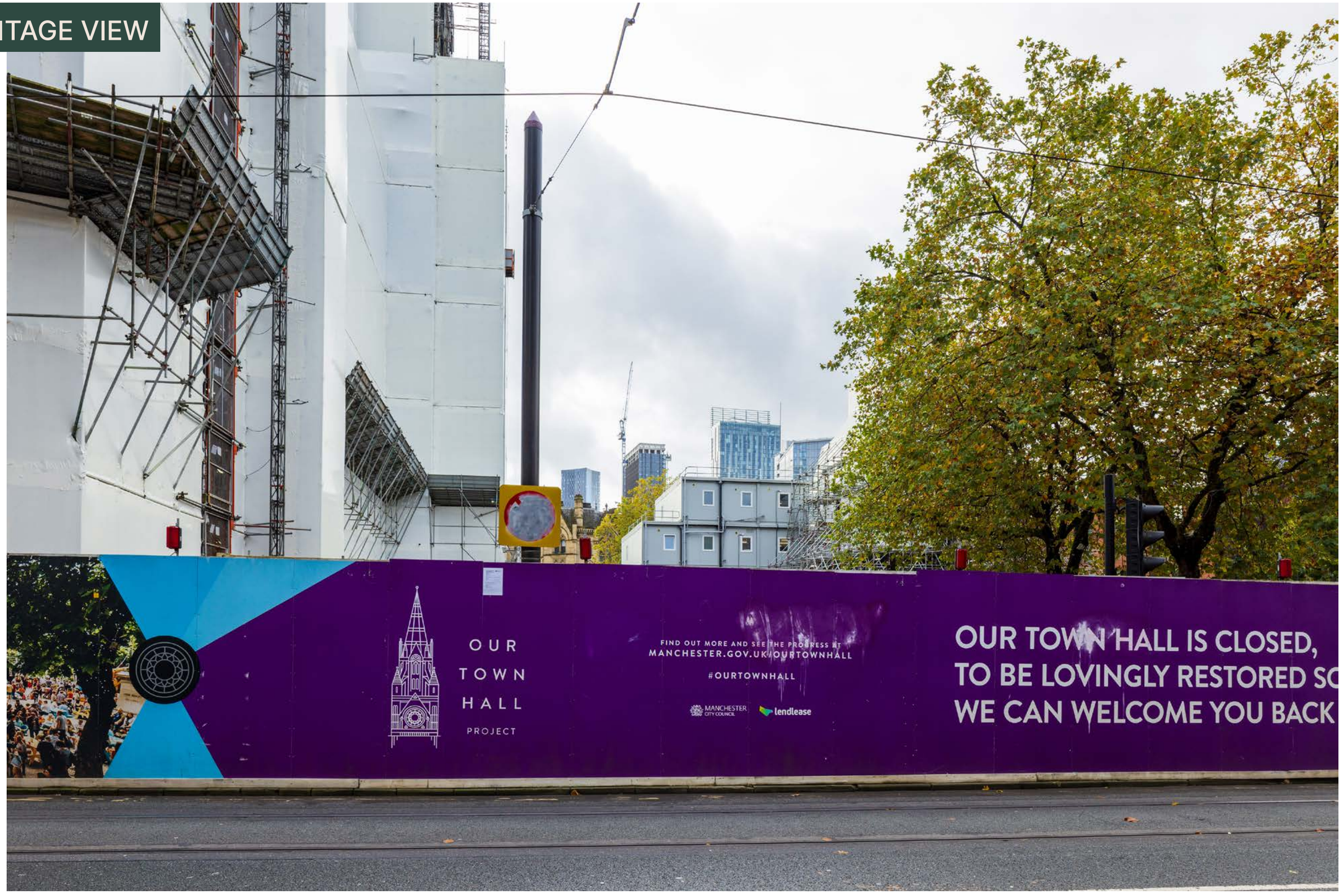
Kinetic viewpoint location



View 13 | Future Baseline + Proposed + cumulative development

VIEW FROM PRINCESS ST/MOSLEY ST

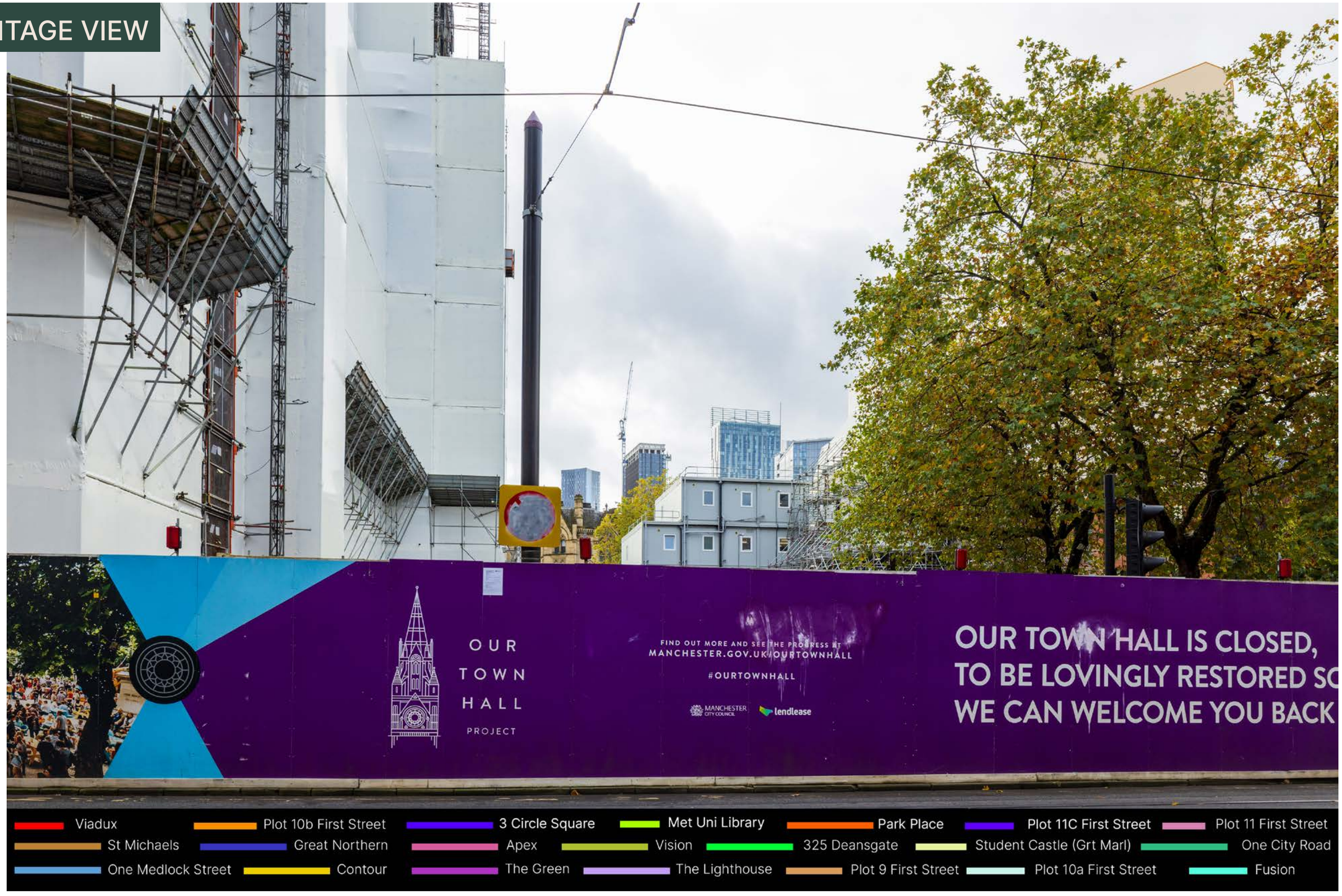
HERITAGE VIEW



View 14 | Existing

VIEW FROM ALBERT SQUARE

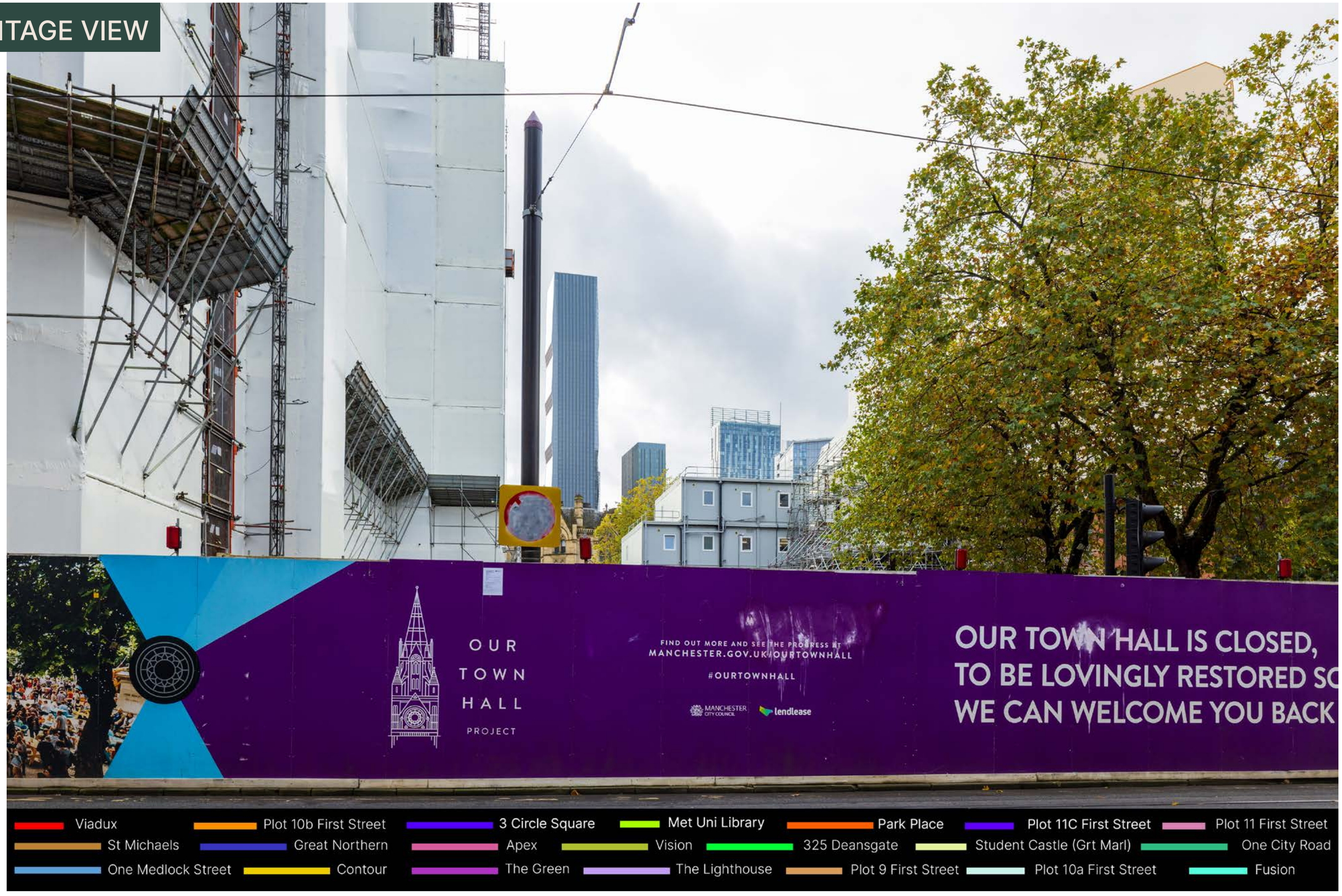
HERITAGE VIEW



View 14 | Future Baseline

VIEW FROM ALBERT SQUARE

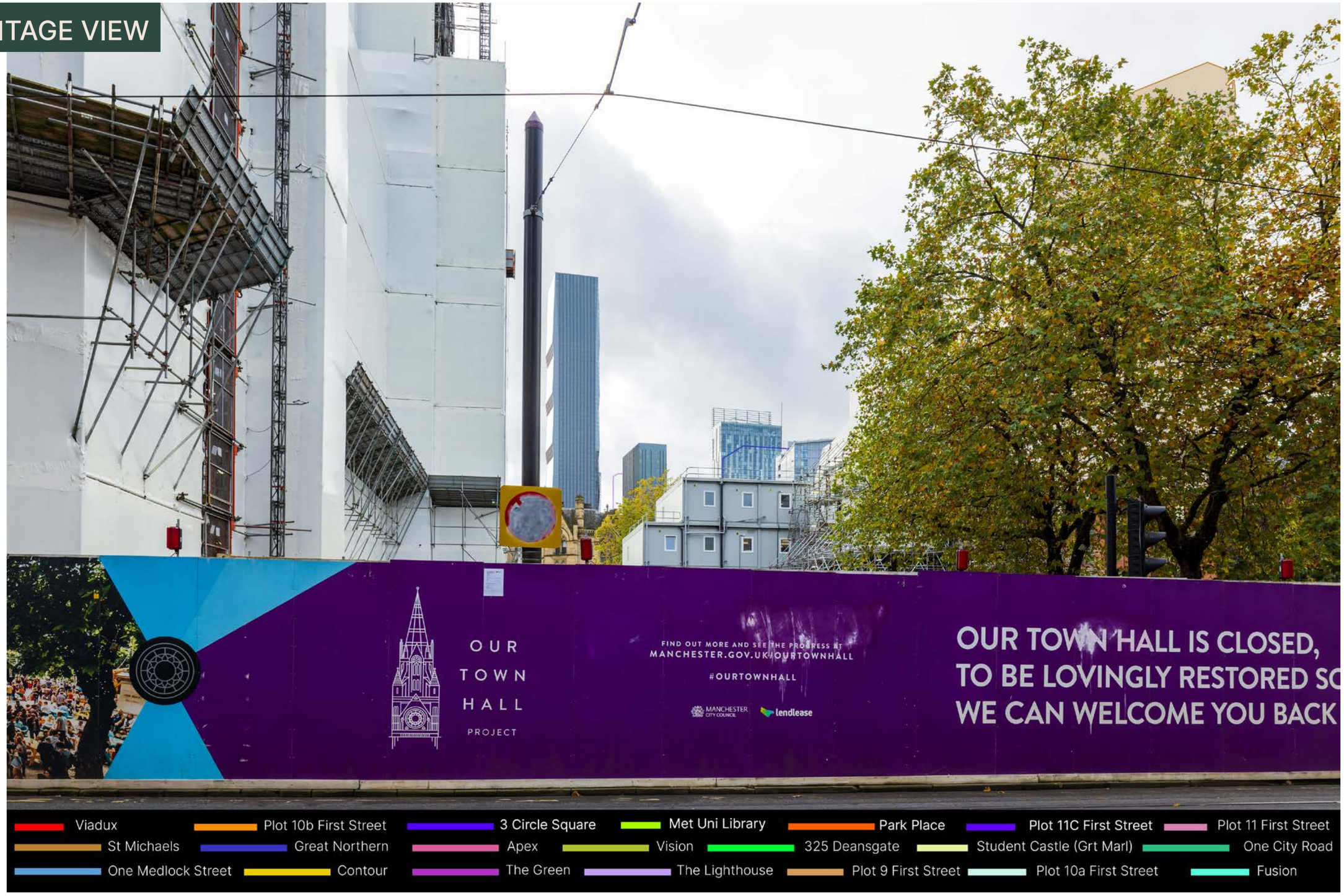
HERITAGE VIEW



View 14 | Future Baseline + Proposed

VIEW FROM ALBERT SQUARE

HERITAGE VIEW



View 14 | Future Baseline + Proposed + cumulative development

VIEW FROM ALBERT SQUARE

HERITAGE VIEW



View 15 | Existing

VIEW FROM ST JOHN'S GARDENS

HERITAGE VIEW



View 15 | Future Baseline

VIEW FROM ST JOHN'S GARDENS

HERITAGE VIEW



View 15 | Future Baseline + Proposed

VIEW FROM ST JOHN'S GARDENS

HERITAGE VIEW



View 15 | Future Baseline + Proposed + cumulative development

VIEW FROM ST JOHN'S GARDENS



View 16 | Existing

VIEW FROM A56/CHESTER ROAD



View 16 | Future Baseline

VIEW FROM A56/CHESTER ROAD



View 16 | Future Baseline + Proposed

VIEW FROM A56/CHESTER ROAD



View 17 | Existing

View from Manchester Road



View 17 | Future Baseline

View from Manchester Road



View 17 | Future Baseline + Proposed

View from Manchester Road



View 17 | Future Baseline + Proposed + cumulative development

View from Manchester Road



View 18 | Existing

VIEW FROM REGENT ROAD



View 18 | Future Baseline

VIEW FROM REGENT ROAD



View 18 | Future Baseline + Proposed

VIEW FROM REGENT ROAD



View 18 | Future Baseline + Proposed + cumulative development

VIEW FROM REGENT ROAD



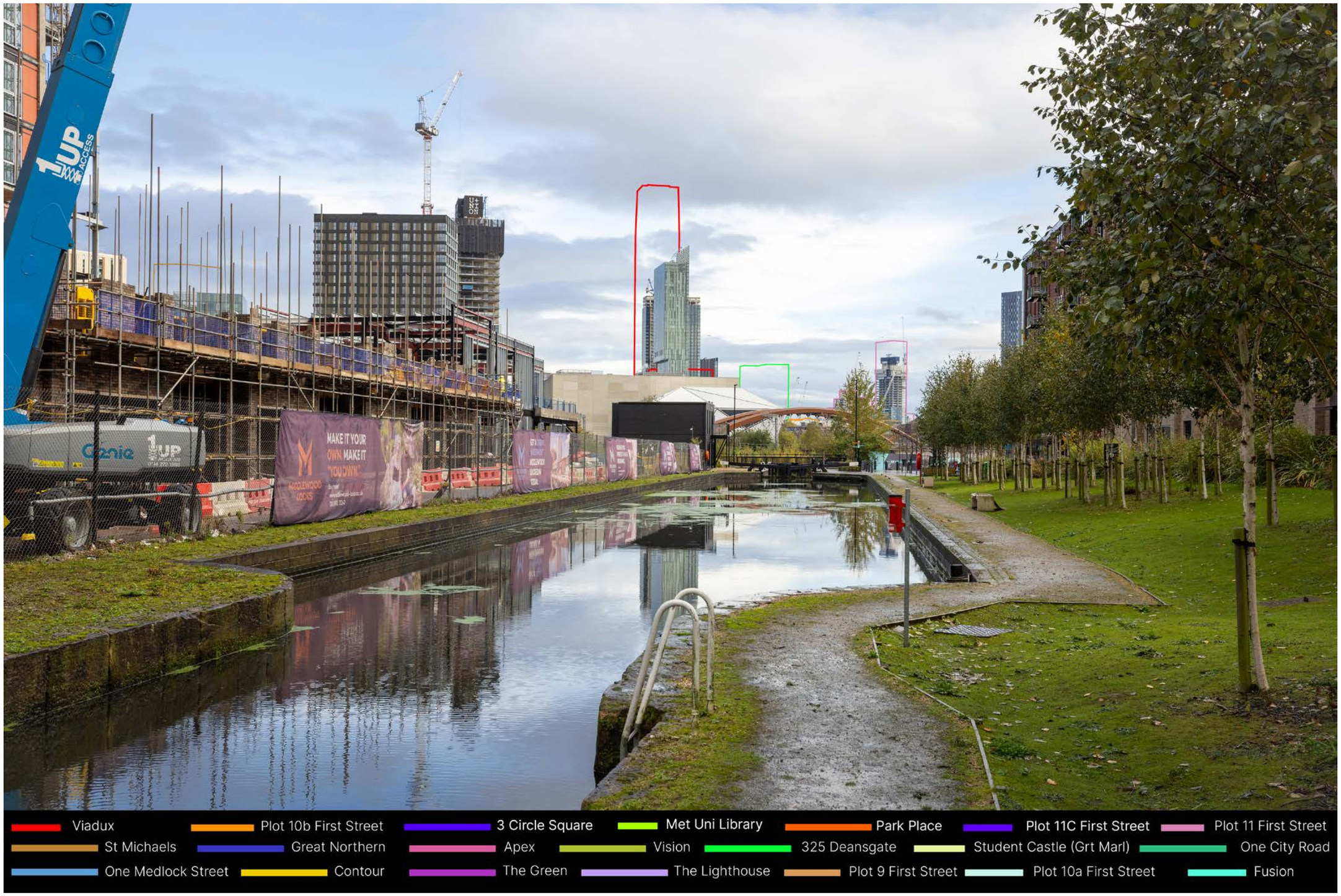
View 19 | Existing

VIEW FROM CANAL AT MIDDLEWOOD LOCKS



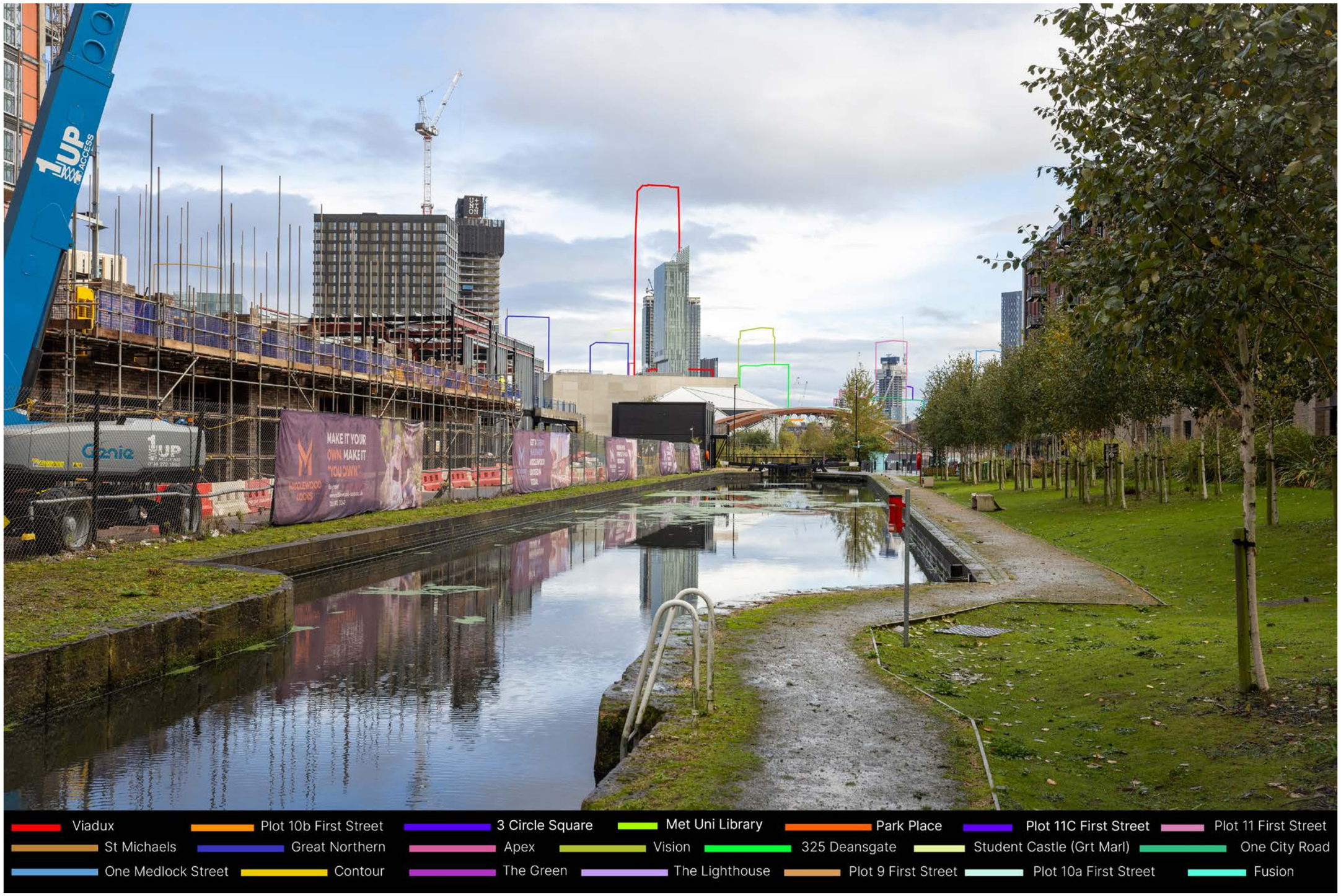
View 19 | Future Baseline

VIEW FROM CANAL AT MIDDLEWOOD LOCKS



View 19 | Future Baseline + Proposed

VIEW FROM CANAL AT MIDDLEWOOD LOCKS

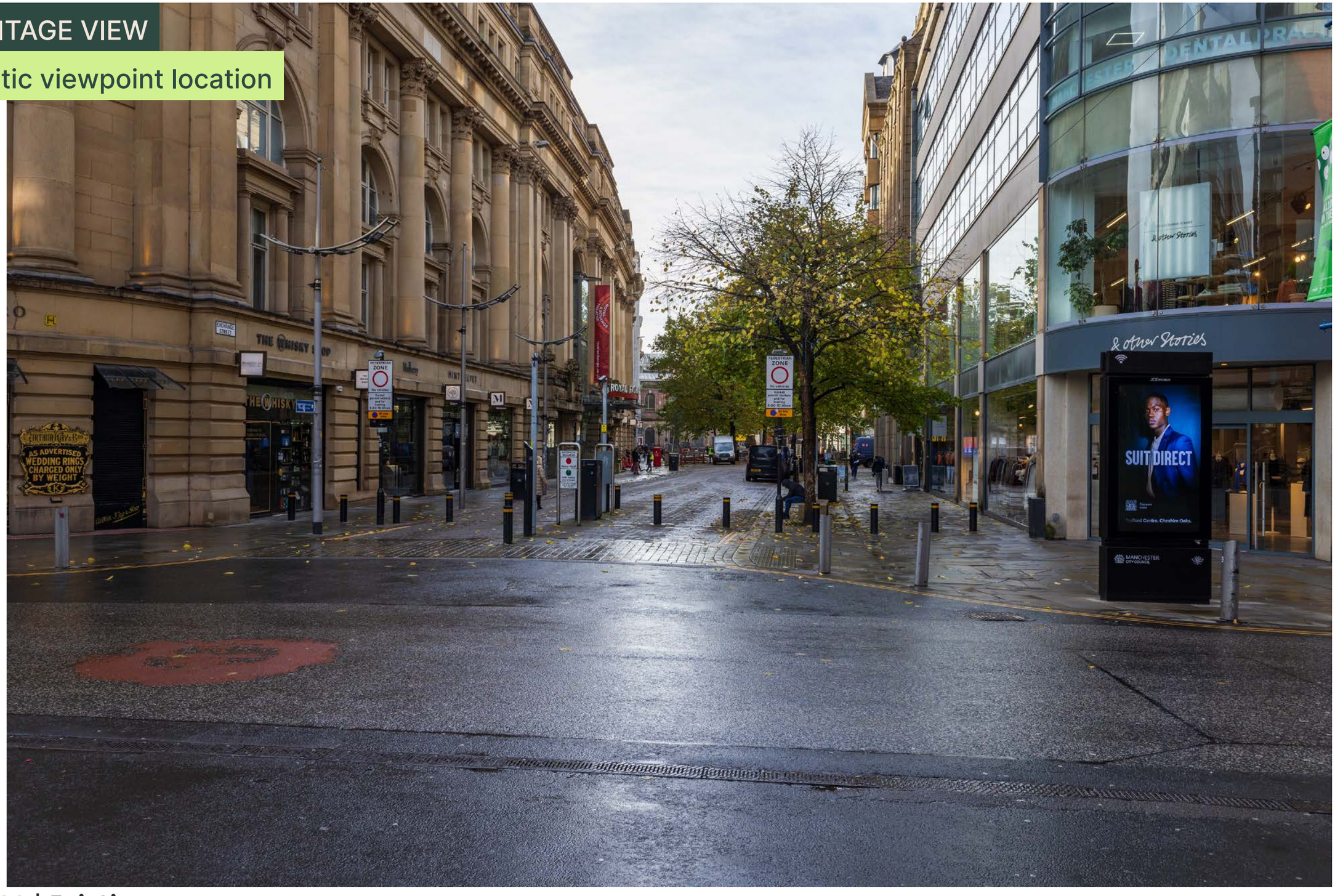


View 19 | Future Baseline + Proposed + cumulative development

VIEW FROM CANAL AT MIDDLEWOOD LOCKS

HERITAGE VIEW

Kinetic viewpoint location

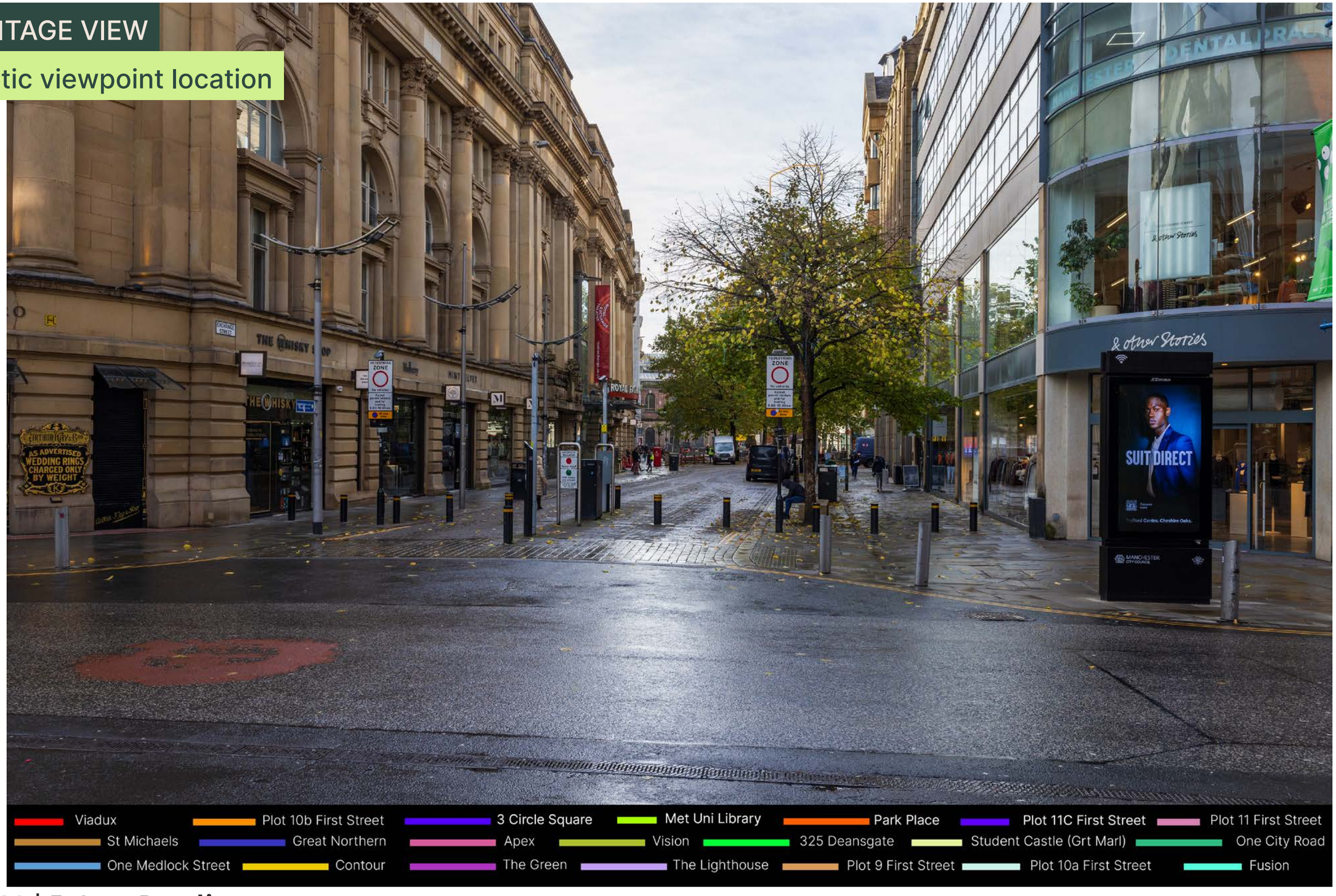


View 20 | Existing

VIEW FROM ST ANN'S SQUARE/ST MARY'S GATE

HERITAGE VIEW

Kinetic viewpoint location

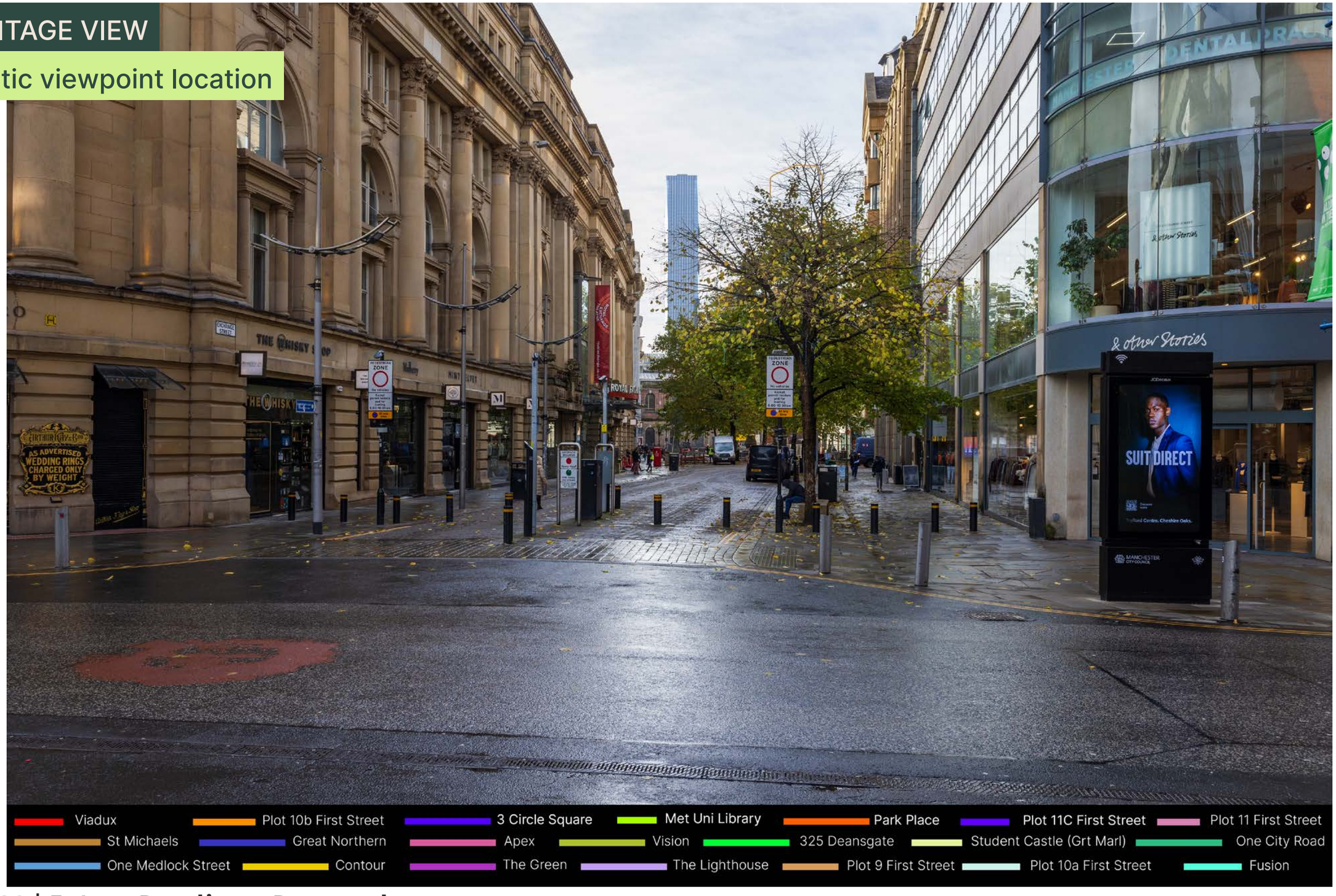


View 20 | Future Baseline

VIEW FROM ST ANN'S SQUARE/ST MARY'S GATE

HERITAGE VIEW

Kinetic viewpoint location

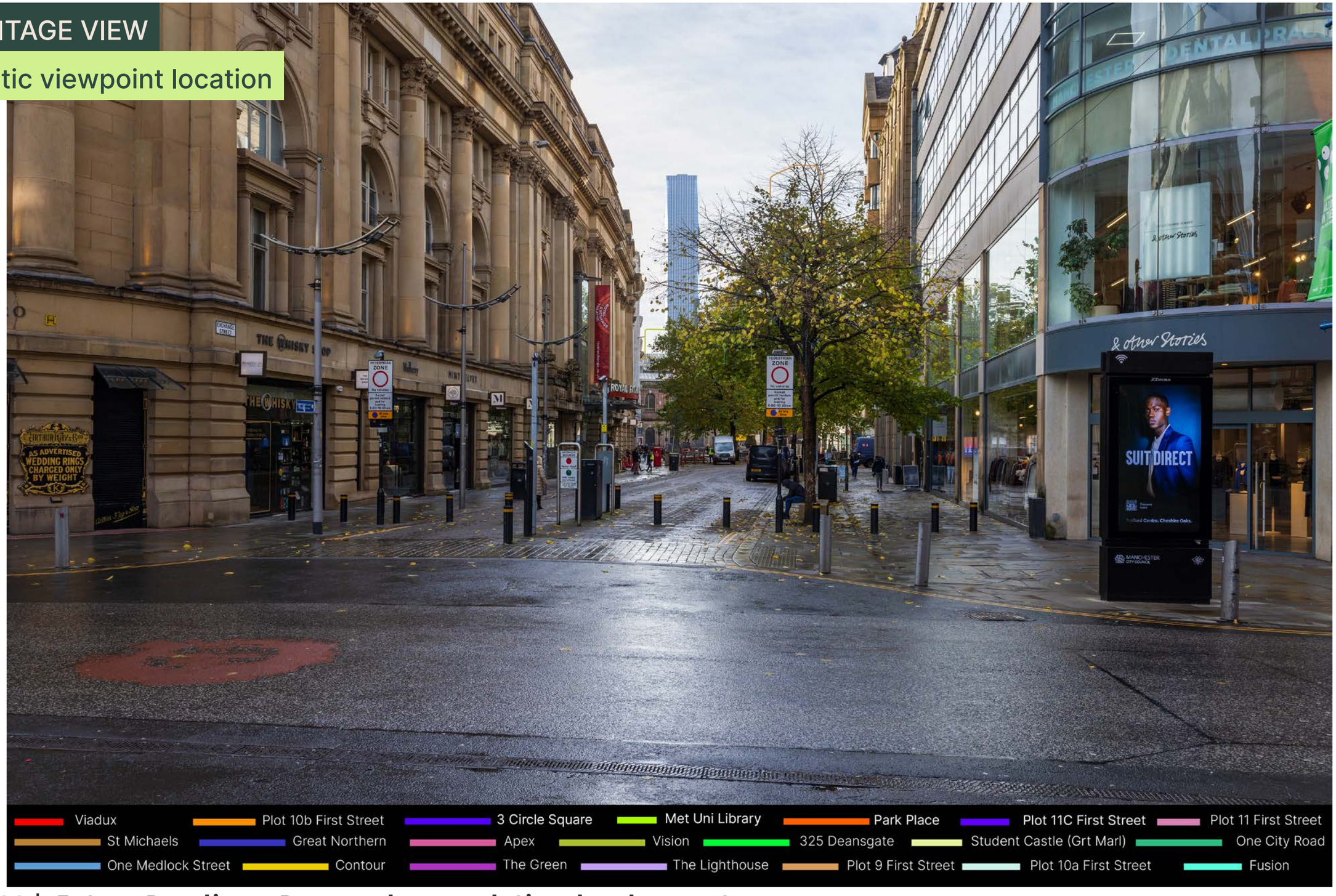


View 20 | Future Baseline + Proposed

VIEW FROM ST ANN'S SQUARE/ST MARY'S GATE

HERITAGE VIEW

Kinetic viewpoint location



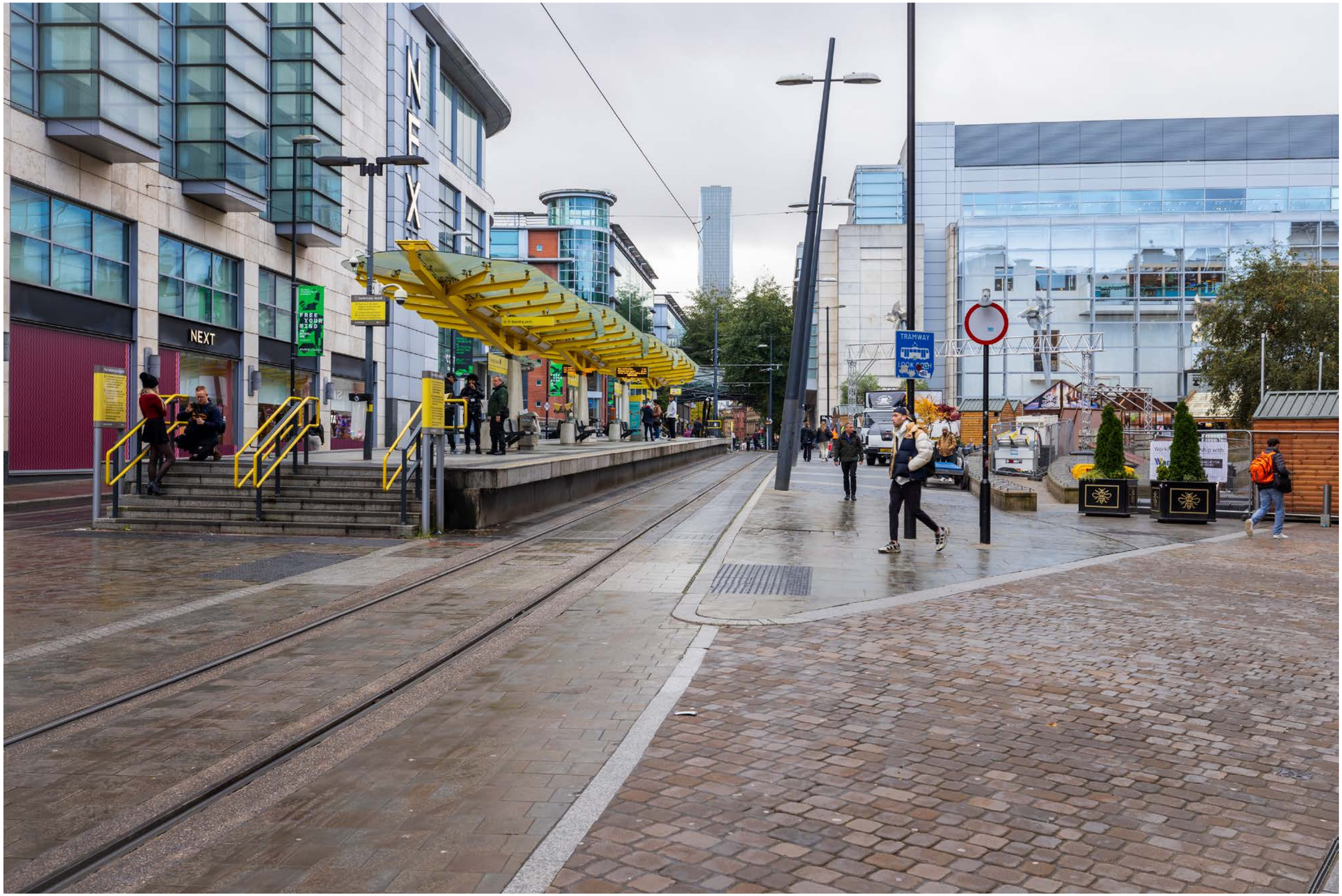
View 20 | Future Baseline + Proposed + cumulative development

VIEW FROM ST ANN'S SQUARE/ST MARY'S GATE



View 19 | Existing

VIEW FROM CANAL AT MIDDLEWOOD LOCKS



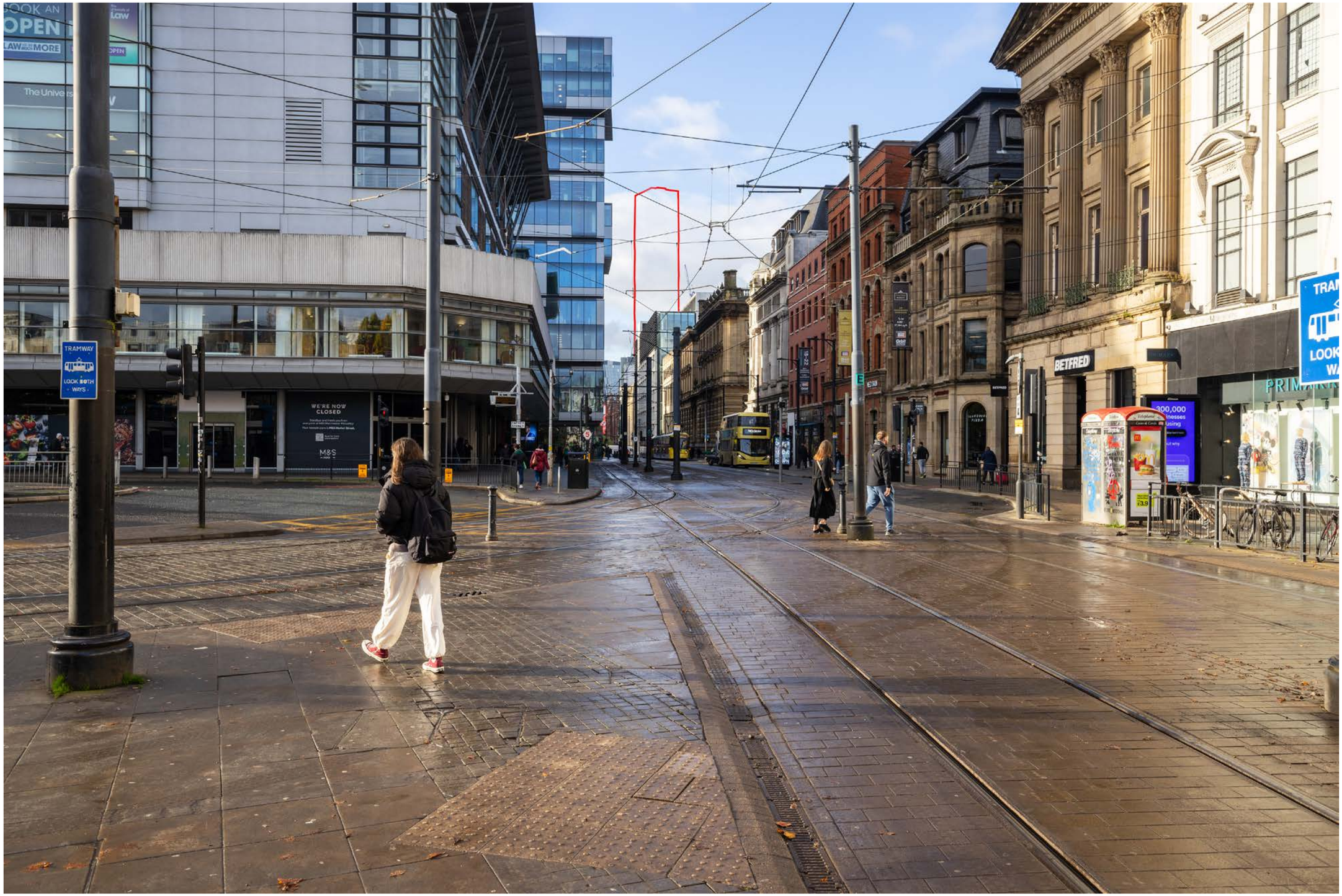
View 21 | Proposed

VIEW FROM CORPORATION ST METROLINK



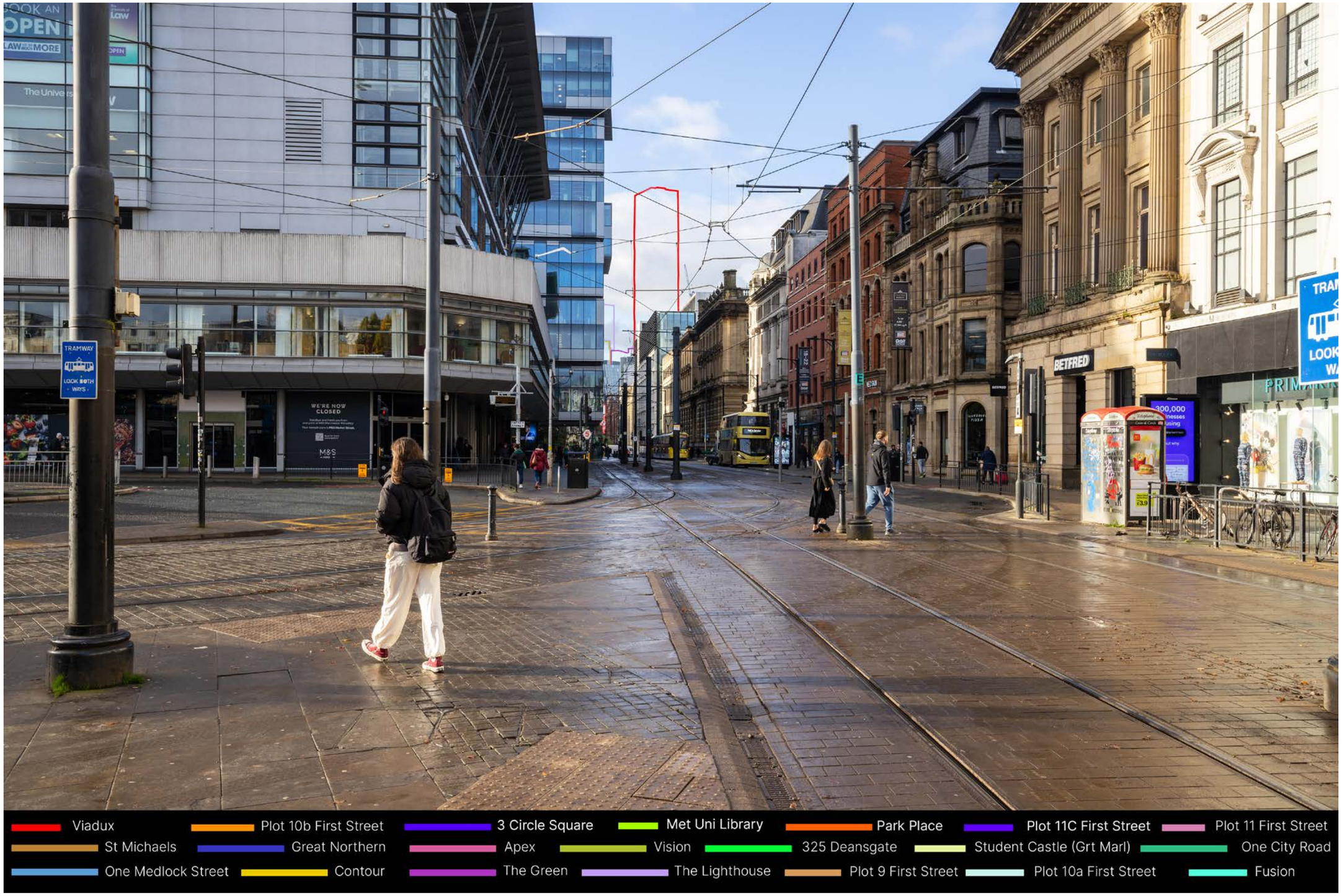
View 22 | Existing

VIEW FROM PICCADILLY GARDENS/MARKET STREET



View 22 | Proposed

VIEW FROM PICCADILLY GARDENS/MARKET STREET



View 22 | Proposed + cumulative development

VIEW FROM PICCADILLY GARDENS/MARKET STREET



View 23 | Existing

VIEW FROM PICCADILLY STATION/FAIRFIELD STREET



View 23 | Proposed

VIEW FROM PICCADILLY STATION/FAIRFIELD STREET



View 23 | Proposed + cumulative development

VIEW FROM PICCADILLY STATION/FAIRFIELD STREET



View 24 | Existing

VIEW FROM MAYFIELD PARK



View 24 | Future Baseline

VIEW FROM MAYFIELD PARK



View 24 | Future Baseline + Proposed

VIEW FROM MAYFIELD PARK



View 24 | Future Baseline + Proposed + cumulative development

VIEW FROM MAYFIELD PARK



View 25 | Existing

VIEW FROM HULME PARK



View 25 | Future Baseline

VIEW FROM HULME PARK



View 25 | Future Baseline + Proposed

VIEW FROM HULME PARK



View 25 | Future Baseline + Proposed + cumulative development

VIEW FROM HULME PARK



View 26 | Existing

VIEW FROM EPPING WALK BRIDGE/HULME ARCH



View 26 | Future Baseline

VIEW FROM EPPING WALK BRIDGE/HULME ARCH



View 26 | Future Baseline + Proposed

VIEW FROM EPPING WALK BRIDGE/HULME ARCH



View 26 | Future Baseline + Proposed + cumulative development

VIEW FROM EPPING WALK BRIDGE/HULME ARCH

HERITAGE VIEW



View 27 | Existing

VIEW FROM ST PETER'S SQUARE - TOWN HALL EXTENSION

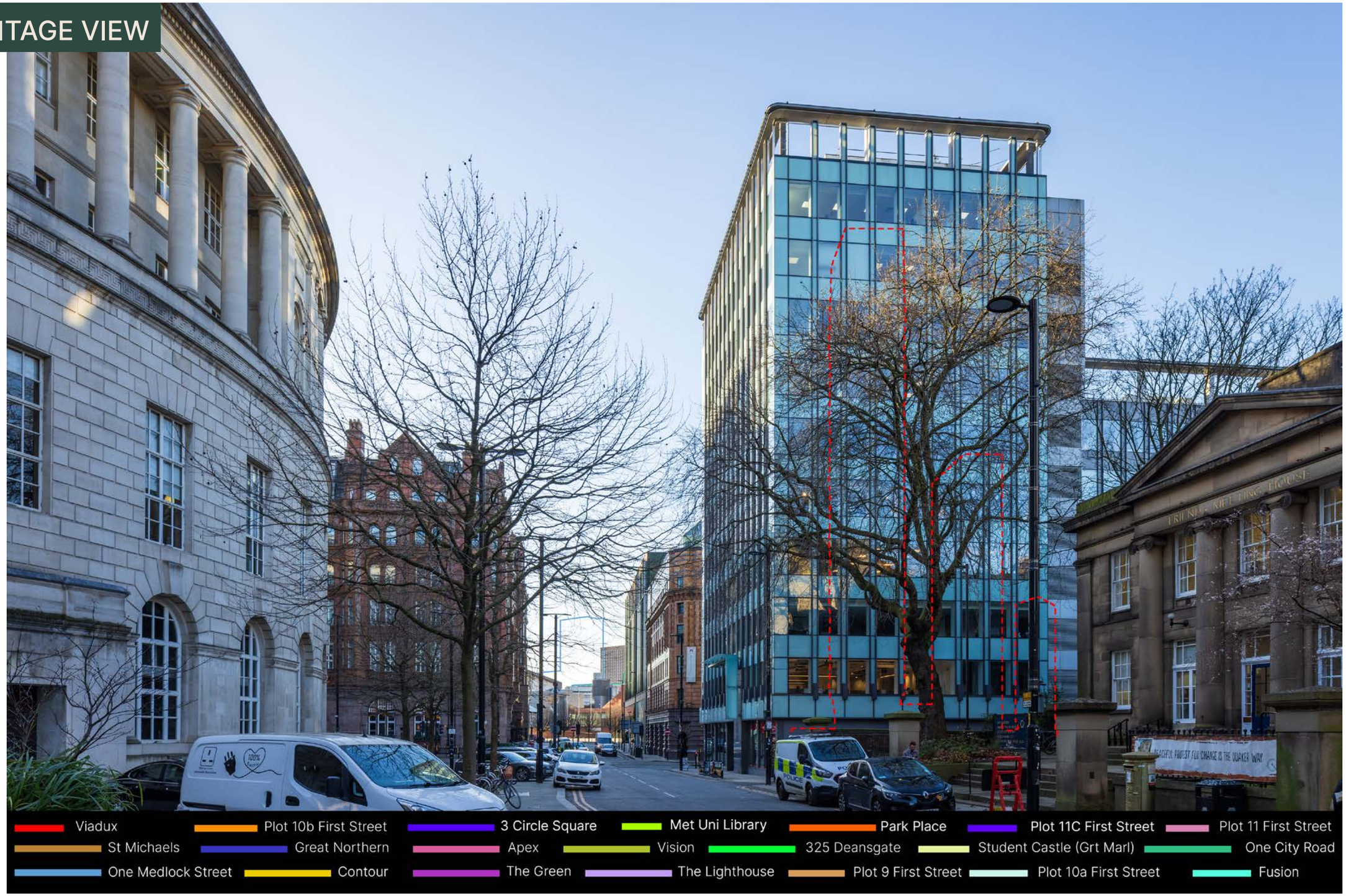
HERITAGE VIEW



View 27 | Proposed

VIEW FROM ST PETER'S SQUARE - TOWN HALL EXTENSION

HERITAGE VIEW



View 27 | Proposed + cumulative development

VIEW FROM ST PETER'S SQUARE - TOWN HALL EXTENSION

HERITAGE VIEW



View 28 | Existing

VIEW FROM ST ALBERT'S SQUARE - FRIENDS MEETING HOUSE

HERITAGE VIEW



View 28 | Proposed

VIEW FROM ST ALBERT'S SQUARE - FRIENDS MEETING HOUSE

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