Townscape and Visual Impact Appraisal

Victoria Point, Manchester

April 2024

Turley

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Client

Empiric (Manchester Victoria Point Ltd)

Our reference

EMPH3000

April 2024

1. Introduction

1.1 This Townscape and Visual Impact Appraisal (TVIA) has been prepared by Turley Townscape and VIA to accompany the detailed planning application for the proposed PBSA development Victoria Point, Manchester. The TVIA has been prepared on behalf of Empiric Student Property (ESP) (the 'Applicant') and assesses the effect of the Proposed Development on the townscape and visual receptors of the Site and its surroundings.

1.2 The proposals (the 'Proposed Development') comprise:

"*Redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works".*

1.3 The TVIA should be read in conjunction with the Design and Access Statement (DAS) and drawing pack that supports this application produced by the project architects '5 plus' and 'Bell Phillips'; and Heritage Statement prepared by Turley Heritage.

1.4 National and local planning policy provides further guidance with regard to the requirement for assessment of both townscape and visual impacts, in relation to new development and design. This underpins the purpose and structure of this report and is summarised in **Appendix 1**.

Structure of the Report

1.5 The TVIA report is set out in six sections with supporting appendices. This introductory **Section 1** provides a summary of our approach and methodology for the assessment of townscape and visual impacts for development on Site. **Appendix 2** sets out our methodology for the assessment of townscape and visual impacts. This is followed by **Sections 2 and 3**, which assess the baseline situation of the Site and provides a proportionate baseline assessment of townscape character and visual amenity.

1.6 **Section 4** provides an assessment of the effects of the Proposed Development on the baseline situation and is supported by an assessment for each of the representative views set out in **Section 5**. A summary of the findings is set out at the end of the document within **Section 6**. The TVIA is supported by a series of figures and photos that can be found within and at **Appendix 3** at the end of the TVIA; this a Zone of Theoretical Visibility (ZTV) of the proposed scheme.

1.7 Eleven representative viewpoints have been used to inform the assessment of potential townscape and visual effects. Accurate visualisations have been prepared for each of the representative views; the visualisations and baseline photography are provided at full size and with associated methodology produced by specialist consultant Rob Lockhart 3D Studios in **Appendix 4**. The viewpoint locations and AVR

levels were agreed in consultation with officers at Manchester City Council (MCC) vis email on 08/01/2024[1].

Site Location and Description

1.8 The Site is located within Chorlton- on- Medlock, an inner-city area of Manchester, circa 2km to the southeast of the City Centre and within the western part of the Ardwick Ward.

1.9 The Site forms an irregular, broadly U-shaped area, that wraps around almost three sides of the curtilage to Victora Baths, a Grade II* Listed Building. It is situated on Hathersage Road a main arterial route through the area, and Bax Road a tertiary access road into the Site.

1.10 The Site comprises:

- 4nr three storey blocks, to the north and east of the Site, in white brick;
- A single six-storey block to the west of the Site fronting on to Bax Road, in white brick;
- A single five-storey block fronting onto Hathersage Road, to the south of the Site, in white brick with timber cladding;
- Bax Road and associated parking bays;
- 2nr car parking areas; and
- A series of semi-private gardens, comprising lawned areas with individual trees connect via pedestrian routes, some of which are publicly accessible but have limited use.

1.11 For the purposes of this report and other supporting documents within the application the existing buildings have been numbered 1-6 as shown on the aerial image below

[1] Email from Steven McCoombe re: Victoria Point - TVIA and Heritage Assessment Viewpoint location plan, 08 January 2023



Figure 1.1: Aerial view of the Site (indicative redline boundary) (Google earth imagery)



Figure 1.2: Lawn areas with pedestrian connections (publicly accessible but with limited use)

1.12 The Site is bordered to the north and east by residential development; to the north are traditional Victorian Terrace blocks, and to the east is a series of 1980's terrace housing set around a number of cul de sacs and parking courts.



Figure 1.3: Traditional red brick Victorian terraces houses located to the north of the Site.

1.13 To the south, the Site is boarded by Victoria Baths, a distinctive Grade II* Listed Building and a two large, three storey, Victorian villa terrace with associated car parking (large expanses of hardstanding). A mast and chimney stack (associated with the Laundry Room to the baths) lie to the south of the Site within the curtilage of the Victoria Baths, these taller features are visible in the wider setting. Beyond this are further traditional Victorian Terrace blocks.



Figure 1.4: View along Hathersage Road towards Victoria Baths with Victorian Villa Terraces in the foreground and traditional red brick Victorian terraces to the south of the road; Octagon House and existing development within the site can be seen in the distance beyond the baths

1.14 To the west of the Site is a large six storey octagonal shaped building with associated parking, Octagon House, Dialysis Centre; and an electrical Sub Station surrounded by a large expanse of hardstanding. Beyond this is the hospital, petrol station and a number of university buildings, including some student accommodation.

Study Area

1.15 The principal study area for this assessment includes both the Site and the surrounding wider context within a 500m radius. This is considered to be an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development. The townscape character assessment considers the Site at a city and local level. The visual assessment considers the existing and potential views within a 500m radius from the Site boundary. This has been informed by the production of a computer-generated Zone of Theoretical Visibility (ZTV) which identifies where in the surrounding townscape the Proposed Development is likely to be visible. The Site boundary and Study Area is identified within **Figure 1.5** below, and **Figure 1 of Appendix 3** and the ZTV, which looks at a wider study area, is set out at **Figure 2 of Appendix 3.**

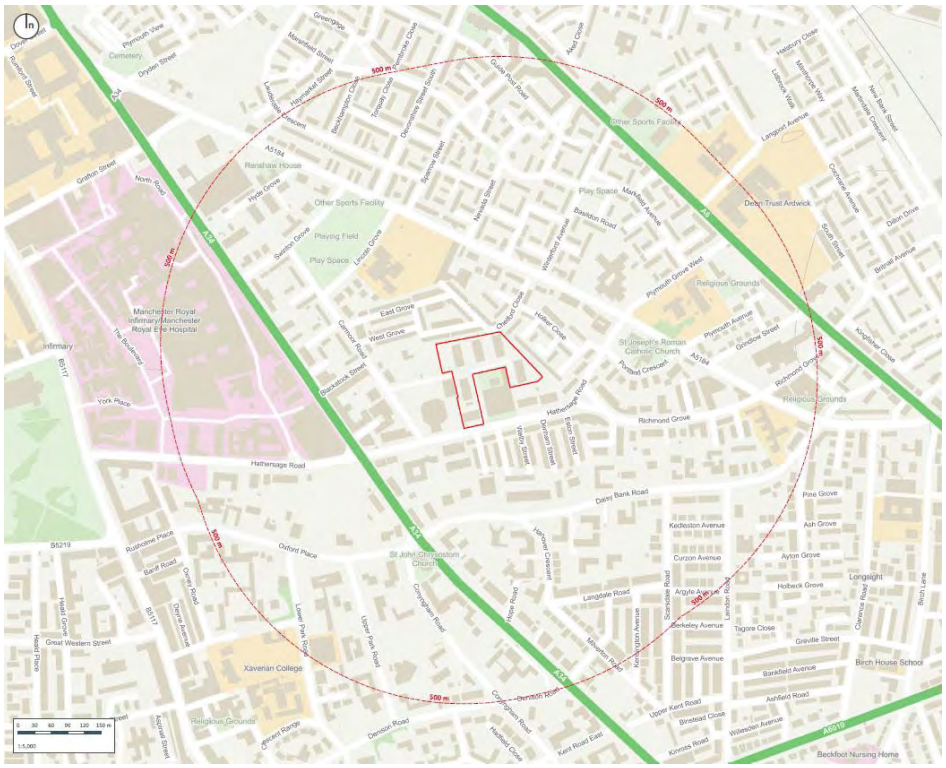


Figure 1.5: Site Location (red line) and 500m Study Area (red dashed line)

1.16 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were identified, along with a number of supporting representative views from a selection of these key visual receptors that could be tested to better appreciate the likely visual effects of the Proposed Development within its townscape context. Ordnance Survey (OS) maps and aerial photography were utilised to identify these

features. The desk study included a review of any relevant characterisation studies published by the local planning authority.

1.17 A field study was undertaken by an experienced townscape consultant (chartered landscape architect) from Turley Townscape and VIA in October 2023, during which visibility was very good. The key features of the Site and surrounding townscape were verified, and a draft set of representative viewpoints were explored and confirmed as appropriate. This was accompanied by the identification of local townscape character areas within the Study Area to help describe the wider surroundings of the Site and understand how the development may affect the surrounding townscape. The field study also involved travelling through the study area and producing a working photographic record of the area.

Methodology

1.18 The TVIA is based on the methodology set out in the following guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017); and,
- Visual Representation of Development Proposals 2019 (Landscape Institute Technical Information Note 06/2019).

1.19 The TVIA methodology is set out at **Appendix 2** to this report. In summary, the baseline conditions of the existing townscape character and representative views of the Site and the surrounding area were established. The Proposed Development was then considered, and from this the potential degree of 'effect' on the first day of operation was predicated and assessed.

Pre-application Engagement

1.20 This application submission has been informed by a process of pre-application engagement with officers at MCC and consultation with other key stakeholders including Historic England. The design for the Proposed Development has undergone several iterations, in response to the advice received throughout this process. The evolution of the design in response to feedback is described in detail in the Design and Access Statement (DAS) produced by 5Plus architects and Bell Phillips.

2. Baseline Townscape Appraisal

Introduction

2.1 A baseline assessment of the local townscape around the Site was undertaken to understand the townscape character context of the Site and identify the key features and characteristics which contribute to this. This includes consideration of physical features and perceptual factors which contribute to the townscape. Once these factors were established, the local townscape character areas and their associated key characteristics were identified.

Published Characterisation Studies

Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010)

2.2 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study to identify the varied character across the city. The study sets out the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.

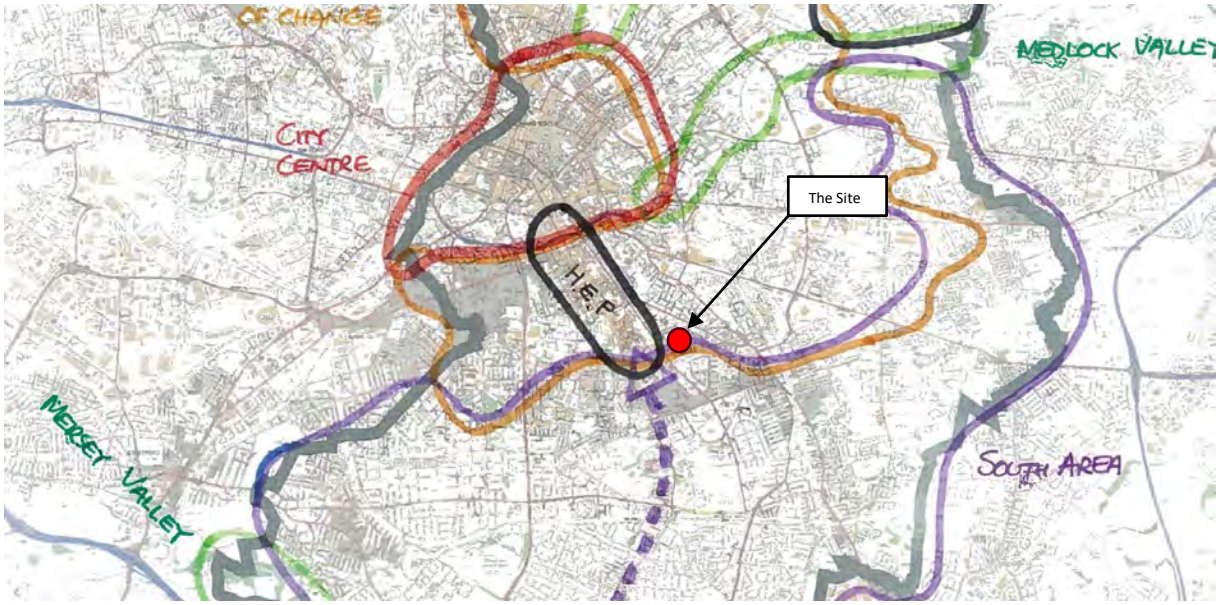


Figure 2.1: Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) showing the Site Location as a red circle.

2.3 The Application Site is situated within the 'Central Area of Chance' and directly adjacent to the 'South Area' Strategic Character Area.

2.4 The description of the character area 'Central Area of Chance' is provided below under the given headings:

"Underlying natural form

The area gently undulates in response to the valleys of the River Irwell that bounds the area's western edge and the Rivers Medlock and Irk that flow through the area from east to west and north to south respectively. Overall, the height of land above sea level increases gently in an arc around the northeast of the area and with a more noticeable change near the North Area and on the eastern edge of the city.

Urban form

This area covers the majority of the area engulfed by the industrialised expansion of the city in the 19th and early 20th century, focused on the Rochdale and Ashton Canals, but the current-day character principally derives from change: The subsequent comprehensive redevelopment of the area in the 1960's and the more recent on-going programme of large-scale regeneration.

As such, the urban form is predominantly of the 1960's: one of lower-density development set within open areas consisting of a mix of generous principal highways and junctions, commercial yards, public open space (including significant areas of incidental open space), school playing fields and small private gardens. The area remains the focus of the city's industrial and other out-of-centre commercial activity mostly in low-rise industrial shed-style buildings. It also contains a significant concentration of 1960's housing with a predominance of purpose-built, social housing estates, often on the segregated vehicle and pedestrian Radburn layout and containing a mix of high and low-rise flats and short terraces on a series of cul-de-sac roads.

This change was almost area-wide although pockets of older development remain to contribute to localised distinctiveness such as at Ardwick Green - both Ardwick and Clayton are known sites of medieval halls.

Change is once again underway with regeneration programmes that have, and continue, to transform the urban form of significant parts of the area. In Hulme, for example, new development has taken place on a reinstated gridstreet pattern (which, as elsewhere in the area, was often swept away or heavily corrupted in the 1960's) to provide an area which is once again legible and permeable. An over-all higher density, but human scale of development has been achieved but with less incidental open space and larger areas of more meaningful public open space. New East Manchester is witnessing similar a similar approach to the urban form.

Use, activity and movement

The greatest sense of activity within the area is found in Sport City and the other centres which are a focus for facilities, services and pedestrian and vehicle movement. The level of activity in and around Sport City increases dramatically at the time of events. The activity levels outside these 'hot-spots' are relatively low with the greatest sense of activity generated by vehicle movement on the principal routes. There are, however, localities which exhibit increased levels of overall activity: Those close to the city centre and the Higher Education Precinct and areas that have recently experienced regeneration to higher densities that can now sustain a greater range of associated facilities."

Local Townscape Character Areas

2.5 In order to define townscape character receptors at a scale appropriate to the Site and study area, Local Townscape Character Areas (LTCAs) have been identified. In the process, local level changes in characteristics that relate to physical elements or features and historic development, as well as how a place is perceived, have been considered. This has identified three LTCAs which are illustrated on **Figure 2.1 below** and **Figure 3 of Appendix 3**.

2.6 The LTCA defined as part of this assessment are:

- LTCA1: Mixed Residential Development
- LTCA2: Manchester Royal Infirmary and Institutional Building
- LTCA3: Victoria Park Conservation Area



Figure 2.2: Townscape Character Areas

TCA1: Mixed Residential Development

2.7 This townscape character area includes the Site and the residential roads in the surroundings context. The current townscape of the Site itself is that of poor quality built form, an unwelcoming landscape and buildings that provide an inadequate

backdrop to Victoria Baths. The character area covers a large portion of the Study Area and is a prominent character within this inner-city area.

2.8 The key characteristics include:

- Predominantly secondary and tertiary routes serving the existing residential development with some secondary routes serving the city centre.
- Relatively tight urban grain defined with regular block sizes of terraces housing.
- A prevailing height of two to three storeys for the majority of the houses throughout the areas, interspersed with the apartments and student accommodation with heights of up to seven storeys.
- Predominantly residential development with the occasional low rise commercial units and a primary school with associated grounds.
- Mixture of traditional red brick Victorian Terrace blocks (directly adjacent to the Site), and more recent residential development set out in terraced blocks (to the east of the Site and in the wider townscape setting). More modern development within the area is generally in the form of student accommodation. The Victoria Baths is a distinctive building in the townscape built from red brick with cream stone bands. Several large Victorian villas in terraces blocks with a Stucco rendered finished.
- Limited heritage assets, including Victoria Baths Grade II* and Elizabeth Gaskell House Grade II* listed buildings and several listed churches.
- The dense urban fabric means that vegetation is typically limited to incidental green spaces and street trees, with the exception of Swinton Grove Park, public park including a play area and MUGA.

2.9 TCA1 is considered to be of **Medium Value** as it contains some isolated townscape features which relate to designated heritage assets but is otherwise of unremarkable quality.

TCA2: Manchester Royal Infirmary and Institutional Building

2.10 This townscape character area is located adjacent to the western Site boundary and to the north-west of the site. The character area broadly follows the area encompassing the Manchester Royal Infirmary area and other institutional buildings in the area. Key characteristics include:

- Area traversed by the A34, a primary link into the city centre.
- Development is predominantly hospital and institutional buildings with large building footprints associated with Manchester Royal Infirmary and the University.
- Building heights range from three to seven storeys, there is also a tall chimney stack located within hospital complex.

- Residential development is generally confined to that of student accommodation and some buildings with retail at ground level with a mix of commercial and residential in the upper storeys.

- Limited public realm or opportunities for recreational uses; there are some incidental green spaces set around the buildings and parking areas.

- There are no heritage assets or listed buildings within the character area.

2.11 TCA2 is considered to be of **Low Value** as it contains limited townscape features.

TCA3: Victoria Park Conservation Area

2.12 This townscape character area is located to the south of the Site beyond TCA1 and comprises a portion of the wider Victoria Park Conservation Area. The key characteristics of the area include:

- Road are primarily residential routes through the area, several are gently curved with the others that are short and straight. Most roads through the area are wide and benefit from grass verges.

- Built form generally comprises of large Victorian houses set within lager spacious grounds; where houses have been demolished these have been replaced with a mixture of groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

- A coarse urban grain defined by large, irregular-shaped blocks.

- Red brick is most common in surviving houses within blue slate roofs; a greater diversity of materials found in modern buildings such as red and buff brick work and different coloured cladding.

- Historic associations with inner city development as a result of the Industrial Revolution and the rapid growth of Manchester; resulting in the development of this area with large houses for the wealthy business owners.

- Several Grade II listed buildings lie within the TCA and the study area these include several large houses focused along Daisy Bank Road; the Grade I, Former First Church of Christ, Scientist is also located within this TCA.

- Green infrastructure is generally associated with the trees and vegetation with the curtilage of the properties; the roadside grass verges are typically planted with trees.

- There are limited areas of public realm or opportunities for recreation within this TCA.

2.13 TCA3 is considered to be of **Medium - High Value** as it covers the Victoria Park Conservation Area.

Summary

2.14 A summary of the local townscape character areas and their value is provided at **Table 2.1**.

Table 2.1: Townscape Character Summary

Townscape Character Area	Townscape Value
TCA1: Mixed Residential Development	Medium
TCA2: Manchester Royal Infirmary and Institutional Building	Low
TCA3: Victoria Park Conservation Area	Medium – High

3. Visual Amenity Baseline Appraisal

3.1 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site and local visual receptors likely to be affected by the Proposed Development. The visibility of the Site and extent of its visual envelope was established through both a desktop analysis of the surrounding area and by confirming on Site the localised screening effect of the landform, vegetation and built form.

3.2 Representative views were identified, which reflected the character and quality of typical views from the key receptors, and to form the baseline against which the visual effect of the Proposed Development could be assessed.

Extent of visibility

3.3 Due to the dense urban grain, and generally consistent building heights in the surrounding streets, the Site is well contained and there is low visibility from the surrounding townscape other than from the adjoining streets. Views of the existing building are limited to the following public areas:

- Swinton Grove Park;
- Hathersage Road;
- Plymouth Grove;
- Carmoor Road;
- Upper Brook Street / A34;
- Naburn Street;
- Chelford Close;
- North Grove; and
- Daisy Bank Road.

Local Visual Amenity

3.4 Currently, the Site does not form a prominent feature within local views and makes a limited contribution to the visual amenity of the local area. The existing buildings within the Site comprise of unremarkable student accommodation, all are rundown and some which are in a state of disrepair and has more of a detracting influence. The Grade II* listed Building, Victoria Baths next door to the Site contributes to the visual interest of the area.

Visual Receptors

3.5 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational

activities. Residents living in an area are also a receptor group but views from private residential properties are not normally considered within TVIA/LVIAs as the impact of development on private views is not normally a planning consideration[2] unless visual impacts are considered likely to be so great that they could affect the residential amenity of a property.

3.6 The key visual receptors which have been identified within the study area with potential to be affected by the Proposed Development are set out in **Table 3.1** below.

Table 3.1: Key Visual Receptors

Visual Receptor	Commentary
1 **Users of Swinton Grove Park** **(RV 1)**	This is public park located to the northwest of the Site beyond the Victorian terrace blocks adjacent the northern site boundary, and St Chrysostom's Primary School. The park is generally well enclosed by mature trees and vegetation, although there are some filtered and incidental views looking out of the park through the gaps in the vegetation towards the surrounding townscape. In views looking south towards the Site, St Chrysostom's Primary school and intervening residential development screens the Site itself. However, the upper sections of the chimney stack associated with Victoria Baths laundry room can be seen in the distance; as well as the rooftops and upper levels of Octogen House adjacent the western Site boundary. The views across the park are pleasant and provide an element of separation from the built-up nature of the inner-city area. However, users of the park experience these views in the context of the surrounding residential development and builtform.
2 **Motorists and pedestrians along Hathersage Road** **(RV 2.1, 2.2 & 2.3)**	Hathersage Road is a secondary route through the area, it tracks along the east - west alignment connecting Plymouth Grove (A5184) to the Upper Brook Street (A34), two primary highways links connecting this southern side of Manchester towards the City Centre. Both the road and the footpaths are relatively wide. Views along this road are typically channelled in the direction of travel and the road is flanked on both sides by built form. Within the eastern portion of the road, the buildings on either side of the road generally comprises of Victoria Baths and the large Victorian Villas terrace blocks of up to three storeys. Further east again, the residential development continues but is more modern in style. This built form prevents clear views into the Site itself. Within the close proximity of the Site and as the road tracks along the southern site boundary there are clear views into the Site and the existing development within it, in particular block 5 that fronts onto Hathersage Road. Within the western portion of the route and to the west of the site the existing builtform comprises a mixture of large institutional buildings associated with the hospital and apartments in the form of student accommodation, interspersed

2 Aldred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

	with a limited number of the 2-3 story rows of Victorian terrace houses. Again, in these locations the intervening built form prevents clear views into the Site. Due to the height and massing, the Octagon House building screens the majority of the existing development within the Site. Views along this road are typical of that experienced within an inner-city environment, although the Victoria Baths is a distinctive building and provides visual interests to those commuting through the area.
3 **Motorists and pedestrians along Plymouth Grove (A5184)** **(RV 3)**	Plymouth Grove is a primary road and key highways link towards the City Centre within the locality of the Site. The road is relatively wide with segregated cycle line and footpaths on both sides. Views along this a road are typically channelled in the direction of travel as the road is flanked on both sides by a mixture of two storey residential development, several four storey apartment buildings and some low-rise commercial units. In the most part the Site cannot be perceived from this route. However, as the route passes the boundary of Switon Grove Park and the playing fields associated with St Chrysostom's Primary School, the views from the road looking south become more open. Whilst the Site itself is not clearly visible there are glimpsed and filtered views, when traveling south, towards the upper floors and rooftops of the existing buildings within the Site, as well as the upper sections of the chimney stack associate with the Victoria Baths laundry room and upper floors and rooftops of Octagon House.
4 **Motorists and pedestrians along Carmoor Road** **(RV 4)**	This is tertiary residential route that tracks broadly along the north – south alignment. The road provides a link from the Switon Grove Park towards Hatherage Road and access to the surrounding properties. Views are typically channelled along this residential street which is flanked on both sides by the existing builtform which is comprising mainly two storey dwellings. In some locations to the north of the route there are pleasant views looking east across Swinton Grove Park, but in the most part the views are unmarkable typical of this urban inner-city residential environment. Further south of the route towards Hathersage Road, there is a break in the built form across an open area of hard standing which is associated with the Octagon House. In this location the views open out and the existing built form within the Site can be seen in the middle distance. The upper section and top of the chimney associated with the Victoria Baths laundry room can also be seen. The views from this southern portion of Carmoor Road also contain detracting features. In the foreground and directly adjacent the road is a substation and associated energy infrastructure, and in the distance is a mast that is located within the curtilage of Victoria Baths.
5 **Motorists and pedestrians along Upper Brook Street/ A34**	Upper Brook Street is a primary road and key highways link towards the City Centre within the locality of the Site. The road is relatively wide with wide footpaths on both sides. Views along this a road are typically channelled in the direction of travel as the road is flanked on both sides by built form. The built from on the western side of

(RV 5)	the road comprises of the building associate with Manchester Royal Infirmary. Due to the height and massing of these hospital buildings views looking west are foreshortened. The built form on the eastern side of the road includes a six storey hotel block, a mixture of low-rise commercial units, a petrol station, several rows of two - three storey terraced residential development (some which have retail units at ground level), and a six storey student accommodation block. In the most part the Site cannot be perceived from this route. However, when travelling south, as the road passes the petrol station, the views from the road looking southeast become more open. Whilst the Site itself is not clearly visible, there are glimpsed views of the upper sections of the chimney stack associate with the Victoria Baths laundry room and upper floors and rooftops of Octagon House. The views from Upper Brook Street also contain detracting features including the mast that is located within the curtilage of Victoria Baths and the large chimney stack associated with the hospital complex.
6 **Motorists and pedestrians along Naburn Street** **(RV 6)**	This a tertiary route within close proximity to the Site, generally this a quite street used only for access to the dwellings along the road. The road is narrow and flanked on both sides by rows of Victorian terrace houses, and narrow footpaths. The houses are built up to the back of footpath and do not benefit from front yards or front garden meaning the route feels enclosed. The views along the road are channelled in the direction of travel, and when travelling north these views are focused towards the Site. In the northern portion of the route, as the road emerges from the rows of Victorian terraces there are clear views towards the southern boundary of the Site. The majority of the existing block (Blocks 1-4) are screened by the Victoria Baths building; however, Block 5 is clearly visible fronting onto Hathersage Road. Views along this road are typical of a residential road of terraces houses, although the Victoria Baths is a distinctive building and provides visual interests to those travelling north along the street.
7 **Motorists and pedestrians along Chelford Close** **(RV7)**	This a tertiary route within close proximity to the Site, generally this a quiet street used only for access to the dwellings along the road and within this area of cul de sacs. The road is relatively narrow and flanked on both sides by rows of houses, and narrow footpaths. Generally, the building line of the houses are set back from the beyond front / back gardens, meaning the views along the road are more open than the other residential roads within proximity of the Site. The views along the road are channelled in the direction of travel, when travelling south there are clear views towards upper floors and rooftops of the existing buildings (Blocks 2 &3) within the Site. A brick wall wraps around the northern and eastern site boundaries screening views of the ground floor and lower levels of these buildings and directly into the Site. Users of Chelford Close, Keswick Close and Brandish Close experience similar views towards the Site. Whilst the chimney associated with the Victoria Baths Laundry Room provides some visual interest, the views towards the Site also comprise of the detracting mast located with the curtilage of the baths.

8 **Motorists and pedestrians along North Grove** **(RV 8)**	This a tertiary route within close proximity to the Site, generally this a quiet street used only for access to the dwellings along the road. The road is narrow and flanked on both sides by rows of Victorian terrace houses, and narrow footpaths. The houses are built up to the back of footpath and do not benefit from front yards or front garden meaning the route feels enclosed. The views along the road are channelled in the direction of travel, and when travelling south these views are focused towards the Site. Through gaps in the built form the upper levels and rooftop of Octagon House can be seen in the middle distance, In the most part the intervening residential development prevents clear views into the Site. Views along this road are typical of experienced through a residential area of terrace housing.
9 **Motorists and pedestrians along Daisy Bank Road** **(RV 9)**	This is a secondary road through Victoria Park Conservation Area. The road is located to the south of the Site, beyond a series of large semi - detached Victorian villas. Generally, the route is well enclosed by existing residential development and the mature trees and vegetation within the of these properties. Due to the alignment of the road and the existing intervening features there are limited views towards the Site. The route tracks along the east to west alignment; and from the western portion of the road, through gaps in the built form there are some oblique views looking north towards the Site. In these views the existing student accommodation (block 5) can be seen in the context of other modern apartments and student accommodation within the area, and close proximity to the Site.

Representative Viewpoints

3.7 Eleven representative views have been identified which reflect the character and quality of typical views experienced by the key visual receptors and to form the baseline against which the visual effect of the Proposed Development can be assessed. The Local Development Framework for MCC does not identify any protected views.

3.8 A plan showing the location of the viewpoints is provided in **Figure 3.1 below** and **Figure 4 of Appendix 3**.

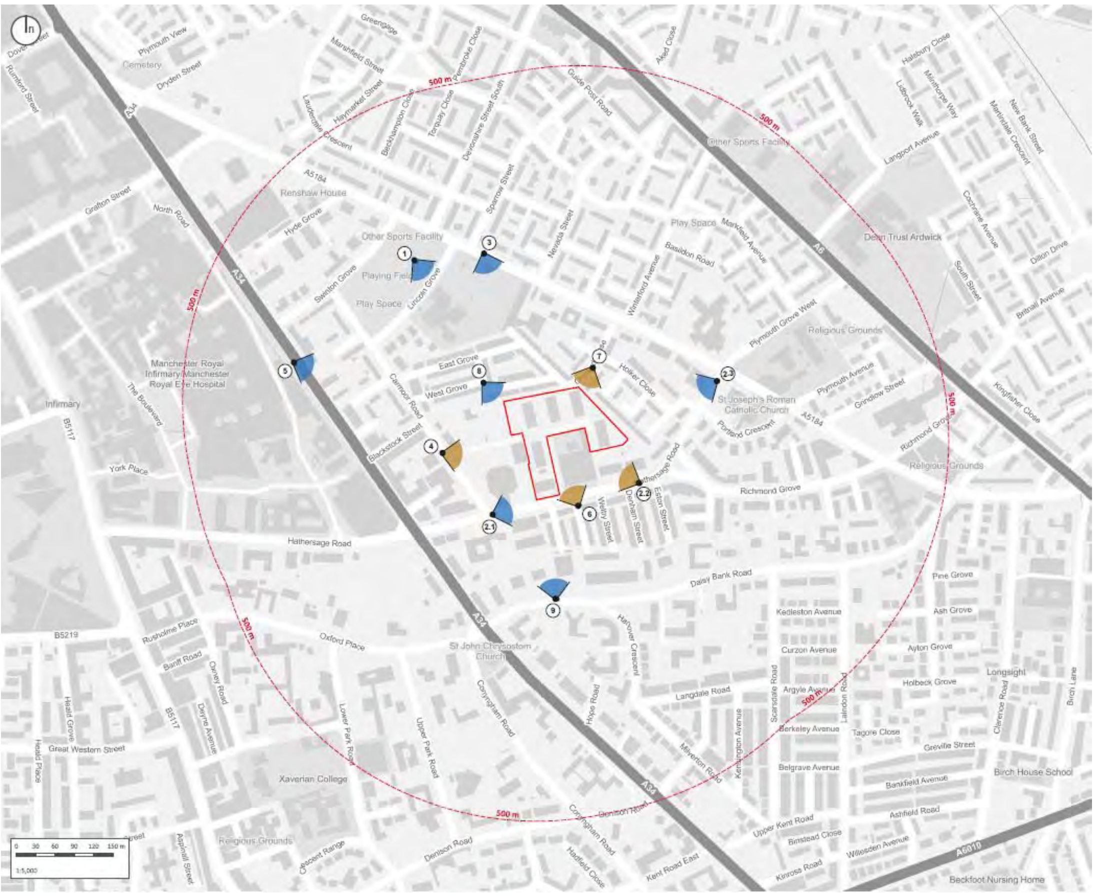


Figure 3.1: Representative Viewpoint Locations

3.9 Baseline photography taken from each viewpoint location is included within **Figures 5.1 - 5.11 of Appendix 3. Table 3.2** sets out further supporting information, including the type of visualisation selected to illustrate the development proposals for each viewpoint.

3.10 In order to recognise and assess the likely effects of Proposed Development on the identified visual receptors, visualisations have been prepared using different visualisation types. The type of visual representation has been guided by the Landscape Institute's Technical Information *Note 06/19: Visual Representation of Development Proposals* and *GLVIA3* which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. It was recommended that due to the scale of development and sensitivity of the Site that verified Rendered/Photomontage and Photowire Type 4 visualisations should be produced. The type of visualisation recommended (i.e. wireframe or rendered photomontage) are identified on through the colour of the viewpoint symbol the plan (orange for rendered imagery and blue for wirelines) and described in **Table 3.2** below.

3.11 The Representative Views and Accurate Visual Representations prepared by Rob Lockhart 3D Studios are included within **Appendix 4**. The rendered views demonstrate the materiality of Proposed Development and its relationship with the existing street

scene and neighbouring buildings, and so are most helpful for closer distance views. The photowire views illustrate the massing of the Proposed Development and demonstrate how it sits in the wider townscape and in relation to other built form, and so are most helpful for longer distance views.

Table 3.2: Representative Views

No.	Location	Visualisation Type	Commentary
RV1	**View from within Swinton Grove Park, looking south-east**	Type 4 - wireframe	Illustrates views from within the open areas of the park and representative of the users of the public open space. Representative of views experienced through TCA 1.
RV2.1	**View from Hathersage Road near to junction with Carmoor Road, looking east.**	Type 4 - wireframe	Illustrates views from the western approach to the Site and representative of users of Hathersage Road. Representative of views experienced through TCA 1.
RV2.2	**View from Hathersage Road, looking west.**	Type 4 - render	Illustrates views from the eastern approach to the Site and representative of users of Hathersage Road. Representative of views experienced through TCA 1.
RV2.3	**View from Hathersage Road near to junction with Plymouth Grove, looking south- west.**	Type 4 - wireframe	Illustrates views from the eastern approach to the Site and representative of users of Hathersage Road. Representative of views experienced through TCA 1.
RV3	**View from Plymouth Grove adjacent to the St Chrysostom's Church of England Primary School, looking south.**	Type 4 - wireframe	Illustrates views from the north - eastern approach to the Site and representative of users of Plymouth Grove. Representative of views experienced through TCA 1.
RV4	**View from Carmoor Road, looking east.**	Type 4 - render	Illustrates views from the southeastern approach to the Site and representative of users of Carmoor Road. Representative of views experienced through TCA 2.
RV5	**View from Upper Brook Street, looking southeast.**	Type 4 - wireframe	Illustrates views from the southeastern approach to the Site and representative of users of Upper Brook Street. Representative of views experienced through TCA 2.
RV6	**View from Naburn Street at junction with Hathersage Road, looking north.**	Type 4 - render	Illustrates views from the southern approach to the Site from the adjacent terrace houses and representative of users of these streets. Representative of views experienced through TCA 1.
RV7	**View from Chelford Close near to junction with Holker Street, looking south-west**	Type 4 - render	Illustrates views from the north-western approach towards the Site and representative of users of Chelford Close. Representative of views experienced through TCA 1.

RV8	**View from North Grove, looking south.**	Type 4 - wireframe	Illustrates views from the north-eastern approach to the Site from the adjacent terrace houses and representative of users of these streets. Representative of views experienced through TCA 1.
RV9	**View from Daisy Bank Road**	Type 4 - wireframe	Illustrates views from the northern approach towards the Site and representative of users of Daisey Bank Road. Representative of views experienced through TCA 3.

4. Townscape and Visual Assessment of Effects

Approach to Assessment

4.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken in October 2023 following design freeze of the scheme. The assessment is based on the scheme as set out in the Design and Access Statement and the detailed plans, sections and elevations produced by project architects 5 plus and Bells Philips, together with the visualisations produced for the scheme by Rob Lockhart 3D Studios (set out within the assessment of representative views in **Section 5**).

4.2 As previously outlined, the methodology and approach in undertaking this impact assessment is summarised in **Appendix 2** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Overview of Proposed Development

4.3 The supporting Design and Access Statement prepared jointly by 5plus and Bell Philips Architects provides a comprehensive description of the scheme design and its approach.

4.4 This includes a review of how the proposals have responded to the particular constraints and opportunities of the Site, in particular the relationship to the historical context and the character of the adjoining streetscapes.

4.5 The development comprises the refurbishment and redevelopment of the existing Purpose Built Student Accommodation (PBSA) on the Site.

4.6 A summary of the key elements of the Proposed Development which are of relevance to this assessment is provided below:

- The demolition of the existing Blocks 4 and 6, to be replaced with new buildings and the partial demolition of Blocks 2 and 3;

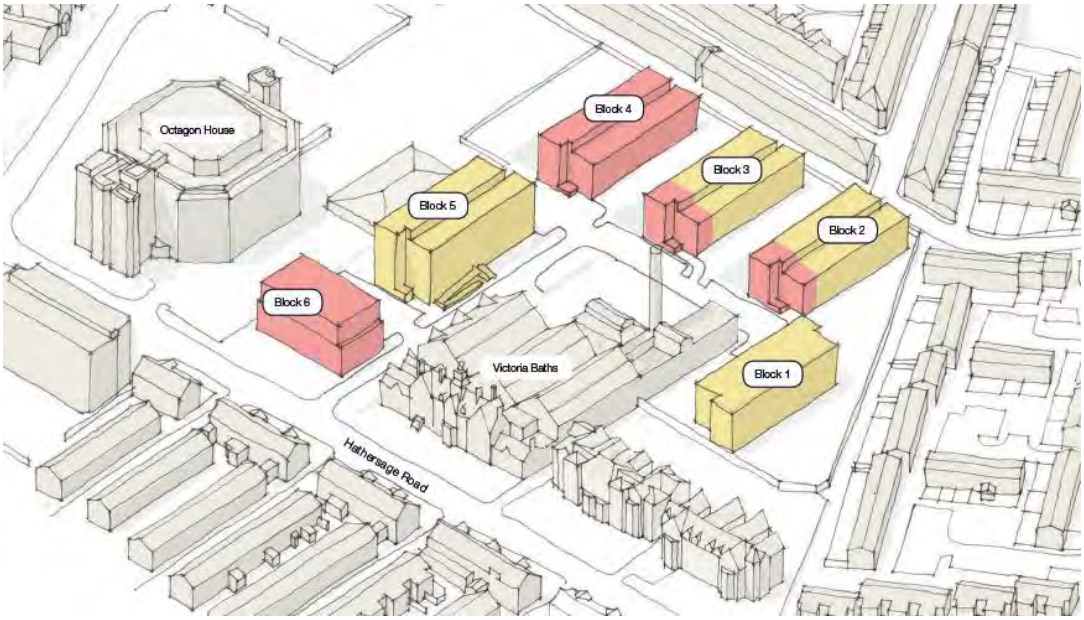


Figure 4.1: Extract from the DAS demonstrating the development to be retained (yellow) and removed (red)

- The recladding and reconfiguration of existing Blocks 1, 2, 3, & 5 with the integration of the existing blocks into the proposed new buildings;
- The redevelopment of Block 4 and 6 to completely new builds, Block 6 to form part of and be connected to Block 5;
- The development of six buildings in total with heights of four to twelve storeys;

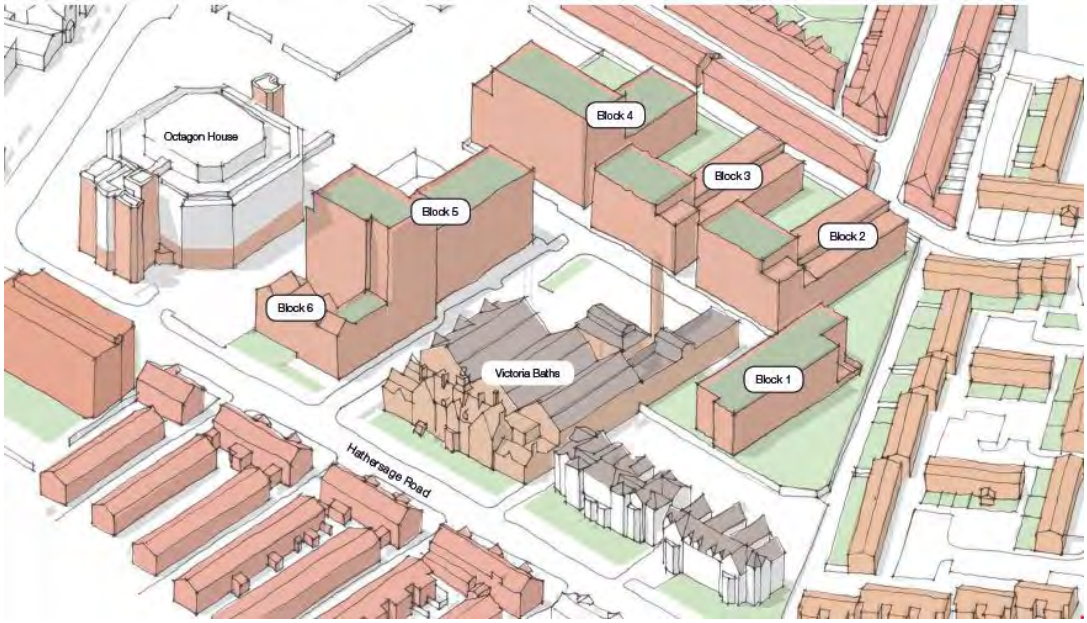


Figure 4.2: Extract from the Design and Access Statement demonstrating the Proposed massing of the development.

- The provision of PBSA with student amenities on a Site that is currently utilised for this purposed;

- The creation of a positive active frontage onto Bax Street, as a result of the new building layout and the reconfiguration of the existing blocks with new loggia entrances forming a clear legible streetscape;

- A reduction in car parking / parking bay areas across the Site, to be replaced with increased areas of pedestrian focused public realm and cycle storage;

- Extensive improvements to the public realm and amenity spaces between the buildings to provide meaningful and usable spaces providing a strong sense of place;



Figure 4.3: Extract from the Design and Access Statement showing the proposed landscape strategy

- Landscape proposals comprising of SUDs and rain gardens, habitat creation, multifunctional courtyard spaces for study and socialising;

- Tree planting strategy for the site, comprising of retaining existing trees and the planting of new trees including the implementation of new tree planting across the Site of both native and ornamental species;



Figure 4.4: Extract from the Design and Access Statement showing the proposed tree strategy

- The materiality of the proposed new building as well as the recladding of the existing buildings that would takes cues and inspiration from the surrounding character including industrial Red Brick, repetitive formal window arrangements, brick banding (from Victoria Baths), glazed brick colours and tones, and articulated roofs.

Sensitivity of Townscape Receptors

4.7 The sensitivity of townscape receptors relates to the value attached to that receptor and the susceptibility of the receptor to the type of change or development proposed. Effects on townscape character are both direct i.e. on the TCA that the Site is located within, and indirect i.e. changes to characteristics that occur beyond the boundary of the TCA but which influence its character. An assessment of the sensitivity of each of the townscape receptors is provided in **Table 4.1**.

Table 4.1: Sensitivity of Townscape Receptors

Townscape Receptor	Value	Susceptibility to change	Sensitivity
TCA1: Mixed Residential Development	Medium	**Low** – Site lies within the TCA1 and has a close relationship to the type of development proposed.	**Medium-Low**
TCA2: Manchester Royal Infirmary and Institutional Building	Low	**Low** – TCA2 has a tight-knit urban grain and a prevailing height of five to seven storeys which limits views out of the TCA towards the Site.	**Low**
TCA3: Victoria Park Conservation Area	Medium – High	**Low** – TCA3 contains a mix of built form in varying condition and is influenced by existing, high-density built form outside of the TCA.	**Medium**

Sensitivity of Visual Receptors

4.8 **Table 4.2** establishes the sensitivity of the visual receptors. This is based on the identification of the value of the view and the susceptibility of change. The latter is established by considering the occupation or activity of people; and extent of attention or interest that may therefore be focused on the views and visual amenity.

4.9 Guidance in GLVIA3 notes that the visual receptors most susceptible to change are likely to include: people who are engaged in outdoor recreation whose attention is likely to be focused on the landscape and on particular views; residents at home; visitors to heritage assets; and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with moderate susceptibility to change include travellers on road, rail or other transport routes and visual receptors likely to be less sensitive to change include: people engaged in outdoor sport or recreation; and, people at their place of work whose attention may be focused on their work or activity.

Table 4.2: Sensitivity of Key Visual Receptors

Visual Receptor	Value	Susceptibility to change	Sensitivity
1 Users of Swinton Grove Park (RV 1)	**Low-Medium** – Views within park have attractive scenic qualities but are not associated with any protected townscape or heritage features (other than occasional glimpses of the chimney stack to Victoria Baths.)	**High –** Views and visual amenity likely to be of high importance to park users.	**Medium**
2 Motorists and pedestrians along Hathersage Road	**Medium** – Views associated with some designated heritage assets including close range views of the Victoria Bath.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**

(RV 2.1, 2.2 & 2.3)			
3 **Motorists and pedestrians along Plymouth Grove** **(RV 3)**	**Low** – Views are unremarkable and do not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
4 **Motorists and pedestrians along Carmoor Road** **(RV 4)**	**Low** – Views are unremarkable and dos not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
5 **Motorists and pedestrians along Upper Brook Street/ A34** **(RV 5)**	**Low** – Views are unremarkable and do not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
6 **Motorists and pedestrians along Naburn Street** **(RV 6)**	**Medium** – Views associated with some designated heritage assets including close range views of the Victoria Bath.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**
7 **Motorists and pedestrians along Chelford Close** **(RV7)**	**Low** – Views are unremarkable and do not make a positive contribution to local visual amenity	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
8 **Motorists and pedestrians along North Grove** **(RV 8)**	**Low** – Views does not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
9 **Motorists and pedestrians along Daisy Bank Road** **(RV 9)**	**Medium** – Views associated with some designated heritage assets within Victoria Park Conservation Area	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**

Construction Effects

4.10 The key aspects of the demolition and construction phase which have potential to affect the receptors have been identified as: demolition works, groundworks associated with foundation / basement excavation; construction machinery (including tower cranes), material stockpiles, scaffolding, vehicle movements, contractor site compound, and the incremental appearance of the building itself during the construction process.

4.11 Any effects arising during the construction phase are regarded as short term or temporary effects and have therefore not been separately described. However, in general terms, the construction effects of the Proposed Development would be no greater in magnitude than those described below for the completed development but would generally be considered to be either neutral or adverse effects. The exception to this would be effects associated with the tower cranes, which would likely be visible from a wider area than the completed development and so would form a noticeable skyline feature for this period.

Townscape Impacts

4.12 The assessment of townscape impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely changes to the key townscape elements within the Site and then an assessment of the impact of these changes on the townscape character for the four previously identified local townscape character areas.

Effects on Townscape Character Areas

TCA1: Mixed Residential Development

4.13 The Proposed Development would be located within this TCA and would involve the introduction of further student accommodation on the Site. This land use is typical of the existing use on Site and in the wider residential character area setting. The proposed land use is considered to be appropriate to the local townscape character.

4.14 The Proposed Development involves the construction of a series of new blocks and “add ons” of up to twelve storeys, this would increase the height and massing of built form within the Site which would become more visible in the wider townscape setting than the existing built form. This increase in height would be experienced in the context of the existing six storeys Octagon House to the east of the Site. Taller elements of built form would be appropriately located adjacent to Octagon House, with development stepping down towards the north and west adjacent to the existing two to three storey residential areas. The masterplan would create active frontages onto Hathersage Road and Bax Street providing greater vibrancy and visual interest at street level.

4.15 Whilst the Proposed Development would create a taller backdrop of built form in the setting of the Victoria Baths, there would be a significant improvement to the character and appearance of the setting overall. The proposals would introduce a new development of high-quality design and materiality that takes cues from the existing architectural features and forms of the baths and the surroundings. The Proposed Development would introduce new improved areas of multifunctional amenity spaces at ground level. Existing vegetation within the Site would be retained where possible and extensive new areas of tree planting and vegetation are proposed.

4.16 At a local level the Proposed Development would have a direct effect on this townscape character area; but this change would be perceived from a localised area.

4.17 In summary, the Proposed Development would represent a major change to the Site itself, but the development would integrate with the character of TCA1 and would be predominantly screened from view for most parts of the area due to the surrounding pattern of dense urban form. The impact on the wider character of TCA1 would therefore be Low. Due to the improvements to the Site itself within this TCA, whilst the magnitude of effects are low these effects are considered to have a beneficial on the local townscape character.

4.18 The impact of the Proposed Development on the townscape is demonstrated by Representative Viewpoints 1, 2.1, 2.1, 2.3, 3, 6, 7 & 8.

4.19 The Proposed Development would result in a **Beneficial Effect on TCA1** with a **Low Magnitude of Change.**

TCA2: Manchester Royal Infirmary and Institutional Building

4.20 The Proposed Development lies outside of this character area and would not directly effect any of the townscape qualities or characteristics of TCA 2.

4.21 From most of TCA2 the Proposed Development would not be visible due to intervening built form so there would be limited changes to the character of the area. There would however be some indirect changes to TCA2 in the areas where the Proposed Development would be noticeable in views out of the TCA.

4.22 As indicated on the ZTV (**Figure 2** at ***Appendix 3***), views of the Proposed Development would be limited to a portion of Carmoor Road and limited locations along Upper Brook Street, where the upper levels of the proposed new buildings would be noticeable. The Proposed Development would introduce additional built form within the context of the existing built form within the Site and would be appropriate and reflective of the surrounding urban and residential context. The Proposed Development would become a noticeable feature of development with an improved condition compared with that already present on the Site. The change in view would not noticeably alter the townscape characteristics of the TCA overall due to the existing built form on the outskirts of Manchester and adjacent to the Site.

4.23 The impact of the Proposed Development on the townscape is demonstrated by Representative Viewpoint 4 & 5.

4.24 The key characteristics of TCA2 would remain unchanged as a result of the Proposed Development and the overall character of the area would not be affected.

4.25 Overall, the Proposed Development would result in a **Very Low Magnitude of Change** and would have a **Neutral Effect** on TCA2**.**

TCA3: Victoria Park Conservation Area

4.26 The Proposed Development lies outside of this character area and would not directly effect any of the townscape qualities or characteristics of TCA 3.

4.27 From most of TCA3 the Proposed Development would not be visible due to intervening built form and the relative distance from the Site beyond TCA 1; there would therefore be limited changes to the character of the area. There would however be some indirect changes to TCA3 where the Proposed Development would be noticeable in views out of the TCA.

4.28 As indicated on the ZTV (**Figure 3** at ***Appendix 3***), views of the Proposed Development would be limited to some glimpses through gaps in the built form along Daisy Bank Road, where the upper levels of the proposed new building (Block 5) would be discernible above the existing development fronting on to Hathersage Road. The Proposed Development would be perceived as a backdrop in views. Student accommodation within the conservation area and its surroundings is a typical feature of the area and would not appear incongruent or uncharacteristic. The Proposed Development would provide some improvements to the views out of the conservation area, with views towards the development containing buildings and landscape of improved quality and condition. This change in view would not affect townscape characteristics or qualities of this character area resulting in neutral effects.

4.29 The impact of the Proposed Development on the townscape is demonstrated by Representative Viewpoint 9.

4.30 The key characteristics of TCA3 would remain unchanged as a result of the Proposed Development and the overall character of the area would not be affected.

4.31 Overall, the Proposed Development would result in a **Very Low - Negligible Magnitude of Change** and would have a **Neutral Effect.**

Visual Impacts

4.32 The assessment of visual impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and secondly an assessment of the impacts on the views from each of the representative viewpoints, provided in **Section 5**. This assessment should be read in conjunction with the Visualisations of the Proposed Development also contained within **Section 5**, and the CGIs and elevations of the scheme contained within the DAS.

Extent of Visibility of the Proposed Development

4.33 The visibility of the Site would increase with the implementation of the Proposed Development. This is due to the presence of new taller built form within the Site. The potential extent of visibility is demonstrated by the computer generated ZTV provided at **Figure 2** in **Appendix 3**. The ZTV and field study identifies the principal areas in which the Proposed Development would be visible.

Assessment of Effects on Visual Receptors

4.34 **Table 4.3** below provides a summary assessment of the likely key effects of the Proposed Development on the visual receptors identified during the baseline appraisal. This draws on the Representative Views Assessment provided in **Section 5**.

Table 4.3: Appraisal of Key visual receptors

Visual Receptor	Sensitivity	Commentary
1 **Users of Swinton Grove Park**	Medium	Upon completion, the Proposed Development would not be clearly visible, and the majority of views experienced by the park users would not change. In limited locations users of the park looking south towards the Site would experience filtered views towards the Proposed Development through the gaps in the existing vegetation (particularly in winter when vegetation is not in leaf). Looking south towards the Site, St Chrysostom's Primary school and intervening residential development would screen the ground floor and lower sections of the proposals. However, the upper floors of Block 4 (in the foreground) and Block 5 (beyond) would be seen in the middle distance on the horizon; a small portion of the roof top of Block 3 would also be visible but not prominent. The development would provide visual interest and further articulation on the horizon with a development of a high-quality design and built from using appropriate materials that would be in keeping with the surroundings. Whilst the Proposed Development would result in an increased level of built form seen in the view. Users of the park would experience these views in the context of the surrounding built up area where the chimney stack associated with Victoria Baths laundry room, as well as the rooftops and upper levels of Octogen House can be seen. The overall characteristics of the views from within the park would remain the same. **Representative Views**: 1 **Magnitude of change:** Low **Type of Effect:** Neutral
2 **Motorists and pedestrians along Hathersage Road**	Medium	Views along Hathersage Road are typically channelled in the direction of travel and the road is flanked on both sides by built form. This built form prevents clear views into the Site itself for the majority of the route. Within close proximity of the Site and upon completion, as the road tracks along the southern site boundary there would be clear views of the Proposed Development (Block 5) fronting onto Hathersage Road; as well as oblique views along Bax Street into the Site towards the new building at Block 4, the entrance at Block 3, and new landscaped areas. The Proposed Development would result in a general improvement to the views along Hathersage Road. The proposal would replace a rundown building with that of a new built form of high-quality design that provides an active frontage on to the street scene. This positive frontage would wrap around the building and would also be

		experienced in the oblique views looking into the Site along Bax Road. The materiality and pitch articulated roofs would help to integrate the development into the surroundings. The Proposed Development would introduce further height and massing within the Site for views experienced along Hathersage Road; although this height is focused adjacent to the Octagon House building and stepped away from the adjacent residential areas. The existing views from this route towards Victoria Baths would remain. The development would result in more massing in the backdrop of the view towards the baths which would reduce the visibility and visual prominence of the baths on the skyline of the view. However, it should also be noted that the Proposed Development would replace the current rundown and unattractive setting to the listed building with a high-quality building designed to be in keeping with architectural style and vernacular of the surrounding townscape. **Representative Views**: 2.1, 2.2, 2.3 **Magnitude of change:** Varies from Medium – High (as road passes adjacent to the Site) to Low (at eastern and western ends of the road) **Type of Effect:** Beneficial
3 **Motorists and pedestrians along Plymouth Grove**	Medium - Low	Views along this a road are typically channelled in the direction of travel as the road is flanked on both sides by a mixture of 2 storey residential development, several 4 storey apartment buildings and some low-rise commercial units. Upon completion the Site and the Proposed Development within it would not be perceived from the majority of the route. However, as the route passes the boundary of Switon Grove Park and the playing fields associated with St Chrysostom's Primary School, the views from the road looking south become more open. In these views looking south towards the Site, St Chrysostom's Primary school and intervening residential development would screen the ground floor and lower sections of the proposals. However, the upper floors and rooftops of Blocks 4, 3 & 2 would be seen in the middle distance on the horizon; as well as a small portion of Block 5 (beyond Block 4). During the winter months these views are more filtered whilst during the summer months the development would be somewhat screened by the existing trees within the playing fields. For short sections of the overall journey along this road, the Proposed Development would result in an increased level of built form seen in the views. Users of this route would experience these views in the context of the surrounding built up area of residential development where the chimney stack associated with Victoria

		Baths laundry room, as well as the rooftops and upper levels of Octogen House can be seen. The development would provide visual interest and further articulation on the horizon with a development of a high-quality design and built from using appropriate materials that would be in keeping with the surroundings. In general, the characteristics of the views from Plymouth Grove would remain the same. **Representative Views**: 3 **Magnitude of change:** Low **Type of Effect:** Neutral
4 **Motorists and pedestrians along Carmoor Road**	Medium - Low	Views are typically channelled along this residential street which is flanked on both sides by the existing builtform. From the northern portion of the route, any development within the Site would generally not be perceived. From the southern portion of the route there is a break in the existing built form which allows views south across an open area of hard standing (the car parking to Octagon House). In the foreground and directly adjacent the road is a substation and associated energy infrastructure, and in the distance is a mast that is located within the curtilage of Victoria Baths. Due to these detracting features the views from this route are not particularly pleasant. Upon completion the Proposed Development would be clearly visible in the middle distance from this location. Users of this route would experience this change in view in the context of the surrounding inner-city environment. Glimpsed views towards the tops of the chimney associated with Victoria Baths would be lost, however the Proposed Development would result in some improvements to the views from this southern section of Carmoor Road. The proposals would replace a series of rundown buildings visible in the middle distance with that of a new high-quality built form appropriately designed to integrate with the existing townscape. **Representative Views**: 4 **Magnitude of Change:** Varies from Medium (within the southern portion of the route) and Low (to the north) **Type of Effect:** Beneficial
5 **Motorists and pedestrians along Upper Brook Street/ A34**	Medium - Low	Views along this a road are typically channelled in the direction of travel as the road is flanked on both sides by built form and in the most part the Proposed Development within the Site would not be perceived from this route. However, when travelling south, as the road passes the petrol station, the views from the road looking southeast towards the Site become more open. In these locations the intervening residential development would screen the ground floor and lower sections of

		the proposals. Although the upper floors of Blocks 5 & 4 would be seen in the middle distance on the horizon. Whilst the Proposed Development would result in an increased level of built form seen in the view. Users of the road would experience the change in views in the context of the surrounding built up area including the rooftops and upper levels of Octogen House. In some locations the development would prevent views of the chimney stack associated with Victoria Baths laundry room. The development would provide visual interest and further articulation on the horizon with a development of a high-quality design and built from using appropriate materials that would be in keeping with the surroundings. In general, the characteristics of the views from Upper Brook Street would remain the same. **Representative Views**: 5 **Magnitude of Change:** Low **Type of Effect:** Neutral
6 **Motorists and pedestrians along Naburn Street**	Medium	Upon completion, there would be clearly channelled views looking north towards Block 5 of the Proposed Development. The development and amendments to Blocks 1-3 and the proposed new built form of Block 4 would be screened by the Victoria Baths building. The existing views from this route towards Victoria Baths would remain. The development would result in more massing in the backdrop of the view towards the baths. However, it should also be noted that Proposed Development would replace the current rundown and unattractive setting to the listed building with a high-quality building designed using red brick to be in keeping with architectural style and vernacular of the surrounding townscape with block 6 replicating the pitched roofs also found in the area. **Representative Views**: 6 **Magnitude of Change:** Medium **Type of Effect:** Beneficial
7 **Motorists and pedestrians along Chelford Close**	Medium - Low	Upon completion there would be channelled views looking southwest towards the Proposed Development. In these views an existing brick wall wraps around the northern and eastern site boundaries and would screen views of the ground floor and lower levels of the development. However, the upper floors and rooftops of existing Blocks 2 & 3 can be seen and upper sections of the proposed extension to these buildings would also be visible. A small portion of the upper section and rooftops to Block 4 would n also be seen beyond this. Where visible the Proposed Development would provide visual interest and further articulation on the skyline. The new cladding of the existing buildings with materials that integrate with the

		surrounding vernacular would improve the appearance of the buildings and the visual amenity of the residents and users of these routes, (currently the existing buildings in the view appear of rundown and unkempt and have a negative influence on the general visual amenity). Generally, the massing of the built form adjacent to the residential areas would be retained to the same level that currently exists and improved with new cladding. Additional height and massing would be focused to the south, appropriately set back from the residential areas to the north and east and seen in the background of these views. View of the chimney associated with Victoria Baths provides visual interest and these views would be retained but the extent of the chimney visible would be reduced slightly. In general, the character of the views from this road and the surrounding would remain the same. **Representative Views**: 7 **Magnitude of Change:** Medium **Type of Effect:** Neutral
8 **Motorists and pedestrians along North Grove**	Medium - Low	In the most part, the enclosed nature of this road (and the surrounding residential roads to the north of the Site) and the intervening residential development would prevent any clear views of the Proposed Development within the Site. Upon completion there would be limited partial views along this road towards the upper floor and rooftops of Block 4 and a small portion of the rooftops to Block 5 is visible beyond this in the background of the view. Whilst the proposed Development would provide some additional visual interest and further articulation on the skyline; in general, the proposals would be experienced in the context of the existing surrounding development, including the large Octagon House building and there would be little change to the character or appearance of views experienced by road users. **Representative Views**: 8 **Magnitude of Change:** Low **Type of Effect:** Neutral
9 **Motorists and pedestrians along Daisy Bank Road**	Medium	Due to the intervening built form and the general alignment of the road the Proposed Development would not be perceived from the majority of this route. However, upon completion, there would be a limited number of oblique views looking north in which Block 5 and small portion of blocks 4 and 6 would be visible in the background of views. In these, the Proposed Development would be seen in the context of the

	modern apartments and student accommodation within the area, and in close proximity to the Site. In these views materiality of the Proposed Development and pitch articulated roofs of block 6 would help to integrate the development into the surroundings. The Proposed Development would introduce further height and massing within the Site in the background of some views experienced from with the conservation area; although this height is focused adjacent to the Octagon House building and would appear of similar height and massing. **Representative Views**: 9 **Magnitude of Change:** Low **Type of Effect:** Neutral

5. Summary and Conclusions

5.1 This TVIA has been prepared by Turley Townscape on behalf of the Applicant to provide relevant and proportionate information to the local planning authority regarding townscape and visual impacts, to accompany an application for the proposed development at Victoria Point.

5.2 This report has been founded on a thorough study of the Site and its townscape and visual context; through understanding and appreciating these features and resources, a robust impact appraisal of the Proposed Development has been undertaken. The assessment included:

- A review of relevant policy and guidance;
- Identification of the baseline quality and characteristics of the local townscape character and local views and identification of key visual receptors and representative viewpoints; and
- Assessment of the impact of the Proposed Development on townscape character, visual receptors and key views (informed by the preparation of accurate visual representative for the representative viewpoints).

Site Context

5.3 The Site is located within Chorlton- on- Medlock, an inner-city area of Manchester, circa 2km to the southeast of the City Centre and within the western part of the Ardwick Ward. The Site forms an irregular broadly U-shaped area, that wraps around almost three sides of the curtilage to Victora Baths, a Grade II* Listed Building. It is situated on Hathersage Road a main arterial route through the area, and Bax Road a tertiary access road into the Site.

5.4 The Site currently comprises of Student Accommodation in the form of four, three-storey blocks and a six-storey block built from a white brick; and a five-storey block fronting onto Hathersage Road to the south, built from white brick with timber cladding. Bax Road tracks through the Site providing access to the accommodation and vehicular access to a series of car parking areas. The Site is interspersed with a series of semi-private gardens, comprising lawned areas with individual trees connect via pedestrian routes, some of which are publicly accessible but have limited use.

5.5 The existing buildings and associated surrounding open spaces are currently in generally poor condition and have a negative influence on the character and appearance of the area.

Policy Context

5.6 Key issues arising from the review of policy and guidance documents of relevance to the Site relate to its City Centre context and character. The Core Strategy seeks to maximise the efficiency of land in the City (Policy CC6), whilst ensuring new development is of good design and has regard to the historic and townscape character

(Policy CC9). The Core Strategy also recognises the ability of well-designed taller development to contribute positively to place-making (Policy EN2).

Townscape Character Context

5.7 The assessment of townscape context identified that the Site itself currently makes little contribution to the local townscape character and does not optimise the use of a Site. The existing buildings have a dilapidated and weathered appearance and the public open spaces throughout the Site have limited use as a recreational area.

Visual Context

5.8 A Zone of Theoretical Visibility (ZTV) was produced to understand where in the surrounding townscape the Proposed Development and Site was likely to be visible. This consideration of visibility was used to identify key visual receptors and key views with potential to be affected by the Proposed Development and to inform the selection of representative views. Key visual receptors include:

- Switon Grove Park
- Hathersage Road
- Plymouth Grove
- Carmoor Road
- Upper Brook Street (A34)
- Naburn Street
- Chelford Close
- North Grove
- Daisy Bank Road

5.9 Eleven representative viewpoints were identified to reflect these receptors and an assessment made of the character and quality of the existing view from these viewpoints. The representative viewpoints and visualisation types to be provided were agreed in discussion with officers at MCC.

Proposed Development

5.10 The proposals (the 'Proposed Development') comprise: "*Redevelopment of existing student accommodation blocks (6 in total) to include demolition and extension of existing buildings to provide an increase in student beds at a maximum height of 12 storeys, including associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.*"

5.11 The TVIA should be read in conjunction with the Design and Access Statement (DAS) and drawing pack that supports this application produced by the project architects '5

plus' and 'Bell Phillips'; Accurate Visualisations prepared by Rob Lockhart 3D Studios and Heritage Statement prepared by Turley Heritage.

Townscape Impacts

5.12 The assessment of townscape impacts concluded that the Proposed Development would represent a direct major change to the Site itself, but the development would integrate with the character of TCA1 and would be predominantly screened from view for most parts of the area due to the surrounding pattern of dense urban form. The impact on the wider character of TCA1 would therefore be Low. Due to the improvements to the townscape qualities and characteristics of the Site itself, the changes are considered to be beneficial in nature.

5.13 The Proposed Development lies outside of TCA 2 and 3 and would therefore not directly effect any of the townscape qualities or characteristics of these areas.

5.14 As indicated on the ZTV (**Figure 2** at **Appendix 3**), views of the Proposed Development would be limited from both TCA 2 and 3. The Proposed Development would introduce additional built form within these areas, this development would reflecti the existing context and uses and is considered would appear appropriate to the character of these surrounding areas. Overall, the magnitude of change on TCA 2 and3 ranges from Low to negligible and these effects are considered to be neutral in nature.

5.15 The identified effects on the townscape character receptors are summarised in **Table 6.1** below:

Table 5.1: Summary of Assessment of Effects on Townscape Character Receptors

Townscape Receptor	Sensitivity	Magnitude of Change	Type of Effect	Level of Effect
TCA1: Mixed Residential Development	Medium	Low	Beneficial	Moderate – Minor Beneficial
TCA2: Manchester Royal Infirmary and Institutional Building	Low	Very Low	Neutral	Minor Neutral
TCA3: Victoria Park Conservation Area	Medium – High	Very Low – Negligible	Neutral	Minor Neutral – Negligible

Visual Impacts

5.16 The assessment of visual effects identified that there would be changes to local views arising from the Proposed Development. The quality of the views close to the Site would generally improve as a result of restoration of the rundown existing accommodation and the introduction of new high quality built form with extensive areas of improved external amenity spaces and new planting around the buildings.

5.17 There are also some close-proximity views from Hathersage Road and the residential roads in the immediate setting where the Proposed Development would form the

tallest feature in the view which would partly detract from views of the neighbouring Grade II* Victoria Baths. However, the massing and proposed materiality of the development is considered to be appropriate to the local character and would integrate the development within the surroundings.

5.18 In the more distant views from the surrounding area, the proposed development would barely be discernible; and where perceived, the views of the built form would be experienced in the context of the existing surrounding development and would integrate with these.

5.19 The identified effects on the visual receptors are summarised in **Table 6.2** below.

Table 5.2: Summary of Assessment of Effects on Visual Receptors

Visual Receptor	Sensitivity	Magnitude of effect	Type of effect	Level of effect
1 **Users of Swinton Grove Park** **(RV 1)**	Medium	Low	Neutral	Moderate Minor Neutral
2 **Motorists and pedestrians along Hathersage Road** **(RV 2.1, 2.2 & 2.3)**	Medium	Varies from Medium – High (as road passes adjacent to the Site) to Low (at eastern and western ends of the road)	Beneficial	Moderate Beneficial
3 **Motorists and pedestrians along Plymouth Grove** **(RV 3)**	Medium - Low	Low	Neutral	Moderate – Minor Neutral
4 **Motorists and pedestrians along Carmoor Road** **(RV 4)**	Medium - Low	Varies from Medium (within the southern portion of the route) and Low (to the north).	Beneficial	Moderate – Minor Beneficial
5 **Motorists and pedestrians along Upper Brook Street/ A34** **(RV 5)**	Medium - Low	Low	Neutral	Moderate – Minor Neutral

6 **Motorists and pedestrians along Naburn Street** **(RV 6)**	Medium	Medium	Beneficial	Moderate Beneficial
7 **Motorists and pedestrians along Chelford Close** **(RV7)**	Medium - Low	Medium	Neutral	Moderate – Minor Neutral
8 **Motorists and pedestrians along North Grove** **(RV 8)**	Medium - Low	Low	Neutral	Moderate – Minor Neutral
9 **Motorists and pedestrians along Daisy Bank Road** **(RV 9)**	Medium	Low	Neutral	Moderate – Minor Neutral

Appendix 1: Legislation and Planning Policy and Guidance

National Planning Policy Framework 2023

The National Planning Policy Framework (NPPF) was introduced in March 2012 and provided a full statement of the Government's planning policies. A revision to the NPPF was adopted by MHCLG in July 2018, with further revisions in February 2019, July 2021, September 2023 and December 2023. At the heart of the NPPF is 'a presumption in favour of sustainable development' (para 10). Three overarching objectives for achieving sustainable development are identified (para 8) as: an economic objective; a social objective; and an environmental objective.

Chapter 12 of the Framework outlines the Government's guidance regarding a requirement for good design. Within this, Paragraph 131 establishes that the Government attaches great importance to the design of the built environment. It states that '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*.'

Paragraph 135 states:

> *'Planning policies and decisions should ensure that developments:*
>
> *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
>
> *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
>
> *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
>
> *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
>
> *e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
>
> *f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 180 of the NPPF goes on to say that the planning system should '*contribute to and enhance the natural and local environment*' by a number of things including:

> *a) protecting and enhancing valued landscapes…(in a manner commensurate with their statutory status or identified quality in the development plan);*

National Planning Practice Guidance

National Planning Practice Guidance (NPPG) has been issued by the Government as a web resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

In the Design guidance category of the PPG, (Paragraph 001 Reference ID: 26-001-20191001) the guidance supports paragraph 130 of the NPPF which states that *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'*. It also refers to the accompanying National Design Guide[3] which sets out ten characteristics for a well-designed place:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

In the Natural Environment guidance category of the NPPG, Paragraph 006 (Reference ID: 8-006-20190721) refers to green infrastructure and states:

> *'The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty'.*

Paragraph 029 (ID: 8-029-20190721) provides guidance in relation to trees within settlements and states that the interaction of trees and tree roots with built infrastructure requires expert arboricultural or forestry advice. In order to deal with the pressures of climate change it also guides that trees should be well-placed and well-chose.

[3] Ministry for Homes, Communities & Local Government (2019) *National Design Guide: Planning practice guidance for beautiful, enduring and successful places*

Paragraph 037 (ID: 8-037-20190721) supports the use of Landscape Character Assessment as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It also supports the use of LVIAs to demonstrate the likely effects of a proposed development on a landscape.

Core Strategy Development Plan Document

1. The Core Strategy[4] was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.

2. The Core Strategy Vision states inter alia that:

   "By 2027 Manchester will be:

   - a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced."

3. **Spatial Objective 06** seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing of townscape character in securing a high standard of design in development proposals.

4. **Policy CC6 City Centre High Density Development** seeks to maximise the efficiency of land within the City. The policy notes that the *'scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.'* Regard should also be had to the Council's approach to tall buildings (Policy EN2).

5. **Policy CC9 Design and Heritage** seeks to retain the townscape character of the City through high quality design, and states '*the standards and guidance explained in the other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.'*

6. **Policy EN 1 Design Principles and Strategic Character Areas** sets out seven urban design principles of the former National Planning Guidance PPS1 that should be considered in all developments. These are as follows:

   - *Character: a place with its own identity*
   - *Continuity and enclosure: a place where public and private places are clearly distinguished;*
   - *Quality of public realm: a place with attractive, and successful outdoor areas;*
   - *Ease of movement: a place that is easy to get to and move through;*
   - *Legibility: a place that has a clear image and is easy to understand;*

[4] Manchester's Local Development Framework: Core Strategy Development Plan Document (11 July 2012) Manchester City Council

- *Adaptability: a place that can change easily;*

- *Diversity: a place with variety and choice.*

7. The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within 'The City Centre Character Area', and the area-specific policy states that:

    - *"Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*

    - *While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*

    - *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals."*

8. **Policy EN 2 Tall Buildings** defines tall buildings '*as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*'.

9. The policy also states that tall buildings should demonstrate they are:

    - *Are of excellent design quality;*

    - *Are appropriately located;*

    - *Contribute positively to sustainability;*

    - *Contribute positively to place-making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and*

    - *Will bring significant regeneration benefits.*

10. In terms of siting tall buildings, the policy states '*suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.'*

11. **Policy EN9 Green Infrastructure** seeks to create an integrated network of high quality and multifunctional green infrastructure within the urban environment. It recognises the challenges with providing new green infrastructure in some parts of the City Centre but notes as a potential key feature: '*the encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.'*

Manchester Local Plan (Emerging)

12. MCC consulted on a new Manchester Local Plan in the summer of 2020, and are now in the drafting stage. This plan will run for next 15 years and provide more detail on how the city will manage the critical issues it is facing.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

13. The Guide to Development in Manchester SPD expands on the urban design principles noted within Policy EN1 and provides additional guidance on the character of different areas within the city.

14. The Application Site and its immediate context forms part of The City Centre character type which includes distinct areas with their own unique character.

"Manchester's City Centre is arguably the finest expression of a Victorian commercial district in England and contains an exhilarating mix of uses housed in fine individual buildings. For the most part these buildings form a continuous "street wall", firmly establishing the urban character based on the Georgian and Victorian grid pattern of streets. It is essential to maintain and develop the City's identity and individuality when considering the future development."

15. The guidance for the City Centre also sets out a list of key issues for design including views, tall buildings and architectural styles which seek to respect the character.

Manchester Tree Strategy 2006-2010

16. This document sets out a long-term vision for the optimum long-term management of all the city's trees as a valuable natural resource.

17. Within the 'Quality of Life' section, it states:

"Trees play a vital role in the creation of an attractive and original landscape not just in the countryside, but also in cities. Trees can offer the different areas of Manchester their own 'sense of place', providing natural beauty that reflects local character. The types of trees planted can help to define a neighbourhood. In the city centre and urban parks, street trees and greenery can counterbalance changes to the cityscape."

Appendix 2: Assessment Methodology

Assessment Methodology

The methodology for townscape and visual appraisal is based on current best practice as set out in:

- *Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);*
- *Landscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);*
- *Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).*
- *London Views Management Framework, Supplementary Planning Guidance (Mayor of London, 2012)*

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the *"the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*" (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the European Landscape Convention, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA states that 'townscape' refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Baseline Townscape Appraisal Methodology

The baseline townscape appraisal will include a mixture of desk study and field work to identify and record the character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the wider landscape character context of the Site was undertaken which referenced the current published landscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local townscape character. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape.

Once these factors were established the local townscape character areas (townscape receptors) with potential to be affected by the Proposed Development and their associated key characteristics were identified. A judgement was then made on the Value of each of these based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape character areas was assessed with reference to the following criteria and the definitions of level of value set out in **Table 2.1**:

- *Any designations or policies (both national and local) which may be present; and,*
- *The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events.*

Table 2.1 Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and townscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Townscape areas designated at local level e.g. Special Landscape Areas, some conservation areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Ordinary	Local	Townscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or is of little scenic or townscape importance. Considerable potential for substitution.
Low	Local	Townscape features or local character areas in poor condition or quality and/or identified for recovery.

Baseline Visual Appraisal Methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was first established via the preparation of a computer-generated zone of theoretical visibility (ZTV) which identified the area from which the Proposed Development was likely to be visible and allowed the identification of potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration[5] unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. The number and location of representative viewpoints was agreed with officers as part of the pre-application process. A description and evaluation of the identified views was then undertaken which took into account the following:

- *type and relative numbers of people, and their occupation or activity;*
- *location, nature and characteristics;*
- *nature, composition and characteristics of the views (including directions);*
- *elements which may interrupt, filter or otherwise influence the views; and*
- *seasonal changes in the view.*

Assessment of Townscape Effects
Townscape effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area.*

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect.

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular*

[5] Aldred's Case in 1610 established in English law that views from private property cannot be protected.

landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 2.2.**

Table 2.2 Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[6] would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

[6] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Judgements on the magnitude of townscape effect were broadly based on the descriptions of magnitude set out in **Table 2.3** below.

Table 2.3 Magnitude of Townscape Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a townscape receptor and/or small-scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to townscape receptor

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- ***Adverse:*** *overall harm to townscape character/feature*
- ***Beneficial:*** *overall improvement to townscape character/feature*
- ***Neutral:*** *a combination of both adverse and beneficial effects with no overall harm or improvement to townscape character/feature*

Assessment of Visual Effects

Visual effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,*

- *Introduction of new elements or features that influence the character and distinctiveness of the view.*

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in **Table 2.4.**

- *Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy';*
- *Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,*
- *Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art.*

Table 2.4: Value Attached to Views

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Ordinary	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps;

Value	Typical level of designation / Rarity	Typical Examples
		and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

'The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *The occupation or activity of people experiencing the view at particular locations: and,*
- *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations'.*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 2.5** below.

Table 2.5 Susceptibility to Change of Visual Receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 2.6** below.

Table 2.6 Magnitude of Visual Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small-scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- ***Adverse:*** *overall harm to the character/quality of the view and loss of visual amenity*
- ***Beneficial:*** *overall improvement to the character/quality of the view and improvement of visual amenity*

- ***Neutral:*** *no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)*

Methodology for assessment of level of effect

The level attributed to each effect has been assessed based on professional judgement and considers both the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor. Table 1.7 below has been used as a tool to assist with this process.

Table 1.7 Level of Effect

		Sensitivity			
Magnitude of Change		**High**	**Medium**	**Low**	**Very Low**
	High	Major	Moderate to Major	Moderate	Minor
	Medium	Moderate to Major	Moderate	Minor	Minor to Negligible
	Low	Moderate	Minor	Minor to Negligible	Negligible
	Very Low	Minor	Minor to Negligible	Negligible	Negligible
	Negligible/None	Negligible	Negligible	Negligible	Negligible

The following terms have been used to define the level of effect identified.

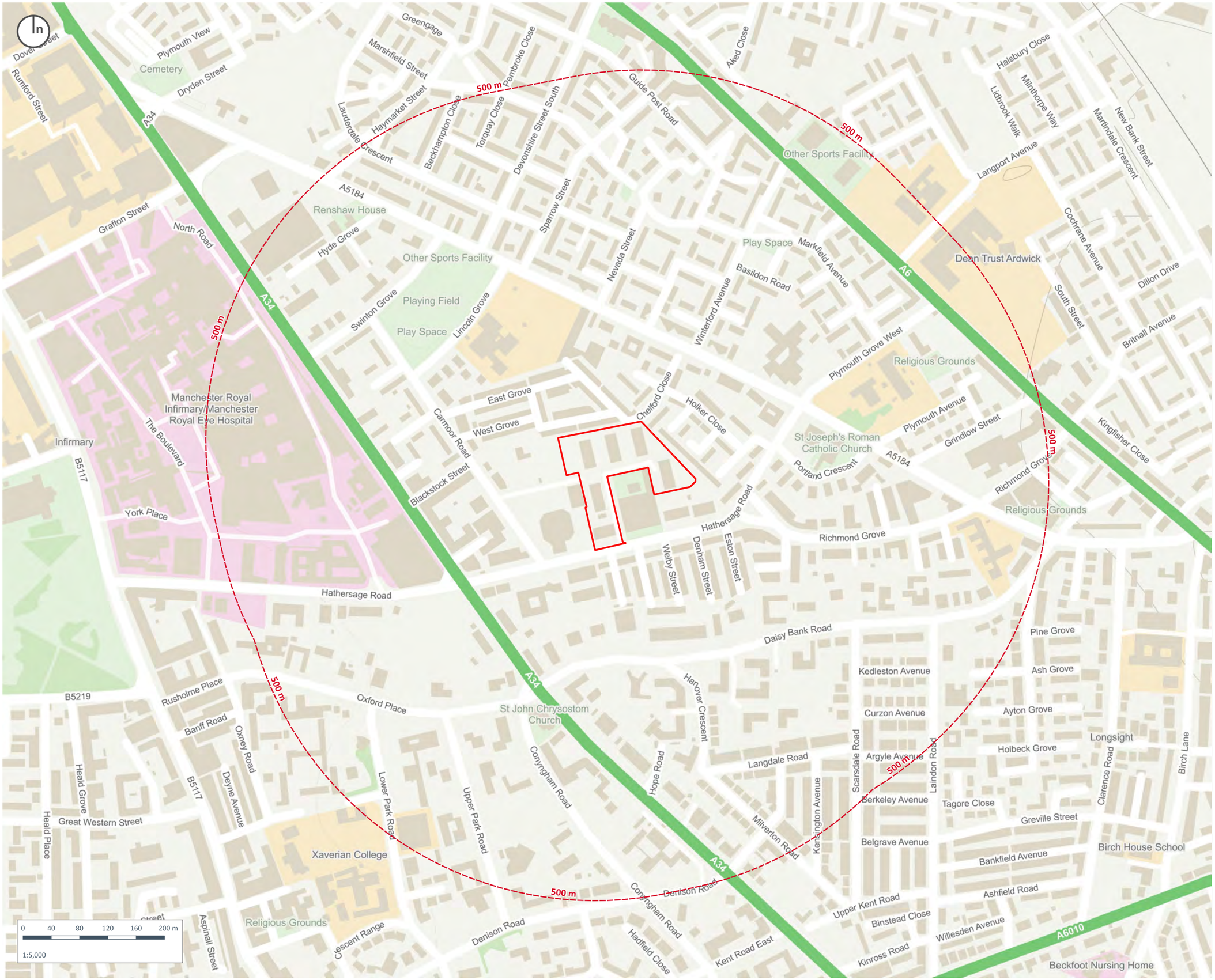
- Major effect: where the Proposed Scheme is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity.

- Moderate effect: where the Proposed Scheme is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability.

- Minor effect: where the Proposed Scheme is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Scheme is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change.

- Negligible effect: where the Proposed Scheme is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

Appendix 3: Supporting Figures



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Site Boundary

Study Area

CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 1 - Site Location Plan

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER:
01

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
March 2024

SCALE:
1:5,000 @ A3

Turley

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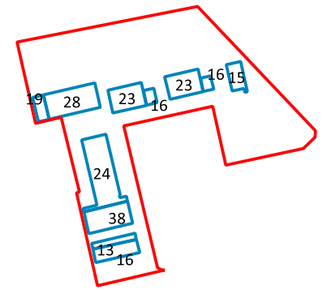
Site boundary

Study Area

Zone of Theoretical Visibility

Low Potential Visibility

High Potential Visibility



0 100 200 300 400 500 m

1:8,000

CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 2 - Zone of Theoretical Visibility

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER: 02

CHECKED BY: CW

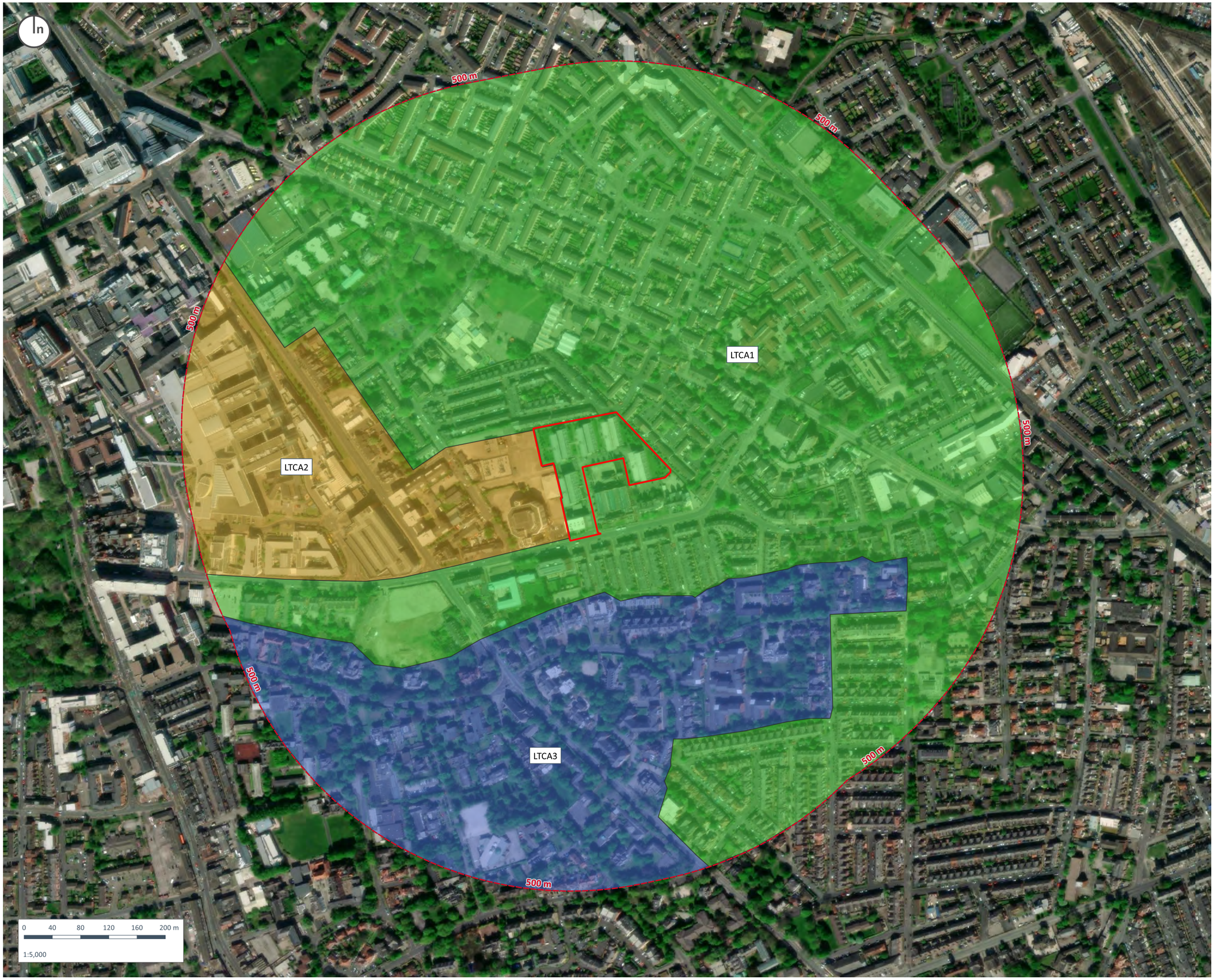
REVISION: 1.0

STATUS: Draft

DATE: April 2024

SCALE: 1:8,000 @ A3

Turley



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Site Boundary

Study Area

Townscape Character Areas

LTCA1 - Mixed Residential Development

LTCA2 - Manchester Royal Infirmary and Institutional Buildings

LTCA3 - Victoria Park Conservation Area

CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 3 - Townscape Character Areas

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER:
03

CHECKED BY:
CW

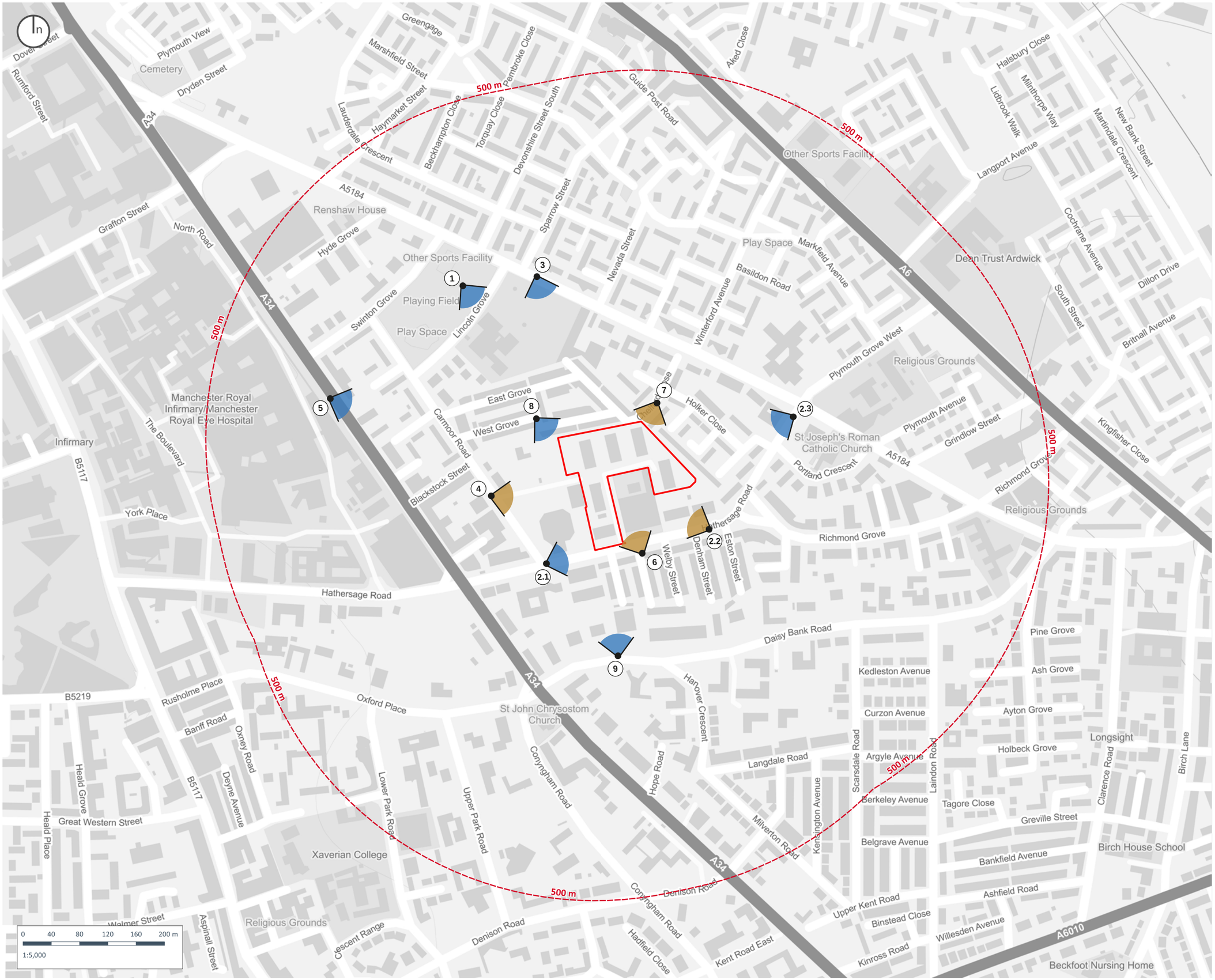
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1.0

STATUS:
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DATE:
March 2024

SCALE:
1:5,000 @ A3

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Site Boundary

Study Area

Proposed visualisations AVR level 3 - rendered

Proposed visualisations AVR level 1 - wireline

Ref	Views
1	Swinton Grove Park
2.1	Hathersage Road
2.2	Hathersage Road
2.3	Hathersage Road
3	Plymouth Grove
4	Carmoor Road
5	Upper Brook Street / A34
6	Naburn Street
7	Chelford Close
8	North Grove
9	Daisy Bank Road

CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 4 - Viewpoint Location Plan

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER:
04

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
March 2024

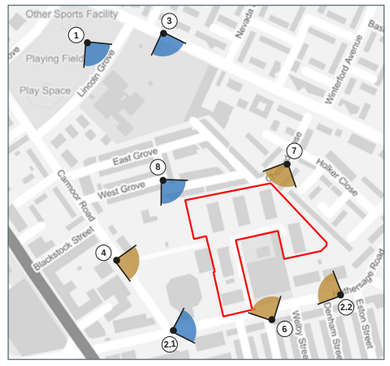
SCALE:
1:5,000 @ A3

Turley



REPRESENTATIVE VIEWPOINT 1 View from Swinton Grove Park, looking south east towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 15:34
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.1	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

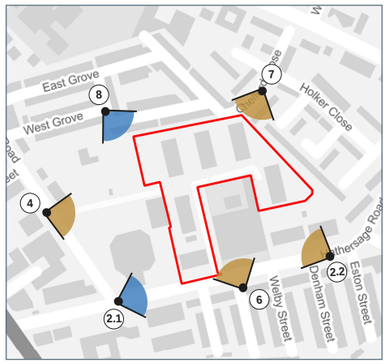


REPRESENTATIVE VIEWPOINT 1 View from Swinton Grove Park



REPRESENTATIVE VIEWPOINT 2.1 View from Hathersage Road, looking north east towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 14:31
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: East

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.2	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

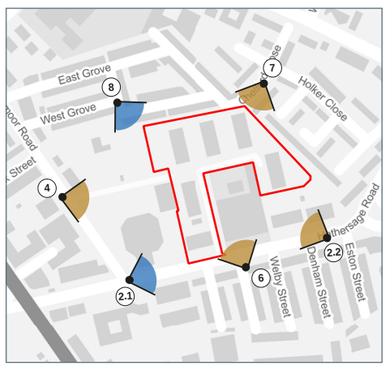


REPRESENTATIVE VIEWPOINT 2.1 View from Hathersage Road



REPRESENTATIVE VIEWPOINT 2.2 View from Hathersage Road, looking north west towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 14:25
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North West

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.3	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

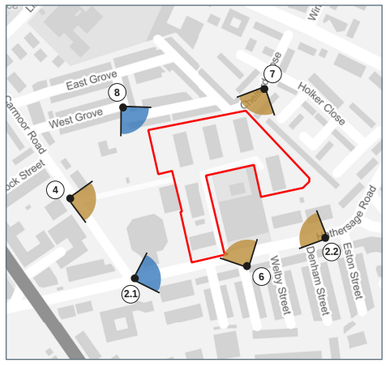


REPRESENTATIVE VIEWPOINT 2.2 View from Hathersage Road



REPRESENTATIVE VIEWPOINT 2.3 View from Hathersage Road

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 19/02/24 12:20
CAMERA MAKE & MODEL: NIKON Z 6_2
CAMERA LENS: NIKON standard - Cropped frame + 24mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: West

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.4	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

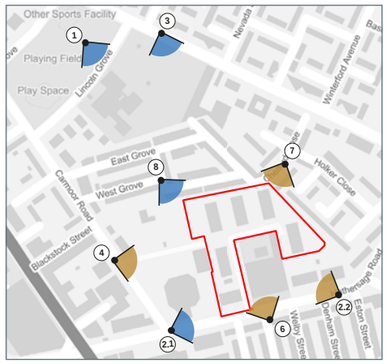


REPRESENTATIVE VIEWPOINT 2.3 View from Hathersage Road



REPRESENTATIVE VIEWPOINT 3 View from Plymouth Grove, looking south towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 15:31
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.5	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley



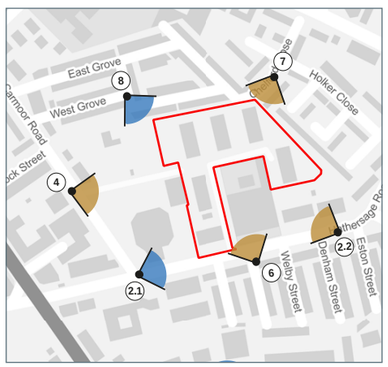
REPRESENTATIVE VIEWPOINT 3 View from Plymouth Grove

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 4 View from Carmoor Road, looking east towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 14:53
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: East

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.6	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley



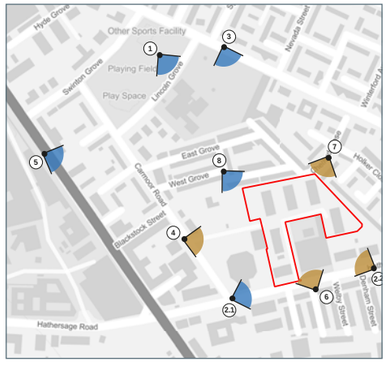
REPRESENTATIVE VIEWPOINT 4 View from Carmoor Road

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 5 View from Upper Brook Street / A34, lookingsouth east towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 14:41
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.7	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

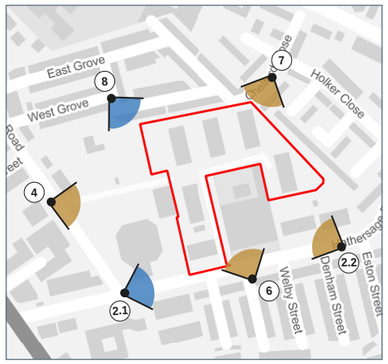


REPRESENTATIVE VIEWPOINT 5 View from Upper Brook Street / A34



REPRESENTATIVE VIEWPOINT 6 View from Naburn Street, looking north towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 14:25
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.8	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

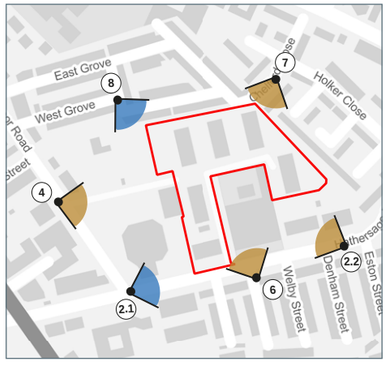


REPRESENTATIVE VIEWPOINT 6 View from Naburn Street



REPRESENTATIVE VIEWPOINT 7 View from Chelford Close, looking south east towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 16/10/2023 15:43
CAMERA MAKE & MODEL: NIKON D3000 DSLR
CAMERA LENS: NIKON standard - Cropped frame + 32mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South West

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.9	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley



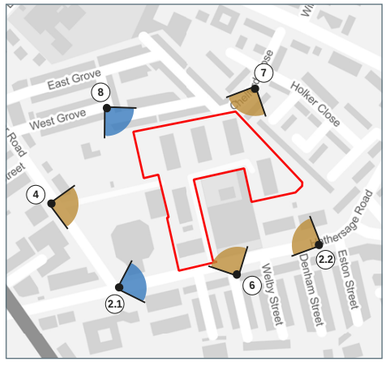
REPRESENTATIVE VIEWPOINT 7 View from Chelford Close

Approximate extent of Site



REPRESENTATIVE VIEWPOINT 8 View from North Grove, looking south towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 19/02/24 14:49
CAMERA MAKE & MODEL: NIKON Z 6_2
CAMERA LENS: NIKON standard - Cropped frame + 24mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: South East

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.10	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley

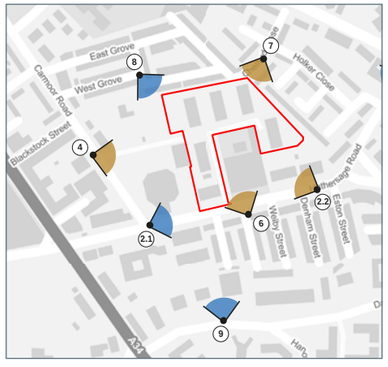


REPRESENTATIVE VIEWPOINT 8 View from North Grove



REPRESENTATIVE VIEWPOINT 9 View from Daisy Bank Road, looking north towards the Site

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Planar (or cylindrical)
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 19/02/24 13:30
CAMERA MAKE & MODEL: NIKON Z 6_2
CAMERA LENS: NIKON standard - Cropped frame + 24mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North

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CLIENT:
Empiric (Manchester Victoria Point) Ltd

PROJECT:
Victoria Point, Hathersage Road, Manchester

DRAWING:
Figure 5 - Representative Viewpoint Photography

PROJECT NUMBER:
EMPH3000

DRAWING NUMBER	CHECKED BY:
05.11	**CW**
REVISION:	STATUS:
1.1	**Final**
DATE:	SCALE:
March 2024	**NTS**

Turley



REPRESENTATIVE VIEWPOINT 9 View from Daisy Bank Road

Appendix 4: Accurate Visual Representations & Methodology (prepared by Rob Lockhart 3D Studios)

Verified View Methodology

Type 4 | AVR Level 1 & 3

Overview
This document has been prepared to explain the process of generating verified views (also referred to as accurate visual representations (AVR)) for the proposed development at Victoria Point, Manchester.

Rob Lockhart Studios use a methodology that is compliant with relevant sections of The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment and the Landscape Institute Technical Guidance Note 06/19 (Visual Representation of Development Proposals).

High quality digital photographs were taken from the agreed locations as supplied by Turley.
A number of up to twenty visible features were surveyed per view along with the precise location of each camera.
Development 3D models were imported to correct geographical co-ordinates. With a known camera position, orientation and surveyed visible features the development 3D models were accurately aligned to the photograph.

Photography
Prior to visiting the site virtual cameras were placed into the 3D model to assess and plan the required viewpoints. It was clear due to the close proximity of the viewpoints and the built up environment that to capture the proposed site and context, it was necessary to take a number of the photos with a 24mm lens. In some cases portrait photographs were also required.
For each agreed photo viewpoint location, photographs were taken with a high resolution full frame digital SLR camera.
The locations at which the photographs were taken were marked by a survey nail or marker paint. Supplementary photographs and the GPS coordinates were taken. This data was all used to brief the surveyors subsequent visit and for them to be able to carry out the survey from the exact locations.
The camera was mounted on a tripod with a pano head and levelled horizontally and laterally by means of integrated and additional spirit levels.
The camera height from ground level was measured and recorded.
Where panoramic images were required to add further context, a sufficient overlap of shots was used and were anchored by a number of principal shots to capture the development for individual photomontage images.

Equipment Used for Photography:
- Nikon Z6ii Digital SLR
- Nikkor Z S-Line 50mm Lens
- Nikkor Z S-Line 24mm Lens
- Tripod with indexed pano head and adjustable nodal slider
- Remote shutter release
- Spirit levels
- Leica DISTO D210
- Plumb line
- Survey nails and ground paint
- 2nd camera to record position and setup of equipment

Post Production
Each viewpoint photograph was processed from a RAW data file in 16bit colour space using Adobe Camera Raw.
Where required individual shots were stitched together using a method of cylindrical projection to form a panorama.
Standard (digital) photographic post production techniques were used to create a corrected final 16bit file to be used as the basis for each photomontage.

Survey
An instructional briefing document covering each agreed viewpoint location was provided to the survey subcontractor. The surveyor was instructed to record a pre determined range of 20 reference points per view. The document included a viewpoint map showing the location of each view, marked up photographs showing all required survey points, camera height data, reference photographs of the camera and tripod in situ with plumb line and ground markings.
The survey was carried out by N D Oliver & Co Ltd on 15/03/2024 in accordance with best practice guidlines and using approved industry standard equipment. A spreadsheet of all the survey data was produced and issued for our use to align the 3D virtual cameras with the photographs and 3D model.

The Proposed 3D Development Model
The most recent detailed 3D Revit models and CAD site plans were provided by 5Plus and Bell Phillips Architects and were checked for accuracy and consitency.
Finishes and materials were applied to the detailed AVR level 3 model in accordance with those proposed in the design documents and communications with the architect's.
Landscaping details were provided by LUC and where required the landscaping was modelled based on this information. Trees and planting on the site were added and are at this stage indicative of likely form at year 1 and selected to match the time of year of the photographs.
A 3D massing model was also built from this information to enable the creation of wireline images suitable for AVR Level 1.
The models were aligned in the correct position and height above ordnance datum to the OSGB36 coordinate system.

The Verification Process
The verification process confirms the accuracy of the 3D model in relation to each view.
The survey reference points and camera location data were imported into the 3D model using a propietary script. At the coordinates of each surveyed camera location a virtual camera was created and setup by matching the settings from the EXIF data of each photograph. The cameras were then positioned and aligned in the 3D model by matching the survey points with the relevant visible features on the photograph. Once all points are perfectly matched the scene is then deemed verified.

For each viewpoint, in the case of the AVR Level 3 views, an exact lighting system was setup using the geographic location and the date and time in the EXIF data of each photograph.
This process mimics the real life sun and atmospheric environmental lighting at the point the photograph was captured. Some fine tuning is sometimes necessary to allow for any effects of cloud cover variations and better match the resultant lighting and shadows in the base photograph.

Post Production
The 3D model of the proposed development was rendered for each viewpoint to create an image file.

Using a photo editing package the rendered images were photomontaged with the corresponding photographs. On each viewpoint the rendered image of the development was masked behind buildings, structures, trees and terrain where it would be obscured from sight in the photo.

For the AVR Level 3 images adjustments in colour, tone and saturation are then made to the rendered image to create a close impression of how the finishes of the building and structures would look like in context with the photographic image.
In some cases part of the photographic scene are exposed due to existing buildings being removed. When this is the case we attempt to recontsruct the background that becomes visible using available photographic material.

Applications Used:

Adobe Photoshop CC
Adobe Lightroom CC
Autodesk 3ds Max 2024
Chaos Group Vray 6
PTGui Pro
Google Earth Pro
QGIS
Grid InQuest 2

Victoria Point, Manchester
Verified Views
March 2024 v3.0

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Verified View Methodology

Type 4 | AVR Level 1 & 3

Photo Viewpoint Locations

Key:

- Site Boundary
- Viewpoint Locations - AVR Level 1
- Viewpoint Locations - AVR Level 3

Ref	Views
1	Swinton Grove Park
2.1	Hathersage Road
2.2	Hathersage Road
2.3	Hathersage Road
3	Plymouth Grove
4	Carmoor Road
5	Upper Brooks Street / A34
6	Naburn Street
7	Chelford Close
8	North Grove
9	Daisy Bank Road



Visual Receptors - Key Views

Supplied by Turley

Victoria Point, Manchester

Verified Views

March 2024 v3.0

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Viewpoint 1 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



Solid Outline - Represents the extent of the proposed built form



VFOV 52.94°

HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:32	**Distance to Nearest Site Boundary |** 242m
Camera Location | E 385476.522, N 396246.197 @ 42.943m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 143.45° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 1 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:32	**Distance to Nearest Site Boundary |** 242m
Camera Location | E 385476.522, N 396246.197 @ 42.943m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 143.45° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 1 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:32	**Distance to Nearest Site Boundary |** 242m
Camera Location | E 385476.522, N 396246.197 @ 42.943m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 143.45° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 1 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 90°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:32	**Distance to Nearest Site Boundary |** 242m
Camera Location | E 385476.522, N 396246.197 @ 42.943m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 143.45° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.1 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



Solid Outline - Represents the extent of the proposed built form



VFOV 52.94°

HFOV 73.59°



Camera Location





Location Photos

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:34	**Distance to Nearest Site Boundary |** 76.9m
Camera Location | E 385596.616, N 395872.291 @ 43.484m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 61.1° from N	**Focal Length and Orientation |** 24mm Portrait

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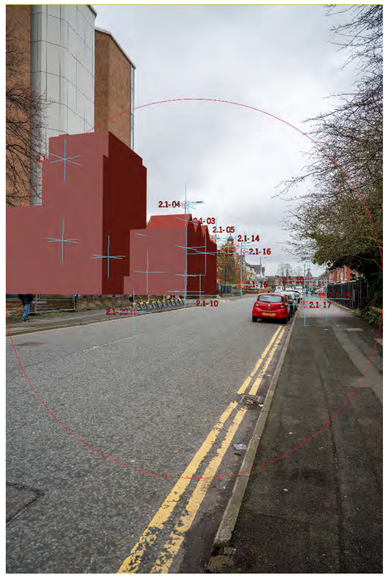
Viewpoint 2.1 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:34	**Distance to Nearest Site Boundary |** 76.9m
Camera Location | E 385596.616, N 395872.291 @ 43.484m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 61.1° from N	**Focal Length and Orientation |** 24mm Portrait

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Viewpoint 2.1 | Baseline Photographs | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 83.9°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:34
Camera Location | E 385596.616, N 395872.291 @ 43.484m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 61.1° from N

Distance to Nearest Site Boundary | 76.9m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Portrait

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Viewpoint 2.1 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 83.9°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:34	**Distance to Nearest Site Boundary |** 76.9m
Camera Location | E 385596.616, N 395872.291 @ 43.484m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 61.1° from N	**Focal Length and Orientation |** 24mm Portrait

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Viewpoint 2.2 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 3



VFOV 52.94°



HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:41	**Distance to Nearest Site Boundary |** 71m
Camera Location | E 385830.606, N 395923.736 @ 45.553m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 277.9° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.2 | Composite Process Images | Type 4 | AVR Level 3



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting and any visual adjustments applied.

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:41	**Distance to Nearest Site Boundary |** 71m
Camera Location | E 385830.606, N 395923.736 @ 45.553m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 277.9° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.2 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:41
Camera Location | E 385830.606, N 395923.736 @ 45.553m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 277.9° from N

Distance to Nearest Site Boundary | 71m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 2.2 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 3



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:41	**Distance to Nearest Site Boundary |** 71m
Camera Location | E 385830.606, N 395923.736 @ 45.553m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 277.9° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.3 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1

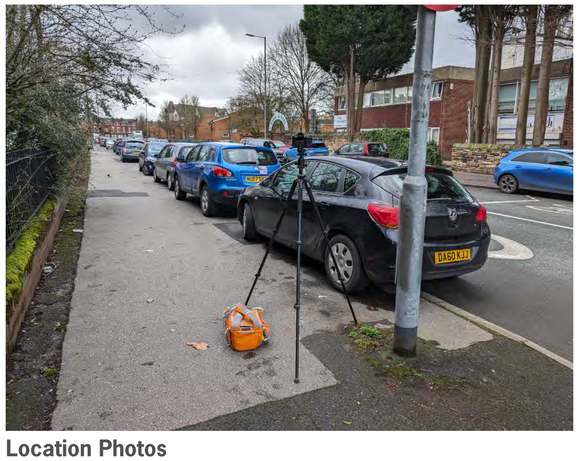


Solid Outline - Represents the extent of the proposed built form



VFOV 52.94°

HFOV 73.49°





Location Photos



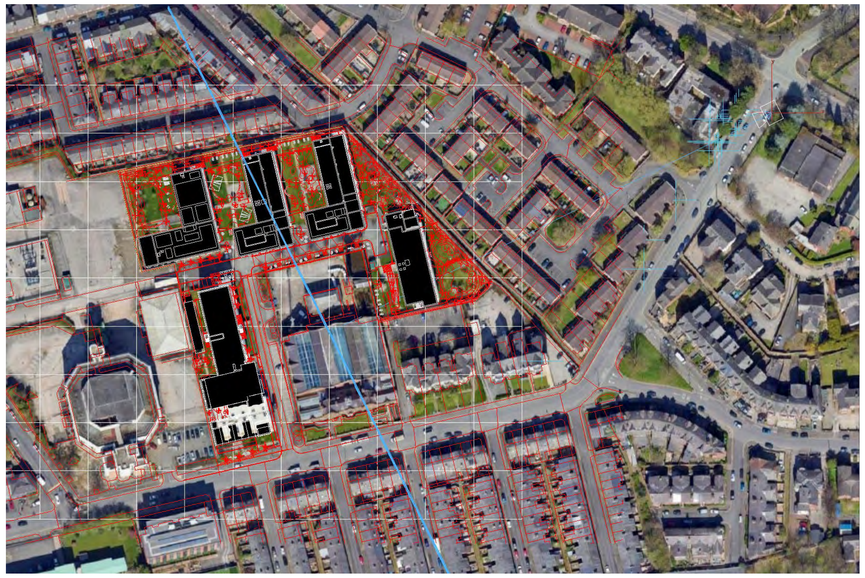
Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:20	**Distance to Nearest Site Boundary |** 170m
Camera Location | E 385954.623, N 396085.559 @ 46.656m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 243.6° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.3 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:20	**Distance to Nearest Site Boundary |** 170m
Camera Location | E 385954.623, N 396085.559 @ 46.656m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 243.6° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 2.3 | Baseline Photograph



Image Enlargement 100% at A1 sheet size

HFOV 73.59°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:20
Camera Location | E 385954.623, N 396085.559 @ 46.656m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 243.6° from N

Distance to Nearest Site Boundary | 170m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 2.3 | Proposed Development | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 73.59°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 12:20	**Distance to Nearest Site Boundary |** 170m
Camera Location | E 385954.623, N 396085.559 @ 46.656m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 243.6° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 3 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



Solid Outline - Represents the extent of the proposed built form

VFOV 52.94°



HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:14	**Distance to Nearest Site Boundary |** 235m
Camera Location | E 385584.653, N 396288.385 @ 43.709m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 162.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 3 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:14	**Distance to Nearest Site Boundary |** 235m
Camera Location | E 385584.653, N 396288.385 @ 43.709m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 162.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 3 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:14	**Distance to Nearest Site Boundary |** 235m
Camera Location | E 385584.653, N 396288.385 @ 43.709m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 162.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 3 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 90°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:14	**Distance to Nearest Site Boundary |** 235m
Camera Location | E 385584.653, N 396288.385 @ 43.709m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 162.7° from N	**Focal Length and Orientation |** 24mm Landscape

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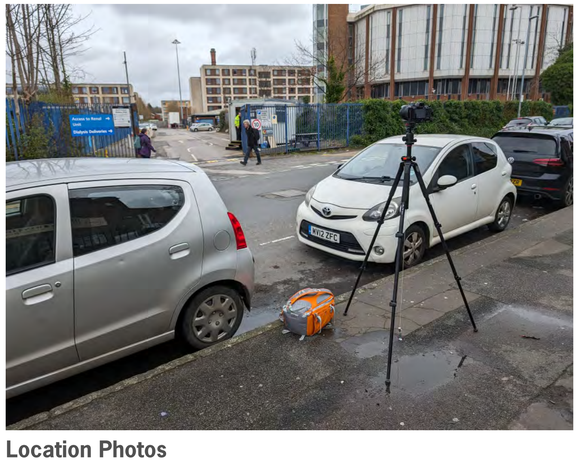
Viewpoint 4 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 3



VFOV 52.94°



HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

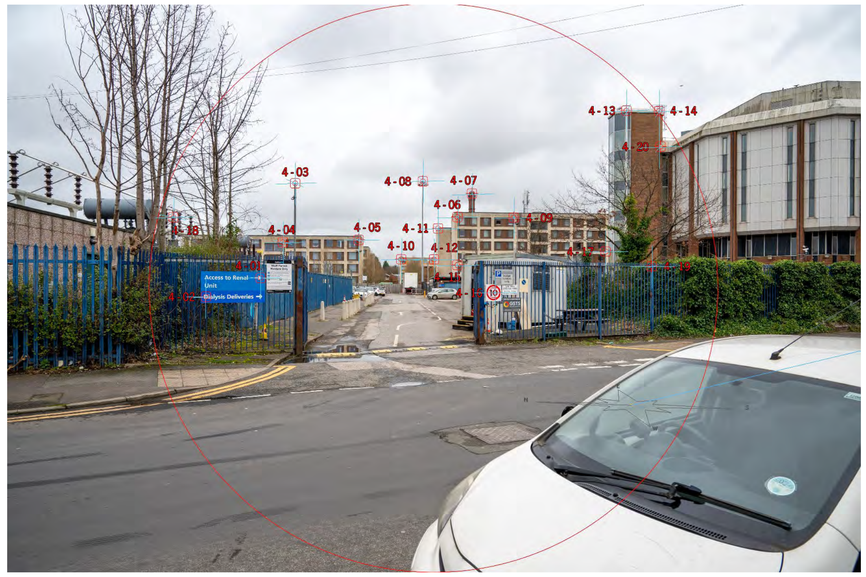
Photo Captured | 19/02/2024 @ 14:24	**Distance to Nearest Site Boundary |** 112m
Camera Location | E 385520.32, N 395970.859 @ 43.229m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 80.3° from N	**Focal Length and Orientation |** 24mm Landscape

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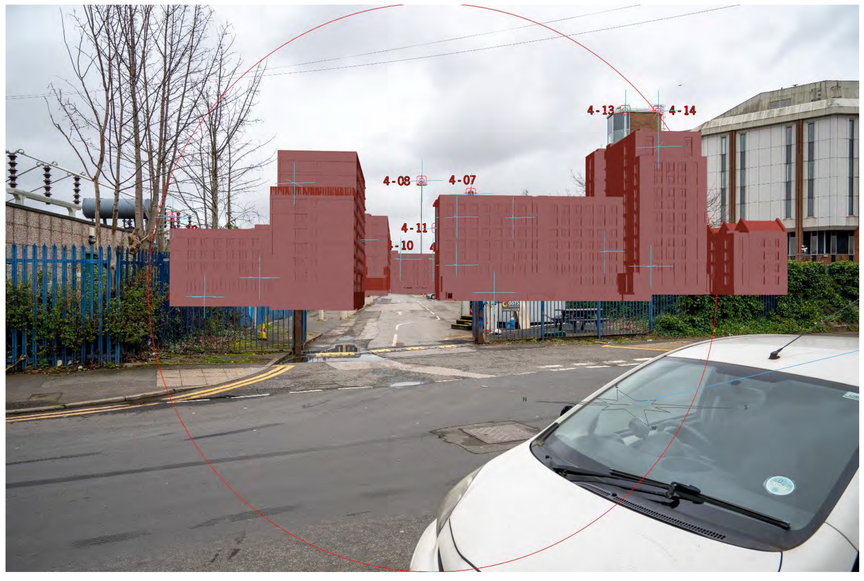
Viewpoint 4 | Composite Process Images | Type 4 | AVR Level 3



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting and any visual adjustments applied.

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:24	**Distance to Nearest Site Boundary |** 112m
Camera Location | E 385520.32, N 395970.859 @ 43.229m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 80.3° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 4 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:24
Camera Location | E 385520.32, N 395970.859 @ 43.229m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 80.3° from N

Distance to Nearest Site Boundary | 112m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 4 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 3



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:24	**Distance to Nearest Site Boundary |** 112m
Camera Location | E 385520.32, N 395970.859 @ 43.229m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 80.3° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 5 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



Enlargement 100% at A1 sheet size

Solid Outline - Represents the extent of the proposed built form

VFOV 26.88°



HFOV 39.5°





Location Photos



Camera Location

Victoria Point, Manchester

Verified Views

March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:52
Camera Location | E 385298.237, N 396101.874 @ 41.617m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 109.8° from N

Distance to Nearest Site Boundary | 321m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 50mm
Focal Length and Orientation | 50mm Landscape

Rob Lockhart Studios

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Viewpoint 5 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:52	**Distance to Nearest Site Boundary |** 321m
Camera Location | E 385298.237, N 396101.874 @ 41.617m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 50mm
Direction of View | 109.8° from N	**Focal Length and Orientation |** 50mm Landscape

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Viewpoint 5 | Baseline Photographs | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 73.59°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:52
Camera Location | E 385298.237, N 396101.874 @ 41.617m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 109.8° from N

Distance to Nearest Site Boundary | 321m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 50mm
Focal Length and Orientation | 50mm Landscape

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Viewpoint 5 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 1



HFOV 73.59°

Image Enlargement 100% at A1 sheet size

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 15:52
Camera Location | E 385298.237, N 396101.874 @ 41.617m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 109.8° from N

Distance to Nearest Site Boundary | 321m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 50mm
Focal Length and Orientation | 50mm Landscape

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Viewpoint 6 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 3





HFOV 73.59°

VFOV 52.94°



Camera Location





Location Photos

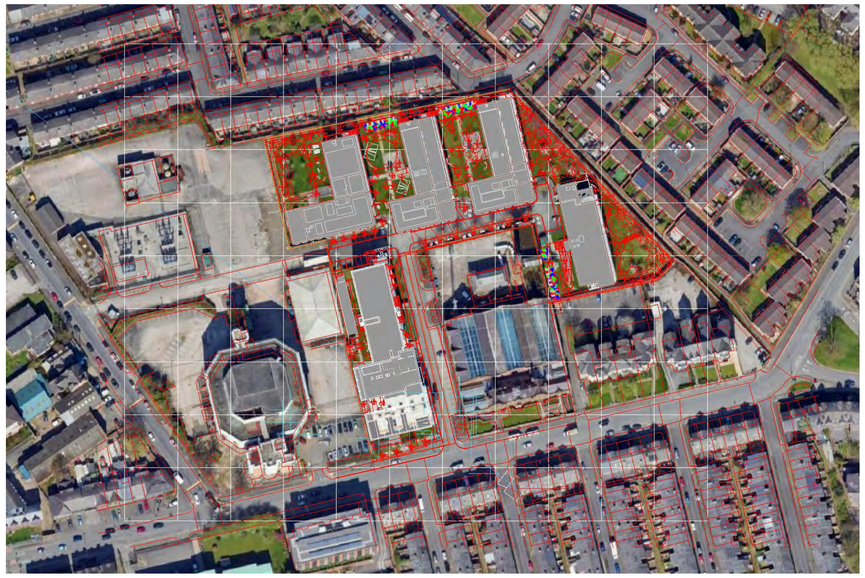
Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:11
Camera Location | E 385734.906, N 395890.333 @ 44.463m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 307.9° from N

Distance to Nearest Site Boundary | 37.5m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Portrait

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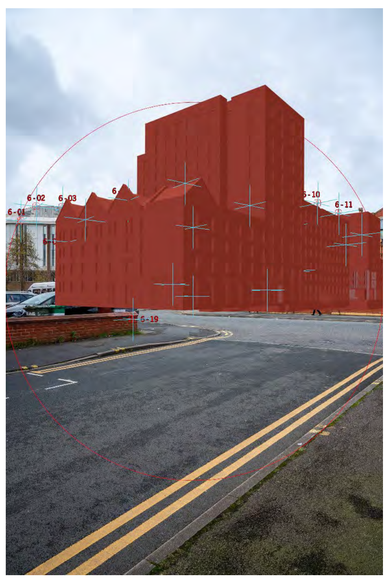
Viewpoint 6 | Composite Process Images | Type 4 | AVR Level 3



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting and any visual adjustments applied.

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:11	**Distance to Nearest Site Boundary |** 37.5m
Camera Location | E 385734.906, N 395890.333 @ 44.463m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 307.9° from N	**Focal Length and Orientation |** 24mm Portrait

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Viewpoint 6 | Baseline Photographs | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:11
Camera Location | E 385734.906, N 395890.333 @ 44.463m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 307.9° from N

Distance to Nearest Site Boundary | 37.5m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Portrait

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Viewpoint 6 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 3



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:11	**Distance to Nearest Site Boundary |** 37.5m
Camera Location | E 385734.906, N 395890.333 @ 44.463m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 307.9° from N	**Focal Length and Orientation |** 24mm Portrait

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Viewpoint 7 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 3





VFOV 52.94°

HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 11:56	**Distance to Nearest Site Boundary |** 42m
Camera Location | E 385758.155, N 396110.85 @ 45.515m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.3° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 7 | Composite Process Images | Type 4 | AVR Level 3



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting and any visual adjustments applied.

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 11:56	**Distance to Nearest Site Boundary |** 42m
Camera Location | E 385758.155, N 396110.85 @ 45.515m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.3° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 7 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 11:56
Camera Location | E 385758.155, N 396110.85 @ 45.515m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 212.3° from N

Distance to Nearest Site Boundary | 42m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 7 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 3



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 11:56
Camera Location | E 385758.155, N 396110.85 @ 45.515m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 212.3° from N

Distance to Nearest Site Boundary | 42m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 8 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



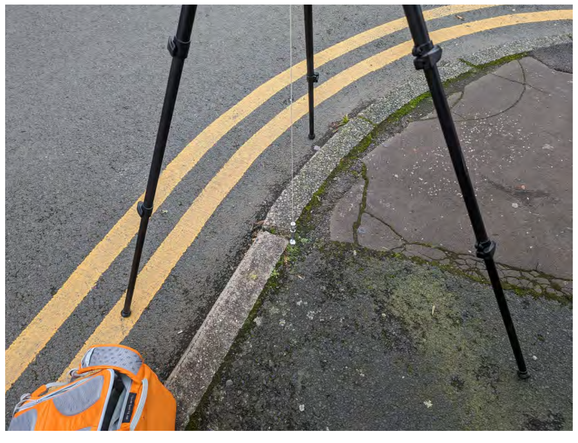
Solid Outline - Represents the extent of the proposed built form

VFOV 52.94°



HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:49	**Distance to Nearest Site Boundary |** 51m
Camera Location | E 385579.644, N 396091.637 @ 43.915m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 148.2° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 8 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:49	**Distance to Nearest Site Boundary |** 51m
Camera Location | E 385579.644, N 396091.637 @ 43.915m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 148.2° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 8 | Baseline Photograph



Image Enlargement 100% at A1 sheet size

HFOV 73.59°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:49
Camera Location | E 385579.644, N 396091.637 @ 43.915m AOD
Camera's Nodal Point Height From Ground | 1.6m
Direction of View | 148.2° from N

Distance to Nearest Site Boundary | 51m
Camera Model | Nikon Z6ii, Full Frame Sensor
Camera Lens | Nikon Nikkor Z S-Line 24mm
Focal Length and Orientation | 24mm Landscape

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Viewpoint 8 | Proposed Development | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 73.59°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 14:49	**Distance to Nearest Site Boundary |** 51m
Camera Location | E 385579.644, N 396091.637 @ 43.915m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 148.2° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 9 | Principal Photomontage, Baseline Photograph & Location | Type 4 | AVR Level 1



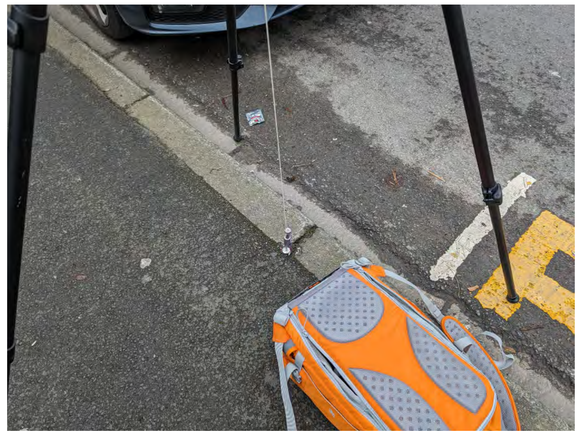
Solid Outline - Represents the extent of the proposed built form

VFOV 52.94°



HFOV 73.49°





Location Photos



Camera Location

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:30	**Distance to Nearest Site Boundary |** 165m
Camera Location | E 385699.251, N 395740.641 @ 43.516m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 352.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 9 | Composite Process Images | Type 4 | AVR Level 1



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:30	**Distance to Nearest Site Boundary |** 165m
Camera Location | E 385699.251, N 395740.641 @ 43.516m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 352.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 9 | Baseline Photograph | Cylindrical Projection Panorama



Image Enlargement 100% at A1 sheet size

HFOV 90°

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:30	**Distance to Nearest Site Boundary |** 165m
Camera Location | E 385699.251, N 395740.641 @ 43.516m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 352.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Viewpoint 9 | Proposed Development | Cylindrical Projection Panorama | Type 4 | AVR Level 1



Image Enlargement 100% at A1 sheet size

HFOV 90°

Solid Outline - Represents the extent of the proposed built form

Victoria Point, Manchester
Verified Views
March 2024 v3.0

Photo Captured | 19/02/2024 @ 13:30	**Distance to Nearest Site Boundary |** 165m
Camera Location | E 385699.251, N 395740.641 @ 43.516m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 352.7° from N	**Focal Length and Orientation |** 24mm Landscape

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