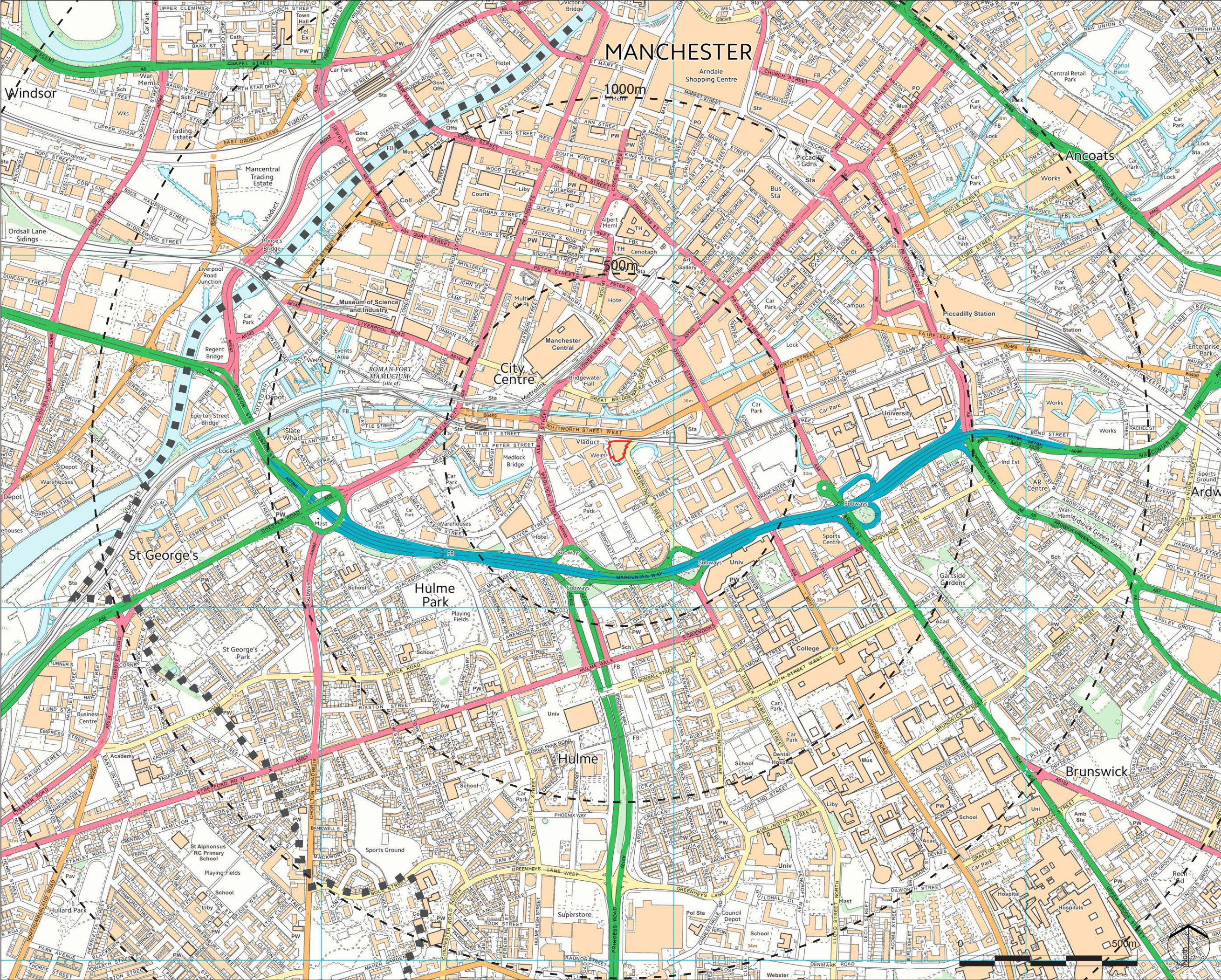




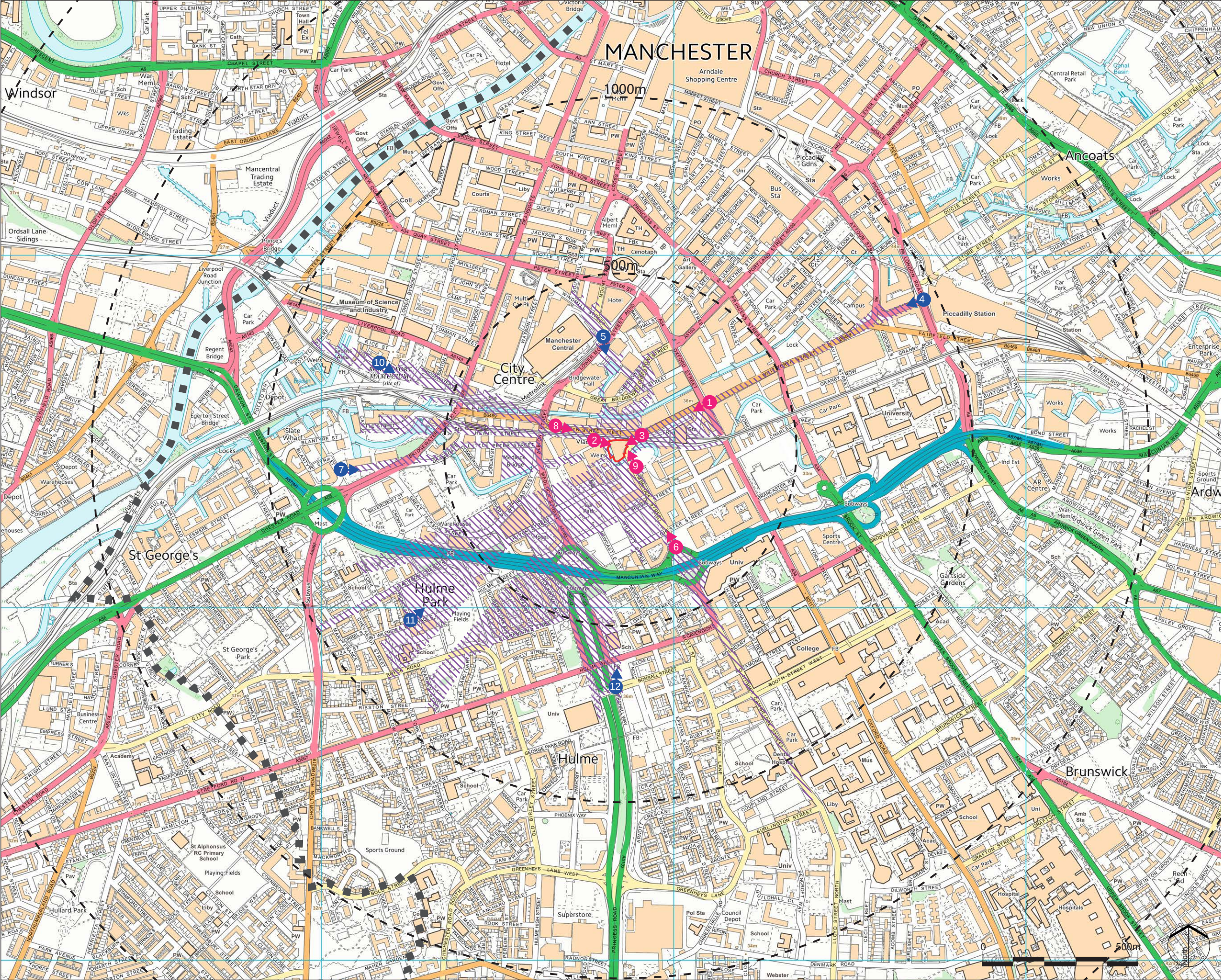
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without
permission from Exterior Architecture Ltd.

Client
MANNER

Application Site Boundary

Rev	Description	Date
EXTERIOR ARCHITECTURE LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS MANCHESTER: Studio 537, The Royal Exchange, St Ann's Square, Manchester M2 7DH Email: office@exteriorarchitecture.com Web: www.exteriorarchitecture.com		
Project title HOTSPUR PRESS PBSA		
Drawing title APPENDIX 7.1 - FIGURE 01 SITE LOCATION		
Issued By Scale Status Date	Manchester AS SHOWN PLANNING October 2023	T: 0161 850 8101 Drawn EXA Checked SL Approved JM
Drawing number 2361-EXA-XX-XX-RP-L-1051		Revision --



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without
permission from Exterior Architecture Ltd.

Client
MANNER

Application Site Boundary

Zone of Theoretical Visibility

Viewpoint photograph location

Verified view location

TVIA viewpoint locations

Viewpoint 01: Whitworth Street West at Oxford Road
(Easting: 384099 Northing: 397580)

Viewpoint 02: Jack Rosenthal Street
(E: 383784 N: 397483)

Viewpoint 03: Gloucester Street at Whitworth Street West (E: 383893 N: 397475)

Viewpoint 04: London Road
(E: 384716 N: 397871)

Viewpoint 05: Manchester Central
(E: 383789 N: 397786)

Viewpoint 06: Cambridge Street at Mancunian Way
(E: 384003 N: 397170)

Viewpoint 07: Blantyre Street
(E: 383061 N: 397395)

Viewpoint 08: Hacienda, Whitworth Street West
(E: 383656 N: 397526)

Viewpoint 09: Cambridge Street at River Street (E: 383887 N: 397401)

Viewpoint 10: Duke Place at Roman Fort
(E: 383156 N: 397702)

Viewpoint 11: St Wilfrids Street at St Nicholas Road
(E: 383260 N: 396956)

Viewpoint 12: Bonsall Street at Birchall Way
(E: 383835 N: 396766)

Rev	Description	Date
1	Issue for client	10/10/2023

**EXTERIOR
ARCHITECTURE**

LONDON: Studio 1S, Hewlett House, Havelock Terrace,
London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Anns
Square, Manchester M2 7DH

Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

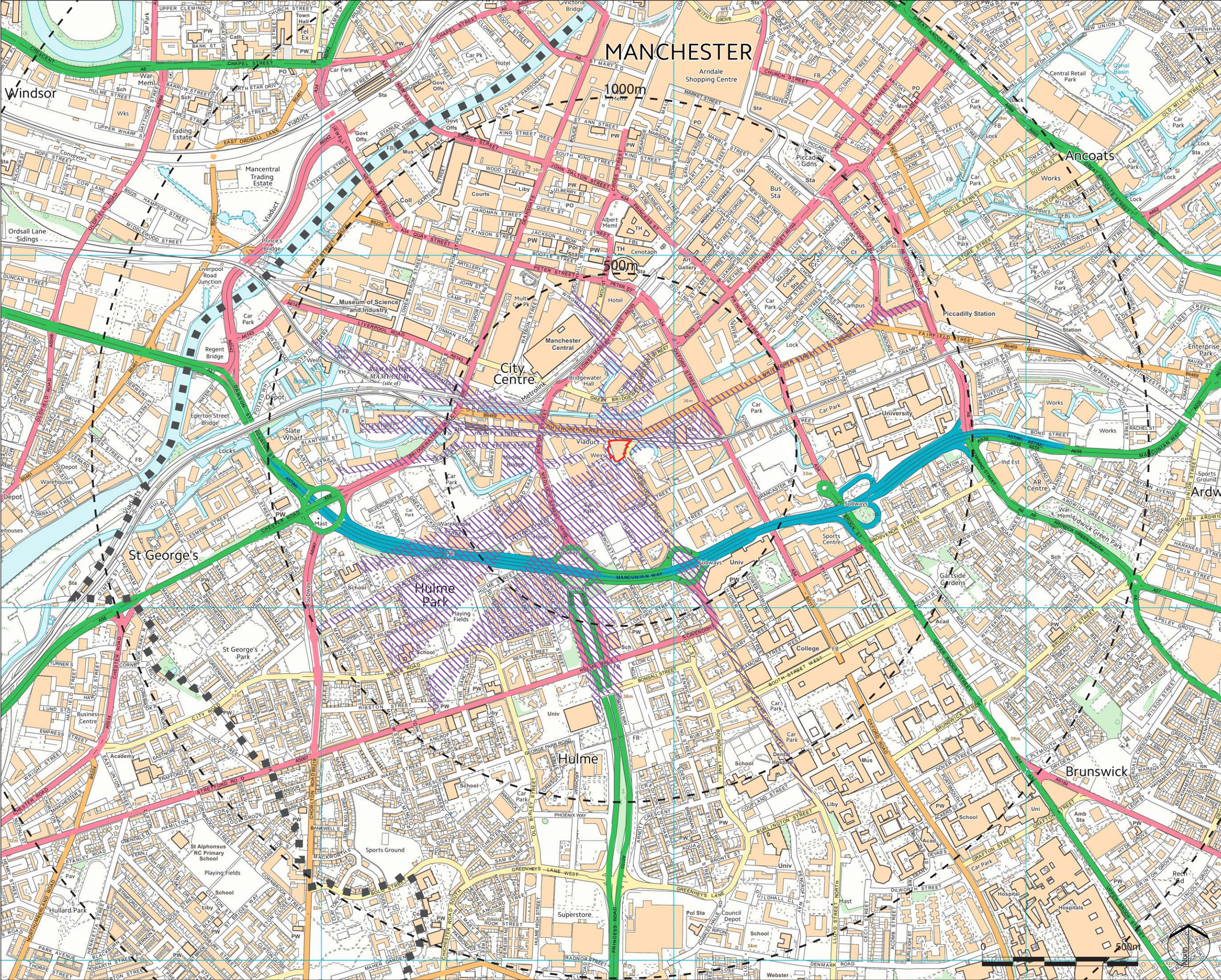
Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.1 - FIGURE 02
VIEWPOINT LOCATIONS**

Issued By	Manchester	T: 0161 850 8101
Scale	AS SHOWN	Drawn ExA
Status	PLANNING	Checked SA
Date	October 2023	Approved JM

Drawing number
2361-EXA-XX-XX-RP-L-1056

Revision
--



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

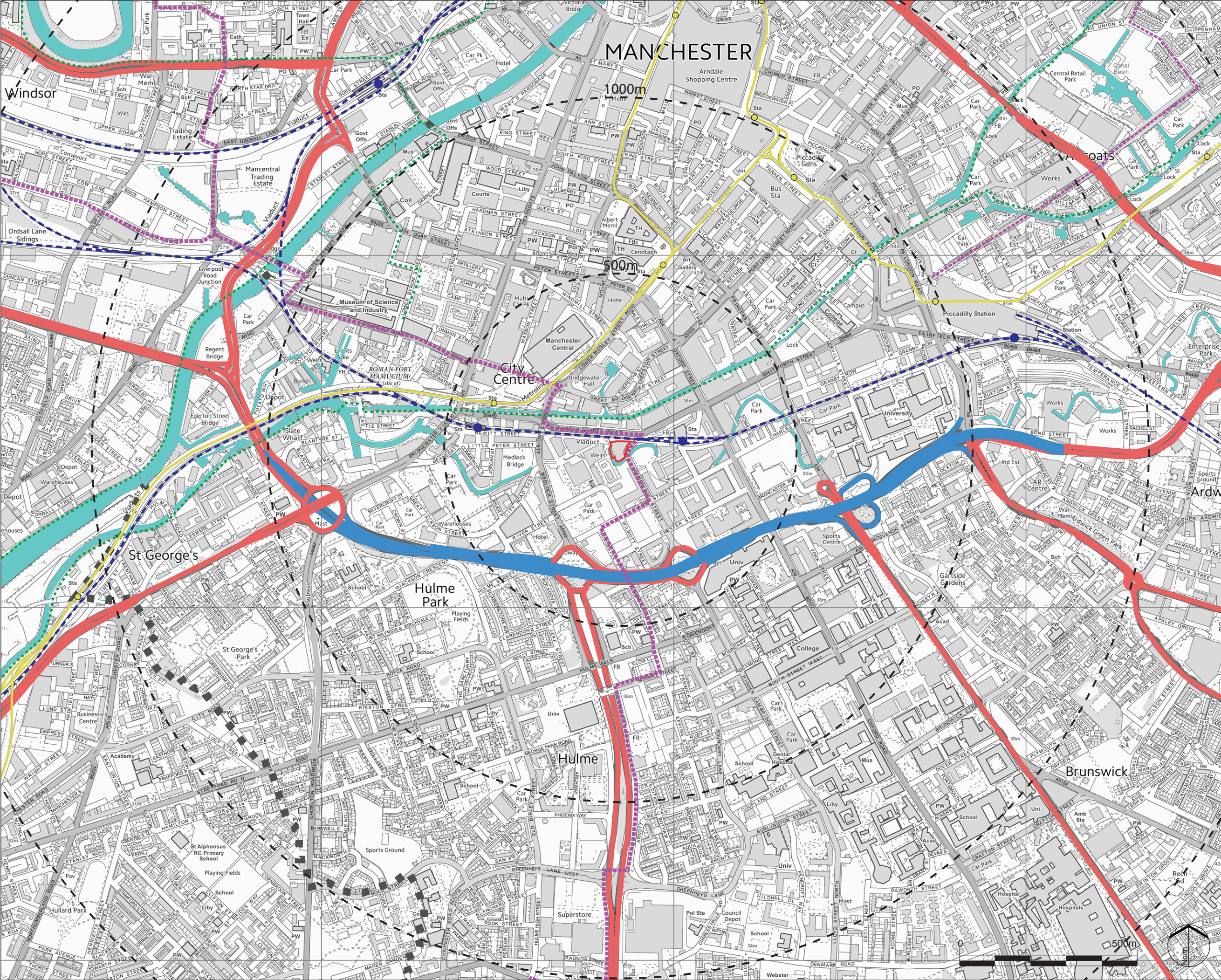
This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without
permission from Exterior Architecture Ltd.

Client
MANNER

Application Site Boundary

Zone of Theoretical Visibility

Rev	Description	Date
EXTERIOR ARCHITECTURE LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS MANCHESTER: Studio 537, The Royal Exchange, St Ann's Square, Manchester M2 7DH Email: office@exteriorarchitecture.com Web: www.exteriorarchitecture.com		
Project title HOTSPUR PRESS		
Drawing title APPENDIX 7.1 - FIGURE 03 ZONE OF THEORETICAL VISIBILITY		
Issued By Scale Status Date	Manchester AS SHOWN PLANNING October 2023	T: 0161 850 8101 Drawn EXA Checked SL Approved JM
Drawing number 2361-EXA-XX-XX-RP-L-1057		Revision --



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without permission from Exterior Architecture Ltd.

Client
MANNER

- Application Site Boundary
- Railway Line
- Metrolink line (with station)
- Motorway
- Major (A) road
- National cycle route
- Long distance footpath
- Waterways

- Medlock Valley Way
- South Pennine Ring
- Cheshire Ring Canal Walk
- Irwell Sculpture Trail

Rev	Description	Date
1	Issue for planning	2023-10-01

EXTERIOR ARCHITECTURE
LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Ann's Square, Manchester M2 7DH

Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

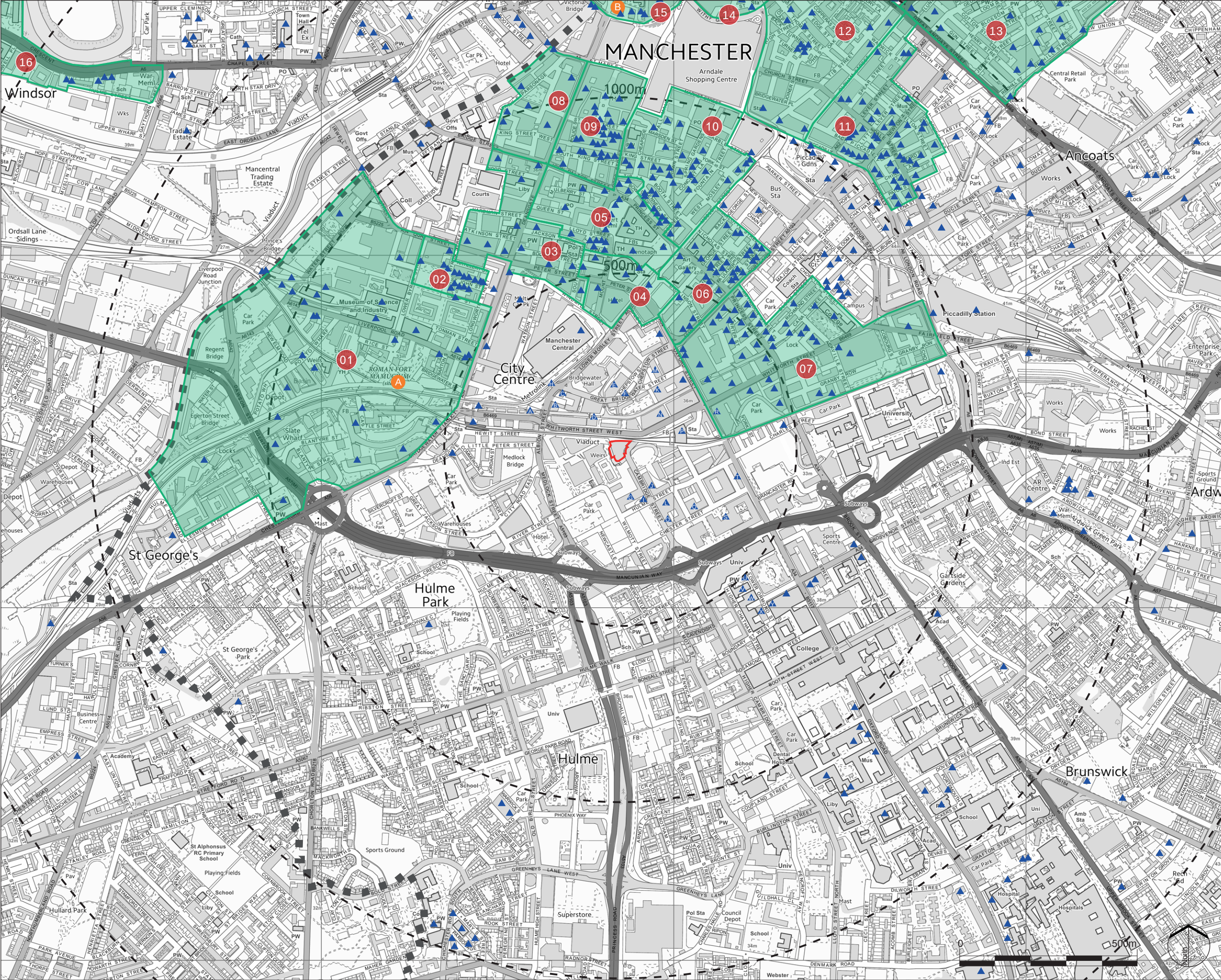
Project title
HOTSPUR PRESS PBSA

Drawing title
**APPENDIX 7.1 - FIGURE 04
TRANSPORT, ROUTES
AND MOVEMENT**

Issued By	Manchester	T: 0161 850 8101
Scale	AS SHOWN	Drawn ExA
Status	PLANNING	Checked SL
Date	October 2023	Approved JM

Drawing number
2361-EXA-XX-XX-RP-L-1058

Revision
--



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without permission from Exterior Architecture Ltd.

Client
MANNER

Application Site Boundary

Local Authority Boundary

Scheduled Monument
A: Remains of eastern wall of the Roman fort
B: The Hanging Bridge immediately south of Manchester Cathedral

Conservation Area

01

1: Castlefield
2: St. John Street
3: Deansgate
4: St. Peter's Square
5: Albert Square
6: George Street
7: Whitworth Street
8: Parsonage Road
9: St Ann's Square
10: Upper King Street
11: Stevenson Square
12: Smithfield
13: Ancoats
14: Shudehill
15: Cathedral
16: The Crescent (Salford City Council)

Listed Building (named within 500m of site)
A: Lock No 90 (approx 30m W of Albion Bridge)
B: 13-17 Albion Street
C: 50 Great Street, The Britons Protection Public House
D: Lock No 89 (Tib Lock), S of Havelock Mills
E: 16-20 Chepstow Street (Chepstow House)
F: 127 Chepstow Street, Peveril of the Peak Public House
G: Macintosh Mill
H: Railway Viaduct
I: Mill chimney stack on E side of junction with Cambridge Street
J: Chorlton New Mill
K: 90 Great Bridgewater Street, Tootal Building Extension, Lee House
L: Chorlton Old Mill
M: 3 Chepstow Street (Canada House)
N: The Ritz Dance Hall
O: Mill on north east corner of Junction with Chester Street (Marland's Mill)
P: Oxford Road Rail Station
Q: Chatham Mill
R: Refuge Assurance Company Offices (formerly)
S: Dalton Statue in forecourt of Dalton College
T: 6 to 14a Oxford Road
U: Manchester Ear Hospital (formerly)
V: St Augustine's RC Church
W: Ormond Building, Manchester Metropolitan University
X: Righting Building
Y: Manchester Polytechnic School of Art

Rev	Description	Date
-----	-------------	------

EXTERIOR ARCHITECTURE
LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Anns Square, Manchester M2 7DH
Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

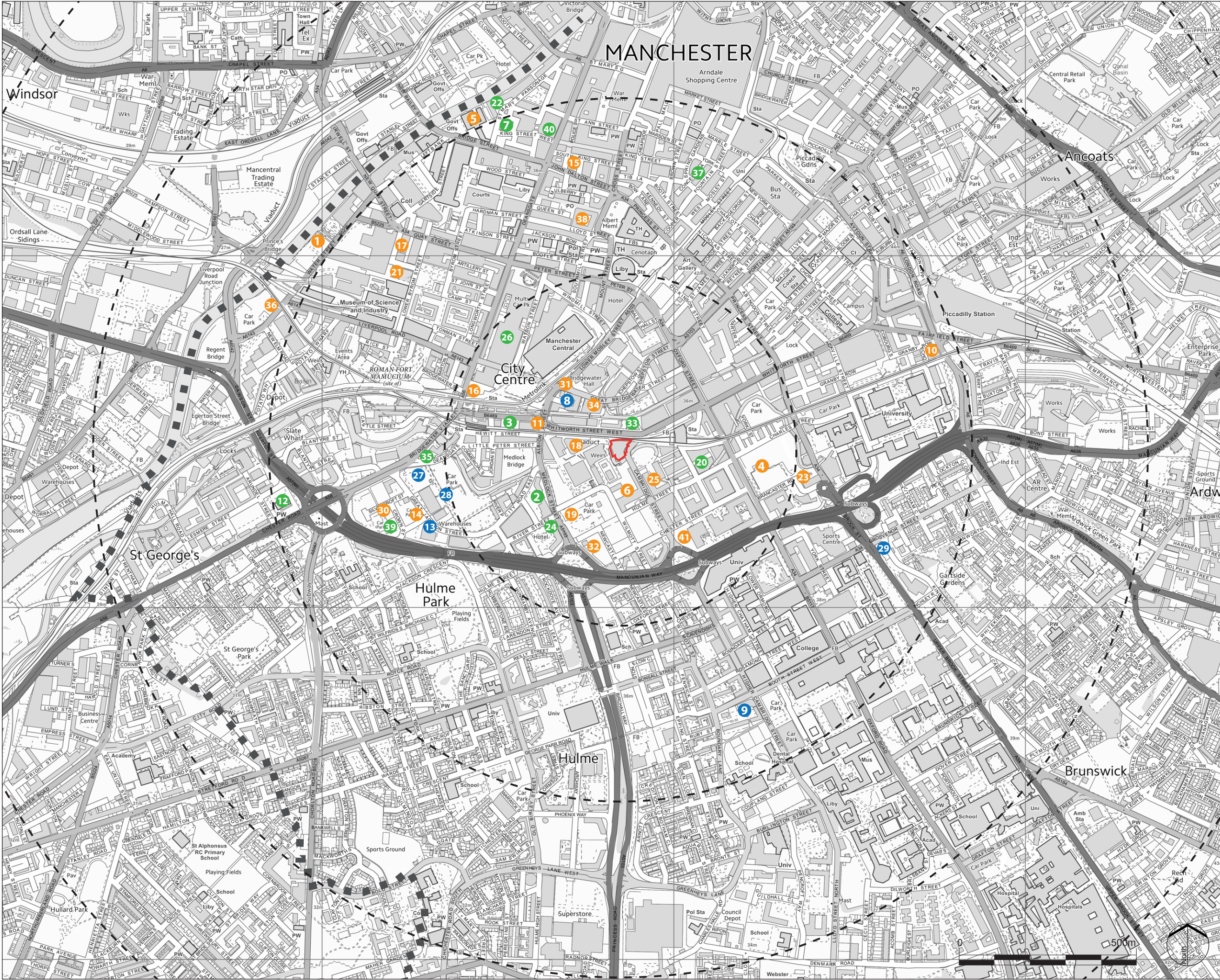
Project title
HOTSPUR PRESS

Drawing title
APPENDIX 7.1 - FIGURE 05 DESIGNATIONS

Issued By	Manchester	T: 0161 850 8101
Scale	AS SHOWN	Drawn ExA
Status	PLANNING	Checked SPL
Date	October 2023	Approved JM

Drawing number
1824-EXA-XX-XX-RP-L-1059

Revision
--



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without
permission from Exterior Architecture Ltd.

Client
MANNER

Application Site Boundary

Local Authority Boundary

1 Developments under construction

1: Water Street
(Application Ref: 125655/P/2019)
4: Plot 12 Circle Square Masterplan
(Application Ref: 125401/P/2020)
5: Albert Bridge House Bridge Street
(Application Ref: 125634/P/2022)
6: Land Bounded By River Street To The North, Plot 10B To The East, Hulme Street To The South And The Development Plot 5A To The West
(Application Ref: 125634/P/2022)
10: Echo Street
(Application Ref: 125674/P/2022)
11: 10-12 Whitworth Street West
(Application Ref: 125634/P/2022)
14: Plot 7 Great Jackson Street To The North, Plot 10 To The East, Hulme Street To The South
(Application Ref: 125634/P/2022)
15: Land Bounded By River Street To The North, Ridgefield, Bow Street And South King Street
(Application Ref: 125634/P/2022)
16: 325 - 327 Deansgate
(Application Ref: 125634/P/2022)
17: Old Granada Studios Alton Street
(Application Ref: 12712/P/2020)
18: Plot 1 First Street
(Application Ref: 125634/P/2022)
19: Land Bounded By River Street To The North, Plot 10 To The East, Hulme Street To The South And Medlock Street To The West
(Application Ref: 125634/P/2022)
21: Granada House Alton Street
(Application Ref: 125634/P/2022)
23: No 3 Circle Square Lane
(Application Ref: 125634/P/2022)
25: Land Bounded By River Street To The North, River Street And Vacant Lane To The East, Hulme Street To The South And Plot 10A Of The First Street
(Application Ref: 125634/P/2022)
26: Crown Street Phase 2, The Blade and Three60
(Application Ref: 125634/P/2022)
31: Former Bauer Mill Site Alton Street
(Application Ref: 125634/P/2022)
32: Plot 11 First Street
(Application Ref: 125634/P/2022)
34: 70 Great Bridgewater Street
(Application Ref: 125634/P/2022)
36: Water Street
(Application Ref: 125634/P/2022)
41: John Dalton Tower
(Application Ref: 125634/P/2022)
4: Plot 12 Circle Square Masterplan
(Application Ref: 125401/P/2020)

2 Developments currently awaiting decision

8: Land Bounded By Trumpet Street, Alton Street & Great Bridgewater Street
(Application Ref: 13172/P/2022)
9: The Former Gamecock Public House Boundary
(Application Ref: 13037/P/2021)
13: 34 Great Jackson Street
(Application Ref: 125634/P/2022)
27: Plot D Great Jackson Street
(Application Ref: 13727/P/2022)
28: Part Of Plot C And Plot E Great Jackson Street
(Application Ref: 13727/P/2022)
29: Land Bounded By Upper Brook Street, Kincardine Road And Grosvenor Street
(Application Ref: 137401/P/2022)

3 Approved developments

7: One City Road 1 City Road East
(Application Ref: 125634/P/2022)
3: 2-4 Whitworth Street West
(Application Ref: 125634/P/2022)
7: Land Bounded By King Street West, St Marys Parsonage, Garden Lane And Smithy Lane
(Application Ref: 135026/P/2022)
12: Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Manchester Way) And Worsley Street
(Application Ref: 125634/P/2022)
20: Great Marlborough Street Car Park Great Marlborough Street
(Application Ref: 125634/P/2022)
22: Albert House 30 St Marys Parsonage
(Application Ref: 13428/P/2022)
24: One Medlock Street
(Application Ref: 13428/P/2022)
26: Land Bounded By Deansgate, Great Bridgewater Street, Watson Street & Peter Street
(Application Ref: 135655/P/2022)
33: Barclay House
(Application Ref: 128804/P/2020)
35: Land at Deansgate South
(Application Ref: 128804/P/2020)
37: 50 Fountain Street
(Application Ref: 131859/P/2021)
39: Bridgewater House Great Jackson Street
(Application Ref: 134084/P/2022)
40: 98-116 Deansgate And 35-47 King Street
(Application Ref: 129251/P/2021)

Rev	Description	Date
1	Issue for client review	10/10/2023

EXTERIOR ARCHITECTURE
LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Ann's Square, Manchester M2 7DH
Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

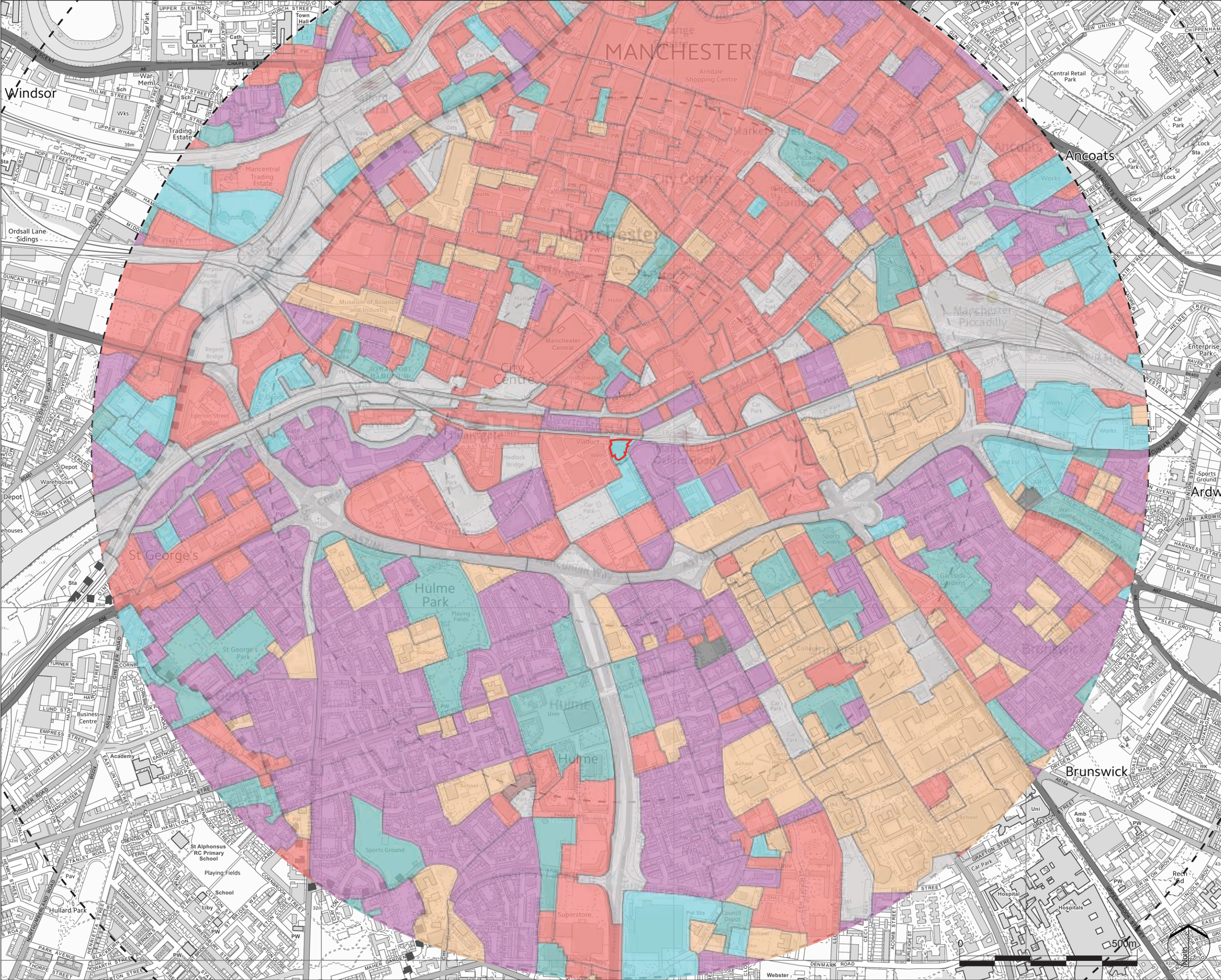
Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.1 - FIGURE 06
CUMULATIVE DEVELOPMENTS**

Issued By	Manchester	T: 0161 850 8101
Scale	AS SHOWN	Drawn
Status	PLANNING	Checked
Date	October 2023	Approved

Drawing number
1824-EXA-XX-XX-RP-L-1060

Revision
--



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner without permission from Exterior Architecture Ltd.

Client

MANNER

- Application Site Boundary
- Commercial
- Communications
- Extractive
- Horticulture
- Industrial
- Institutional
- Military
- Ornamental, parkland and recreational
- Residential

Rev	Description	Date
EXTERIOR ARCHITECTURE LONDON: Studio 1S, Hewlett House, Havelock Terrace, London, SW8 4AS MANCHESTER: Studio 537, The Royal Exchange, St Anns Square, Manchester M2 7DH Email: office@exteriorarchitecture.com Web: www.exteriorarchitecture.com		
Project title HOTSPUR PRESS		
Drawing title APPENDIX 7.1 - FIGURE 07 HISTORIC LANDSCAPE CHARACTERS		
Issued By	Manchester	T: 0161 850 8101
Scale	AS SHOWN	Drawn ExA
Status	PLANNING	Checked SPL
Date	October 2023	Approved JM
Drawing number	1824-EXA-XX-XX-RP-L-1061	Revision
		--