

Appendix 7.2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 1: View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.	Designation: Former Grosvenor Picture Palace (Grade II), Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (Grade II) Distance to site: 110m	View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park towards the All Saints Library building. The view is set on the corner of Grade II Listed Former Grosvenor Picture Palace. The view is experienced by a large number of pedestrians including commuters and University students going between campus buildings. The foreground shows a busy junction with pedestrian crossings both the north and west. It is generally cluttered with signposts and traffic lights obstructing view through to existing library. An established canopy of mature trees in All Saints Park and continuing along Oxford Road dominates the mid-ground to the left-hand side of the view. The right side of the view is framed by the façade of a currently vacant building. There are some long-range views to the City Centre, where high rise buildings is visible on the skyline. The Oxford Road corridor has a regional importance as a ‘Manchester’s knowledge quarter’, and the viewpoint is located adjacent to a Grade II listed building, set within an area containing several designated buildings, therefore the value of the view is assessed as ‘Medium’. The view forms a part of wider experience of the Oxford Road, and therefore the susceptibility to change is assessed as ‘Medium’. The overall sensitivity of the receptor is therefore ‘Medium’.	Open view. High number of viewers.	Medium	Medium	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 7.2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 2: View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton and Grosvenor Buildings.	Designation: Ormond Building, Manchester Metropolitan University (Formerly municipal offices) (Grade II), Righton Building (Grade II), Grosvenor Building, Manchester Metropolitan University of Art and Design (Grade II) Distance to site: 110m	View from pedestrian footpath adjacent to All Saints Park looking north to Site. Within setting of Grade II listed Ormond, Righton and Grosvenor Buildings. The view is located on a busy ‘beeway’ and is therefore experienced by both pedestrians and cyclists traveling across campuses of the University of Manchester and Manchester Metropolitan University. The foreground of the view consists of a closed road due to building works and pedestrian footpath between construction site hoarding to the left and a construction fence to the right through which more construction barriers and signage can be seen. Mature trees within All Saints Park dominate the right-hand side of the view and block most of the view through to the existing library. To the left the historic façade of the Ormond building adds historic character to the view. The background contains a prominent dark red tall building of Circle Square set behind the existing red-brick library building and tree canopies. The value is assessed as ‘Medium’ as the area of All Saints has an established district importance and is a moderately popular visitor attraction. The susceptibility to change is ‘High’ because users of the public space are likely to be focused on views across the park as well as the close proximity to several Grade II listed buildings,⁵ therefore the surroundings form an important part of the experience. The overall sensitivity is therefore assessed as ‘High’.	Open view. Moderate number of viewers.	Medium	High	Moderate/High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
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Appendix 7.2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 3: View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.	Designation: N/A Distance to site: 450m	View from footway along Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green. The view is experienced by pedestrians and cyclists travelling along Oxford Road heading towards MMU library and the city centre beyond. The left-hand side of the view is dominated by contemporary University buildings that line Oxford Road. Given its width, Oxford Road itself is dominant in the view, articulating its importance as both a public transport and commercial/ knowledge artery. The street corridor is dominated by hard surfaces of the street and adjacent paving, however there are several patches of planting and street trees that soften its appearance in the view. The building line is relatively consistent and encloses the view. To the right is a more continuous view towards the City centre, with the student accommodation building in the background sitting as the tallest edifice on the skyline. The value of the view has been assessed as ‘Medium’ because of its location looking down the Oxford Road corridor. The susceptibility to change is ‘Medium’ as the view forms a part of the wider experience of the place and the view is moderately important to the quality of the journey due to the importance of Oxford Road corridor. The overall sensitivity is therefore ‘Medium’.	Framed view. High number of viewers.	Medium	Medium	Moderate
View 4: View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.	Designation: N/A Distance to site: 75m	View experienced by pedestrians from the footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances. The John Dalton Building to the left and Technology building to the right along Oxford Road frame this view towards the existing All Saints Library building. The foreground to this view is currently characterised by road infrastructure where the left veers off to Brancaster Road. The view demonstrates a variety of travel options along Oxford Road, consisting of two lanes of traffic and busy pedestrian footpaths in which several cycles stands and decorative planters sit in front of the technology centre. The background is somewhat cluttered by lampposts, existing mature trees and a bridge accommodating the Mancunian way. The view is not particularly popular as a viewpoint and lacks designations, however the library building signals the beginning of the University Campus behind Mancunian Way, therefore the value has been assessed as ‘Medium’. The susceptibility to change is ‘Medium’ as it forms a part of a wider experience of the place and the view is moderately important to the quality of the journey due to the importance of Oxford Road corridor. The overall sensitivity is therefore ‘Medium’.	Framed view. High number of viewers.	Medium	Medium	Moderate

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Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 5: View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.	Designation: Former Refuge Assurance Company Offices (Grade II*), The Palace Theatre (Grade II) Distance to site: 380m	View from busy footway on junction of Oxford Road/ Whitworth Street looking south down Oxford Road corridor - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre. The foreground demonstrates the junction of the B6469 and Oxford Road. The view is experienced by pedestrians and car users, often travelling in and out of the city centre. The middle ground is framed partially in red brick by the former Refuge offices to the left-hand side as well as the upper floors of the MMU Arts, Culture and Media hub to the right, characterising the view. The view is cluttered somewhat by road infrastructure such as traffic lights. The background is largely dominated by a Holiday Inn hotel and Unite Students accommodation block to the middle-right, similar to higher-rise buildings found further towards the City centre. This creates a narrower view down the road. The view is centred by a bridge allowing trains to pass as they approach Manchester Oxford Road station and this limits views down Oxford road to the south. The value of the view has been assessed as ‘High’ due to the location on significant crossroads, presence of listed buildings and the Oxford Road train station. The susceptibility to change is ‘Medium’ as the view forms a part of the wider experience of the place. Therefore the overall sensitivity is ‘Medium’.	Framed view. High number of viewers.	High	Medium	Moderate
View 6: View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.	Designation: N/A Distance to site: 160m	View from Cambridge Street Junction and the adjacent green space looking east to Site. Passing view predominantly experienced by car users as they navigate Cambridge Street Roundabout and those walking along footpath beside Mancunian way. The foreground is dominated by the carriageway. There is construction fencing running along the road, enclosing the public realm on left-hand side in front of the new Metropolitan University Science and Engineering building. The Mancunian Way running horizontally across the view occupies the mid-ground, with glimpses of taller University buildings behind it to the right. The left-centre of the background is clear and provides open views in the direction of Oxford Road in the east showing the top floors of the contemporary Premier Inn hotel on Princess Street. The value of the view has been assessed as ‘Low’ due to this not being particularly popular as a viewpoint with limited designations. The susceptibility to change is ‘Low’ because for most people this view is fleeting and incidental on a journey, and appreciation of views is not involved in this location. Therefore the overall sensitivity is ‘Low’.	Glimpsed view. Moderate number of viewers.	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 7.2: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 7: View from pedestrian walkway in Gartside Park adjacent to western entrance point and seating - looking west to Site.	<u>Designation:</u> Oddfellows Hall (Grade II) Distance to site: 450m	View from pedestrian walkway in Gartside Park adjacent to western entrance point and seating - looking west towards the Site. The Grade II listed building of Oddfellows Hall is screened by the adjacent research institution building. This view is some distance from the application site but does show the prominence of the University of Manchester Engineering Building sitting as a large, solid block with dark façade to the centre-left of the view, as well as the presence of smaller, residential properties in the middle ground. The foreground demonstrates the grassy beginnings of Gartside Park enclosed by a steel fence, and mature trees within the park and along Hanworth Close block views towards the left and centre-right of the view. The value of the view has been assessed as ‘Low’, where there are limited designations visible in this area, and this is not a particularly significant viewpoint. The susceptibility to change is ‘Low’ where park users are engaged in outdoor sport or recreation which does not involve appreciation of views. Therefore the overall Sensitivity of receptor is ‘Low’.	Framed view. Few viewers.	Low	Low	Low
View 8: View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.	Designation: N/A Distance to site: 330m	View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site. The view is characterised by road infrastructure and is dominated by the Mancunian Way and related infrastructure, highlighting it as a significant transport artery. The left foreground shows a sloped, grassy bank up towards the carriageway with young tree plantings articulating an orderly route along that edge. The NCP Car Park building with its upper part formed by the white contemporary façade of Premier Inn hotel to the right dominates the skyline and blocks views of the skyline beyond. Mature trees dominate the back-left of the view and sit as a dense canopy within the background. Between these two the centre skyline opens up somewhat to expose some buildings within the University Campus beyond, however this view is limited by travel signposts. The value of this view has been assessed as ‘Low’ – although experienced by a high number of viewers, this isn’t a particularly popular specific viewpoint, with few existing cultural connections of associations. The susceptibility for change is ‘Low’ as this view is predominantly for travellers on the roadway where the view is incidental on the journey along the Mancunian Way. Therefore, the overall sensitivity of the receptor is assessed as ‘Low’.	Glimpsed view. High number of viewers.	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.	Construction Phase: Loss of views to the existing building due to demolition. Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street levels will be partially obscured/ screened by existing townscape features. Winter views are likely to be more open with greater visibility through to the lower levels of the site and its perimeter fencing.	‘Draft Construction Management and Phasing Plan’ Material storage within main site boundary. Dust & noise control & the erection of perimeter fencing to a specified standard.	The addition of cranes to the view will cause a perceptible change which has some effect on the composition of the city skyline view and the setting of All Saints Park. The size and scale of effect of change will vary as the scheme is developed and seasonal change but is assessed as Moderate at worse case. The sensitivity of View 1 is considered to be <u>moderate</u>. The magnitude of change is considered to be <u>minor</u> which is adverse in nature. Therefore, there is likely to be an indirect, temporary, short-term, adverse effect which is <u>not</u> considered to be significant. Winter views are likely to be more open with greater visibility to construction activities at the lower level. This increase would not lead to an increase in the magnitude of effect from minor, or to the assessed significance.	Moderate	Moderate	Local	Short-term Reversible	Minor	Adverse - Indirect	Negligible	Low

Terminology for Visual Effect:

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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	Operational Phase: The Proposed Scheme will form a prominent new building element within the centre of the view in the skyline, which will be screened by existing trees to some extent at lower levels. The building is overtly contemporary in design, forming a clear new landmark to the Oxford Road frontage. Clear glazed sections allow some views into the building and some appreciation of the building use. New public realm and tree planting will be partially visible in the middle ground of the view.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. The Strategy states that new development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. - Library of the future/ The new MMU library will evolve as a flexible building that cleverly blends the physical and the digital. Both experiences valid and with people and the quality of their experience at their heart. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance. Landscape/ Public Realm - New enhanced areas of public realm will surround the new building - including retained mature trees along the Oxford Road frontage. These create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces; - Improved pedestrian circulation and car- free spaces.	The addition of the Proposed Scheme will cause a clearly perceptible change to the view, creating a contemporary new backdrop. Whilst the composition of the view will therefore change, the proposed scheme will incorporate a distinctive new building design that complements the character of the wider University Campus and communicates some of the uses within it. The redevelopment of the site is aligned with the strategic university and council aspirations for the Oxford Road Corridor, and it creates a new landmark/ gateway along the roadway. Most of the foreground and Park character will remain unchanged, with some visibility to new public realm. The sensitivity of View 1 is considered to be moderate. The magnitude of change is considered to be moderate which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>moderate</u> significance. Winter views are likely to be more open with greater visibility to lower storeys. This increase would not lead to an increase in the magnitude of effect from moderate, or to the assessed moderate significance.		Minor	Local	Long-term Irreversible	Moderate	Beneficial - Direct	Moderate Significance	High
2: View from pedestrian footpath within All Saints Park looking north to Site. Within	Construction Phase: Loss of views to the existing building due to demolition. Tower cranes will be visible during the construction	‘Draft Construction Management and Phasing Plan’ Material storage within main site boundary.	The addition of cranes to the view will cause a perceptible change which has some effect on the composition of the city skyline view and the setting of All	Moderate / High	Moderate	Local	Short-term Reversible	Minor	Adverse - direct	Minor Significance	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Moderate, Low
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Duration:	Long-term, Medium-term, Short-term,
Reversibility:	Temporary, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
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Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
setting of Grade II listed Osmond, Righton and Grosvenor Buildings.	phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street levels will be partially obscured/ screened by existing townscape features. Winter views are likely to be more open with greater visibility through to the lower levels of the site and its perimeter fencing.	Dust & noise control & the erection of perimeter fencing to a specified standard.	Saints Park. The size and scale of effect of change will vary as the scheme is developed and seasonal change but is assessed as Moderate at worse case. The sensitivity of View 2 is considered to be moderate/high. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be a direct, temporary, short-term, adverse effect which is considered to be of minor significance. Winter views are likely to be more open with greater visibility to construction activities at the lower level. This increase would not lead to an increase in the magnitude of effect from minor, or to the assessed significance.								

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	Operational Phase: The Proposed Scheme will form a prominent new building element within the centre of the view in the skyline, which will be screened by existing trees to some extent at lower levels. The taller building element will obscure the tower currently visible on the skyline – losing some appreciation of the city centre beyond. The building is overtly contemporary in design, forming a clear new landmark to views across the Park. Clear glazed sections allow some views into the building and some appreciation of the building use. New public realm and tree planting will be partially visible in the middle ground of the view.	Mitigation as described for view 1.	The addition of the Proposed Scheme will cause a clear change to the view, creating a contemporary new backdrop to the Park and the addition of a new taller built element that forms a local level landmark. Whilst the composition of the view will therefore change, the proposed scheme will incorporate a distinctive new building design that complements the character of the wider University Campus. Most of the foreground and Park character will remain unchanged, with some visibility to new public realm areas. The sensitivity of View 2 is considered to be moderate/ high. The magnitude of change is considered to be moderate which is beneficial in nature. Therefore, there is likely to be an indirect, irreversible, long-term, effect which is considered to have moderate significance. Winter views are likely to be more open with greater visibility to lower storeys. This increase would not lead to an increase in the magnitude of effect from moderate, or to the assessed moderate significance.		Moderate	City	Long-term Irreversible	Moderate	Beneficial - Direct	Moderate Significance	High

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View 3: View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.	Construction Phase: Construction activity and tower cranes at the higher levels will be barely visible during this phase, which will add a small amount of additional visual clutter within the centre of the view and above existing buildings on the skyline. Construction works at lower-levels and street levels will be almost completely obscured/ screened by existing townscape features.	n/a	The addition of construction works in the view will cause a small perceptible change, but one which would not alter the composition or appreciation of the view along this important road corridor. The sensitivity of View 3 is considered to be <u>moderate</u>. The magnitude of change is considered to be <u>minor</u> which is adverse in nature. Therefore, there is likely to be an direct, temporary, short-term, adverse effect which is considered to be of <u>minor significance</u>.	Moderate	Minor	Local	Short- term Reversible	Minor	Adverse - Direct	Minor Significance	Low
	Operational Phase: The Proposed Scheme will form a new contemporary building element on the corridor frontage that alters part of the City skyline. The distinctive angled roof and protruding form of the building as well as its circular glazed elements are visible at this range, which contrast architecturally with the existing mixed frontage of Oxford Road.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance.	The addition of the Proposed Scheme will cause a perceptible change to the view, creating a contemporary new addition to the street frontage and the addition of a new taller built element that forms a local level landmark along it. The Proposed Scheme complements the character of the wider University Campus and the bold architectural mix to Oxford Road. Most of the foreground and Park character will remain unchanged, with some visibility to new public realm areas. The sensitivity of View 2 is considered to be moderate. The magnitude of change is considered to be minor which is beneficial in nature. Therefore, there is likely to be an indirect, irreversible, long-term, effect which is considered to have minor significance.		Minor	City	Long-term Irreversible	Minor	Beneficial - Direct	Minor Significance	High

Terminology for Visual Effect:

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View 4: View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.	Construction Phase: Tower cranes and construction activities will be clearly visible during the construction phase, which will add visual clutter within the centre of the view. Construction works at lower-levels and street levels will be partially obscured/ screened by existing townscape features. Winter views are likely to be more open with greater visibility through to the lower levels of the site and its perimeter fencing.	‘Draft Construction Management and Phasing Plan’ Material storage within main site boundary. Dust & noise control & the erection of perimeter fencing to a specified standard.	The addition of cranes to the view will cause a clearly noticeable change which has some effect on the composition of this view along Oxford Road, and entrance into the wider University campus. The size and scale of effect of change will vary as the scheme is developed and seasonal change but is assessed as Moderate at worse case. The sensitivity of View 1 is considered to be <u>moderate</u>. The magnitude of change is considered to be <u>moderate</u> which is adverse in nature. Therefore, there is likely to be a direct, temporary, short-term, adverse effect which has <u>moderate</u> significance. Winter views are likely to be more open with greater visibility to construction activities at the lower level. This increase would not lead to an increase in the magnitude of effect from moderate, or to the assessed significance.	Moderate	Moderate	Local	Short/ medium-term Reversible	Moderate	Adverse - Direct	Moderate Significance	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Scheme will form a prominent new building element within the centre of the view in the skyline, which will be screened by existing trees and road infrastructure to some extent at lower levels. The building is overtly contemporary in design, forming a clear new landmark to the Oxford Road frontage and entrance to the wider university campus. Clear glazed sections allow some views into the building and some appreciation of the building use. New public realm and tree planting will be partially visible in the middle ground of the view.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. - Library of the future/ The new MMU library will evolve as a flexible building that cleverly blends the physical and the digital. Both experiences valid and with people and the quality of their experience at their heart. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance. Landscape/ Public Realm - New enhanced areas of public realm will surround the new building - including retained mature trees along the Oxford Road frontage. These create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces.	The addition of the Proposed Scheme will cause a clearly noticeable change to the view, creating a contemporary new landmark. Whilst the composition of the view will therefore change, the proposed scheme will incorporate a distinctive new building design that complements the character of the wider University Campus and communicates some of the uses within it. The redevelopment of the site is aligned with the strategic university and council aspirations for the Oxford Road Corridor, and it creates a new landmark/ gateway along the roadway. Most of the foreground and Park character will remain unchanged, with some visibility to new public realm. The sensitivity of View 4 is considered to be moderate. The magnitude of change is considered to be moderate which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>moderate</u> significance. Winter views are likely to be more open with greater visibility to lower storeys due to the reduced screening from trees on the Oxford Road frontage. This increase would not lead to an increase in the magnitude of effect from moderate, or to the assessed moderate significance.		Moderate	Local	Long-term Irreversible	Moderate	Beneficial - Direct	Moderate Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
5. View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.	Construction Phase: Construction activity and tower cranes at the higher levels will be barely visible during this phase, which will add a small amount of additional visual clutter within the centre of the view and above existing buildings in the foreground. Construction works at lower-levels and street levels will be completely obscured/ screened by existing townscape features/ buildings.	n/a	The addition of construction works in the view will cause a barely perceptible change which would not alter the composition or appreciation of the view along this important road corridor. The sensitivity of View 5 is considered to be <u>moderate</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be a direct, short-term, temporary effect which is considered to be <u>not significant</u>.	Moderate	Negligible	Local	Short/ medium-term Reversible	Negligible	n/a	Not Significant	Low
	Operational Phase: The Proposed Scheme will form a new contemporary building element on the corridor frontage that alters part of the skyline of this view along the roadway and slightly encloses it. The distinctive angled roof and protruding form of the building as well as its circular glazed elements are visible at this range, which complement the existing mix of modern buildings along Oxford Road.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance.	The addition of the Proposed Scheme will cause a perceptible change to the view, creating a contemporary new addition to the street frontage and the addition of a new taller built element that forms a local level landmark along it. The Proposed Scheme complements the modern mix of buildings on Oxford Road frontage, whilst not impacting on the long views along it. The busy street character of the foreground will remain unchanged. The sensitivity of View 5 is considered to be moderate. The magnitude of change is considered to be minor which is beneficial in nature. Therefore, there is likely to be an indirect, irreversible, long-term, effect which is considered to have minor significance.		Minor	City	Long-term Irreversible	Minor	Beneficial	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.	Construction Phase: Construction activity and tower cranes at the higher levels will be clearly visible during this phase, which will add additional visual clutter within the centre of the view and above existing buildings in the foreground. Construction works at lower-levels and street levels will be completely obscured/ screened by existing townscape features/ buildings.	n/a	The addition of construction works in the view will cause a clearly noticeable change, but one which is viewed in the context of existing building works and across significant elevated road infrastructure - which limits the magnitude of effect and the appreciation of the view. The sensitivity of View 6 is considered to be <u>low</u>. The magnitude of change is considered to be <u>minor</u> which is adverse in nature. Therefore, there is likely to be a direct, short-term, temporary effect which is considered Negligible.	Low	Minor	Local	Short/ medium-term Reversible	Minor	Adverse - Direct	Not Significant	Low
	Operational Phase: The Proposed Scheme will form a new contemporary building element on the Mancunian Way frontage that alters part of the skyline of this view with a prominent new landmark block – enclosing it slightly. The distinctive angled roof and protruding form of the building as well as its circular glazed elements are visible at this range, which complement the existing mix of modern glazed buildings along the frontage.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance.	The addition of the Proposed Scheme will cause a clearly noticeable change to the view, with a new taller built element that forms a local level landmark along the Mancunian Way. The Proposed Scheme complements the modern mix of buildings on the frontage. The busy road character of the foreground will remain unchanged. The sensitivity of View 6 is considered to be <u>low</u>. The magnitude of change is considered to be moderate which is beneficial in nature. Therefore, there is likely to be an indirect, irreversible, long-term, effect which is considered to have minor significance.		Moderate	City	Long-term Irreversible	Moderate	Beneficial - Direct	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Moderate, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
7. View From pedestrian walkway in Gartside Park adjacent to western entrance point and seating - looking west to Site.	Construction Phase: Construction activity and tower cranes at the higher levels will be barely visible during this phase, which will add a small amount of additional visual clutter within the centre of the view and above existing buildings in the foreground. Construction works at lower-levels and street levels will be completely obscured/ screened by existing townscape features/ buildings.	n/a	The addition of construction works in the view will cause a barely perceptible change which would not alter the composition or appreciation of the view from the park. The sensitivity of View 7 is considered to be <u>low</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be an indirect, short-term, temporary effect which is considered to be <u>negligible</u>.	Low	Negligible	Local	Short/ medium-term Reversible	Negligible	n/a	Negligible	Low
	Operational Phase: The Proposed Scheme will be barely visible above the existing skyline – with only the top floor visible in a small gap between buildings and trees. Some indication of the angled façade treatment is perceivable at this range.	Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance.	The addition of the Proposed Scheme will cause a barely perceptible change to the view and not effect the composition of appreciation of views across Gartside Park – which remain unchanged. The sensitivity of View 7 is considered to be <u>low</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be an indirect, long-term, irreversible effect which is considered to <u>not negligible</u>.		Negligible	City	Long-term Irreversible	Negligible	n/a	Negligible	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
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8. View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.	Construction Phase: Construction activity and tower cranes at the higher levels will be clearly visible during this phase, which will add additional visual clutter within the centre of the view and along the roadway. The Circle Square development to the right of the view remains the most dominant element. Construction works at lower-levels and street levels will be completely obscured/ screened by existing townscape features/ buildings.	n/a	The addition of construction works in the view will cause a clearly noticeable change – and directly in the line of sight for motorists on the Mancunian Way. The taller existing development around it and intervening vegetation and motorway paraphernalia limit the overall magnitude of change and the overall composition and character of the view along an urban roadway is retained. The sensitivity of View 8 is considered to be <u>low</u>. The magnitude of change is considered to be <u>minor</u> which is adverse in nature. Therefore, there is likely to be an indirect, short-term, temporary effect which is considered to be <u>negligible</u>.	Low	Minor	Local	Short/ medium-term Reversible	Minor	Adverse	Negligible	Low
	Operational Phase: The Proposed Scheme will form a new contemporary building element on the Mancunian Way frontage that alters part of the skyline of this view with a prominent new landmark block – curtailing the view slightly. The distinctive circular glazed elements are visible at this range, which complement the existing Circle Square building form to the right of the view. The overall character of the view along a bust urban roadway is retained.	- Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. Architectural Features: - The design establishes a building form that presents as ‘tower and tail’. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance.	The addition of the Proposed Scheme will cause a clearly noticeable change to the view, with a new taller built element that forms a local level landmark along the Mancunian Way for the wider University campus. The Proposed Scheme complements the modern mix of buildings on the frontage. The busy road character of the foreground will remain unchanged. The sensitivity of View 8 is considered to be <u>low</u>. The magnitude of change is considered to be minor which is beneficial in nature. Therefore, there is likely to be an indirect, irreversible, long-term, effect which is considered to have minor significance.		Minor	City	Long-term Irreversible	Minor	Beneficial	Minor Significance	High

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