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ISSUED

St John's Campus, Manchester

Townscape and Visual Impact Assessment



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1. Introduction

This Townscape and Visual Impact Assessment (TVIA) has been prepared by Planit-IE on behalf of St Johns Manchester Ltd, a subsidiary of HBD, and is submitted in support of an application for full planning permission at land bound by New College Street, New Quay Street, NCP car park and Gartside Street, otherwise known as “St John's Campus”. The description of development is as follows:

“Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements”

The proposals seek to demolish the existing on-site buildings and structures to deliver a 16 storey office building plus rooftop amenity space of sustainable construction and high quality design. The building will offer flexible office accommodation which will meet the needs of a range of tenants and also provide ground floor commercial uses which will activate the ground floor frontage creating a unique arrival experience.

The proposed development is described fully in the Design and Access Statement prepared by EPR Architects and presented on the application

drawings. The application proposals have been developed in consultation with Manchester City Council (“MCC”) Officers and other key stakeholders.”

The TVIA has been carried out with reference to the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as “the Guidelines”) (LI and IEMA, 2013). It assesses the likely townscape and visual effects of the proposed development during the demolition and construction stage, and the completed development stage. The TVIA describes the planning policy context, the assessment methodology; the baseline conditions at the application site and surroundings; the likely effects of the proposed development; the mitigation measures required to prevent, reduce or offset any adverse effects; and the likely residual effects after these measures have been employed.

The report is set out in the following sections:

1. Summary of relevant planning policy and detailed methodology for the assessment of townscape and views.
2. An assessment of townscape and views to establish baseline sensitivity.

3. Identification of potential townscape and visual effects .
4. Mitigation embedded into the design proposals, and any additional mitigation.
5. Any residual effects once identified mitigation measures have been implemented.
6. Figures.
7. Photomontages.

2. Methodology

2.1 Guidance

The methodology employed in the Townscape and Visual Impact Assessment (TVIA) is drawn from the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, hereafter referred to as the 'Guidelines' (LI and IEMA, 2013).

The photography and preparation of any Visually Verified Montages (VVMs) has been prepared in accordance with the Landscape Institutes Technical Guidance Note 06/19 entitled 'Visual Representation of Development Proposals' (Landscape Institute, 2019). The location and number of the views has also been agreed with the Local Planning Authority (LPA).

The photography has been carried out by a professional photographer with substantial experience in this field of work in accordance with the Technical Guidance Note.

2.2 Legislation and Policy

International Legislation

The European Landscape Convention (ELC) (Council of Europe (Florence 2000)) provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. It

recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development. In this context the use of the word 'landscape' is more appropriately termed 'townscape' though the constituent factors remain consistent.

National Legislation and Policy

The National Planning Policy Framework (DCLG (2012)) was updated in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

The purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The environmental objective is of particular relevance to the purpose of TVIA.

Section 12 of the NPPF deals with the requirements of good design. The overarching principle is set out in paragraph 126, which states, “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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 130 of the NPPF sets out a number of principles of good design. In order to accord with these principles, it should be ensured that new developments: 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;

- 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;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- Optimize the potential of the application 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,
- 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.

Section 16 of the NPPF concerns conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are, “an irreplaceable resource, and should be conserved in a manner appropriate to their significance,

so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Local Policy - Manchester's Local Development Framework, Core Strategy Development Plan Document

Manchester's Core Strategy was adopted in July 2012. Relevant policies from the Strategy for the purposes of this chapter are outlined below.

Policy EN1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

The City Centre contains a rich legacy, which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities.

- Historic England Advice Note 4 Tall Buildings.
- 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.

Policy EN3 Heritage

The City Centre Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy CC9 Design and Heritage

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN9 Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure.

Place Making and Design

In accordance with NPPF development in Manchester will be expected to follow the seven design principles set out below:

- Character: a place with its own identity.

- Continuity and enclosure: a place where public and private places are clearly distinguished.
- Quality of the 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.
- Adaptability: a place that can change easily.
- Diversity: a place with variety and choice.

The protection and enhancement of local environmental quality, however, involves understanding and respecting the character and distinctiveness of place and townscape. A Character Study was prepared which considered Manchester's historical development and topography and identified eleven strategic character areas. New development in Manchester will be expected to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City. This is considered an important element in increasing the sense of local ownership of and respect for a neighbourhood.

Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above, and have regard to the specific strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

The most significant Strategic Character Area affected by the Proposed Development is the Oxford Road Corridor Character Area. This is a significant area of proposed growth and economic focus for Manchester City Council and covers a wide and diverse part of the city and approach to it. The extent and nature of the impact of the Proposed Development on this zone is described in more detail later

in this chapter.

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.3 Consultation

The proposed key viewpoints to be included within the assessments were discussed and agreed with the LPA throughout the pre-application process in March 2023.

2.4 Assessment Scope

Technical Scope

The technical scope of this assessment has considered effects on the following:

- The local townscape character and its key components, including changes to townscape character areas, urban grain, land use, building heights, movement and linkages and public open space.
- Site character – the application site as a townscape receptor (as defined by the red line boundary);

- Visual receptors, including; users of public open space, visitors to heritage assets, communities where views contribute to the townscape setting enjoyed by residents, users of public footpaths, users of the strategic movement network, travellers on road, rail or other transport routes, and employees at their place of work.

The following elements have been excluded from the scope of this assessment, and has therefore not been considered further within this report:

- Townscape effects on topography. The existing topography within the application site has been extensively modified through previous development, and is therefore not considered to be a sensitive receptor.

Spatial Scope

A study area of approximately 500m around the application site boundary has been defined, to include the Spinningfields, St John's and Chapel Street Townscape Character Areas (refer to Appendix 1, Figure 6), and the St John's, Parsonage Road, Deansgate and Castlefield Conservation Areas (refer to Appendix 1, Figure 7).

The study area includes the application site itself and the full extent of the wider townscape around it which the proposed development may influence in a significant matter due to proximity (influence on townscape character) or visual connectivity. The study area also takes into account the extent of the area from which the proposed development is potentially visible.

The study area has been defined through a process of desktop and on-site survey and assessment combined with professional judgement, in accordance with the Guidelines (LI and IEMA, 2013).

2.5 Assessment Scenarios

The following assessment scenarios have been considered within the assessment:

- Scenario 1: The demolition and construction stage, and;
- Scenario 2: The operational stage, assuming full occupation / operation.

2.6 Baseline Characterisation Approach

Desk Study

Data was obtained from the following sources in order to establish the baseline conditions within the study area:

- OS mapping information;
- Geographic mapping;
- Topographic and 3D data;
- Google Earth;
- Townscape characterization studies as defined within local planning policy, and;
- Historic England mapping.

Field Study

Potential viewpoints were identified through the desktop study described above, followed by a site visit/survey undertaken in February 2023. The selection process excluded viewpoints where there was likely to be no impact beyond that which was already identified within the selected views.

2.7 Assessment Method

The assessment has been based on the architectural masterplans, and the Design and Access Statement which accompanies the application.

A two-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of impacts (magnitude) likely to result from the proposed development has been assessed.

Desk based studies were carried out to collate and map baseline townscape information and carry out a review of policy and guidance to inform the assessment.

Potential viewpoints were initially identified through a process of desktop and on-site survey before being checked on site. Viewpoints were excluded where there was likely to be no impact beyond that which was already identified within the

selected views.

Photographs for the selected viewpoints were taken by a professional photographer in March 2023.

In order to provide the most comprehensive, rounded and objective view of the townscape and visual effect of the proposed development, the scale of the assessed effects have been agreed following round-table review by a team of individual assessors within Planit-IE.

2.8 Assessment Criteria

The criteria used to assess the scale of effect are set out in the subsequent sub-sections. This has been determined by consideration of the sensitivity of the receptor, and the magnitude of impact.

Townscape Receptor Sensitivity Criteria

The sensitivity of townscape receptors is determined through combining judgments about the susceptibility of the receptor to change and the value of the receptor.

Value of Townscapes

Whilst the assessment of townscape value is partly based on the planning policy importance of the townscape, the value of undesignated assets has also been considered based on criteria taken from the Planning Practice Guidance.

Table 2.8.1 sets out the scale of value for designated townscape receptors (in the case of this project, this applies to conservation areas). Table 2.8.2 and 2.8.3 together set out the scale of value for non-designated townscape receptors (all other townscape receptors considered in the assessment).

Table 2.8.1

Criteria for assessing the Value of Designated Townscapes

Value	Description
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, AONB, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Right of Way (PROW) and locally listed buildings.

Table 2.8.2

Criteria for assessing the Value of Non-Designated Townscapes

Attribute	Criteria
Functional	A building or place should be fit for purpose, designed and delivered in a way that delivers the intended function and achieves value for money in terms of lifetime costs.
Mix of uses	Mix of uses to ensure easy access to facilities and encourage a healthier environment, reducing the need to travel.
Well-designed public space	Functional and attractive hard and soft landscape elements, well orientated and designed routes, inclusion of facilities such as seats and play equipment and public art.
Buildings designed to be adaptable	Flexibility to be able to respond to a range of future needs – how easily buildings change be adapted for change of use, places that are easy and practical to manage with good access, natural surveillance and hard wearing materials that are easy to repair.
Distinctive character	Consideration of the local pattern of street blocks and plots; building forms; details and materials; style and vernacular.

Attractive spaces	Consideration of streetscapes, townscapes, buildings and elements within them all, microclimates and views should all be considered. This is also affected by the way a townscape is perceived using the senses and the effect of transient elements such as the presence of human activity and resulting tranquillity or vibrancy.
Promotes ease of movement	All users should be able to move safely, conveniently and efficiently to and within a place, appropriate number of legible routes to and through it, good connections with each other and other destinations.

Table 2.8.3

Value of Non-Designated Townscapes

Value	Description
High	Sites, features or areas that display the relevant criteria above to a 'high' extent.
Medium	Sites, features or areas that display the relevant criteria above to a 'medium' extent.
Low	Sites, features or areas that display the relevant criteria above to a 'low' or 'negligible' extent.

Susceptibility of Townscape Receptors to Change

Susceptibility to change is the ability of a townscape receptor to accommodate the specific proposed development without undue negative consequences.

The susceptibility of townscape receptors to change has been assessed using the criteria set out in Table 2.8.4 with reference to the baseline conditions.

Table 2.8.4

Townscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm.
Medium	Some ability to accommodate the proposed development without undue harm.

Low	Substantial ability to accommodate the proposed development without undue harm.
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Overall Sensitivity of Townscape Receptors

The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor in accordance with the matrix below.

Table 2.8.5

Overall Sensitivity of Townscape Receptors

Townscape Value	Criteria		
	High	Medium	Low
High	High	Medium to high	Medium
Medium	Medium/high	Medium	Low/medium
Low	Medium	Low/medium	Low

Type of View and Number of Viewers

In accordance with the Guidelines, in order to analyse the visual baseline the following range of factors have been considered:

- The nature of the view - glimpsed (i.e. in passing)/filtered/oblique/framed/open views;
- The number of viewers - few/moderate/many viewers,
- The distance between the viewpoint and the site,
- Whether it is a stationary or transitory view from a footpath or moving vehicular, and
- The current skyline, visual complexity of the view and current focus.

Criteria for Determining Sensitivity of Visual Receptors

Value of Views

The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

The assessment of the value of views is summarised in **Table 2.8.6** below, in terms of High, Medium and Low value. These criteria are provided for guidance only and are not intended to be absolute.

Table 2.8.6

Value Attached to Views

Value	Description
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and,
- The extent to which a person's attention or interest may therefore be focused on a view and the visual amenity experienced at a given view.

The assessment of a visual receptor to change is specific to the proposed development. However, the Guidelines for Landscape and Visual Impact Assessment offers the generic guidance identified in Table 2.8.7 as a starting point for the assessment.

Table 2.8.7

Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Users of public space, including users of public rights of way, whose attention is likely to be focussed on the townscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the townscape setting enjoyed by residents; and, Travellers on scenic routes.
Medium	Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and, Users of public space, where the view is a part of the wider experience of the place.
Low	People at their place of work, where the setting is not important to the quality of working life; Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and, People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

The Guidelines for Landscape and Visual Impact Assessment qualifies the above examples as follows:

“This division is not black and white and in reality, there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity.” (page 114, paragraph 6.35).

Overall Sensitivity of Visual Receptors

The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value

attributed to that receptor in accordance with the matrix below, alongside professional judgement.

Table 2.8.8

Overall sensitivity of visual receptors

Townscape Value	Criteria		
	High	Medium	Low
High	High	Medium to high	Medium
Medium	Medium/high	Medium	Low/medium
Low	Medium	Low/medium	Low

Magnitude of Impact Descriptors

In accordance with the GLVIA3, the magnitude of a given townscape or visual impact has been evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility. A description of this terminology is provided in the following sub-sections.

Size and Scale of Impacts

The size and/or scale of impacts relates to the scale of physical changes in the townscape and the scale of the visible change in views, such as the loss or addition of features. This is broadly rated along the following scale:

- No Change – change would not be perceptible.
- Very Small – change would be just discernible.
- Small – a small change would be perceptible.
- Medium – change would be clearly noticeable.
- Large – total change would occur.

Geographical Extent of Impacts

The geographical extent of impacts relates to:

- the area over which townscape impacts are likely to be experienced, i.e. this could be at the site level, the immediate locality, across a neighbourhood or across a series of neighbourhoods (city-wide);
- the area over which the visual changes are likely to be visible, i.e. viewpoint within the site, viewpoint within the immediate locality, viewpoint across/through a neighbourhood or a vista or vantage point across neighbourhoods or the city skyline (city-wide).

Duration/Reversibility

Impacts (and the resulting effect) may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

- Short-term: less than seven years in duration;
- Medium-term: Between eight and 12 years in duration.
- Long-term: Greater than 12 years in duration.

Townscape Impacts Magnitude Criteria

Alongside the size, scale, geographical extent, and duration and degree of reversibility a townscape impact also considers:

- The extent / proportion of townscape elements lost or added;
- The contribution of that element to townscape character and the degree to which aesthetic / perceptual aspects are altered; and,
- Whether the impact is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

The magnitude of impact criteria for townscape receptors are shown in Table 2.8.9.

Table 2.8.9

Magnitude of Townscape Impacts

Category	Criteria
Large adverse	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Medium adverse	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.
Small adverse	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not characteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible adverse	The proposals will result in a just discernible change to townscape character/elements/features/characteristics.
No change	The proposals will cause no change to the townscape character/elements/features/characteristics.
Negligible beneficial	The proposals will result in a just discernible improvement to the townscape character/elements/features/characteristics.
Small beneficial	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Medium beneficial	The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape.
Large beneficial	The proposals will achieve a complete fit with the townscape character/elements/features/characteristics, or would substantially improve the condition or character of the townscape.

Visual Impact Magnitude Criteria

The magnitude of a visual impact is assessed in terms of its size or scale, the geographical extent of the area influenced by that impact, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the view.

The magnitude of change in the view relates to the degree of contrast or integration likely to result from the proposed development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

The criteria set out in Table 2.8.10 have been used to assess the magnitude of visual impacts, based on the degree of change to the view or composition.

Table 2.8.10

Visual Impacts - Magnitude

Category	Criteria
Large	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Medium	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Small	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.

Level of Effect

The scale of effect matrix presented in Table 2.8.11.

Table 2.8.11

Scale of Effects matrix

Sensitivity of Receptor	Magnitude of Impact				
	Large	Medium	Small	Negligible	No Change
High	Major	Moderate to Major	Moderate	Minor to Moderate	Negligible
Medium to High	Moderate to Major	Moderate	Minor to Moderate	Minor to Moderate	Negligible
Medium	Moderate	Minor to Moderate	Minor to Moderate	Minor	Negligible
Low to Medium	Minor to Moderate	Minor to Moderate	Minor	Negligible to Minor	Negligible
Low	Minor to Moderate	Minor	Negligible to Minor	Negligible	Negligible
Where the effect is Negligible/Minor or Minor/Moderate, professional judgement will be applied to determine the appropriate scale of effect.					

Nature of Effects

In determining the scale of effect, consideration has also been given to the duration of the effect, i.e. short term (< 7 years) and medium term (8-12 years) and temporary, or long term (>12 years) and permanent. Effects may be temporary, permanent or reversible over time. For example, visual effects arising from construction activities may be limited solely to the construction period and therefore only temporary. The assessment therefore considers the practicality of effects being reversed.

The nature of the effect has been described as follows:

- Beneficial – An advantageous effect to a receptor;
- Adverse – A detrimental effect to a receptor; and

3. Baseline Conditions

3.1 Existing Baseline

The following sections describe the existing baseline for the application site and surrounding area and identify the key sensitive townscape and visual receptors considered within this assessment.

3.2 Townscape Character

The site is located to the west within the city centre, as illustrated in **Figure 1** in **Appendix 1**. The site is surrounded by predominantly commercial buildings including the NCP car park, 1 Hardman Boulevard, 3 Hardman Square, buildings at Enterprise City and the new St John's neighbourhood which comprises a mix of cultural, commercial and residential accommodation.

The site comprises a 4-storey building formerly occupied by The Manchester College. The building is of red brick construction with areas of glazing and panelling. The building is bound by Gartside Street to the south east, New College Street to the north east, New Quay Street to the south west and an existing NCP car park to the north west.

The historic development of the site over time is illustrated in **Figure 2** of **Appendix 1**. The map of 1842 indicated that the area containing the site was already densely developed with a tight, intricate grid network of back-to-back houses, interspersed with larger light industrial uses, with the corridor of the River Irwell heavily industrialised. Quay Street formed the main east-west linkage, with New Quay Street and the Irwell Street Bridge yet to be developed. The New Bailey Prison on the opposite banks of the River Irwell contrast provides a substantial contrast in scale and massing. By 1909 the Irwell Street Bridge was in place, and the location of the site on a key junction has become more defined. The area surrounding the site has continued to transform through the change from development of the Spinningfields masterplan, showing a complete transformation over the last 70 years in use, scale, massing and character.

3.3 Surrounding Townscape Character

The site is located within the Spinningfields Townscape Character Area, as defined within Manchester's Local Development Framework: Core Strategy (2012), and to the immediate north of the St John's townscape character area. The wider area is characterised by a mix of high-rise new development and lower-rise Victorian warehouses and buildings, of which many are grade listed. A neo-classical building, the Opera House is within close proximity to the Site, as well as the 15-storey Art Deco Sunlight House. Pockets of green spaces and public spaces are located within the area, including St. John's Gardens, Hardman Square, and the green pocket on Gartside Street junction.

The boundaries within the townscape areas usually follow main roads and the River Irwell course. The River Irwell is a characteristic feature of the area, knitting together Manchester and Salford, as well as linking to green spaces in the wider context. The Core Strategy further highlights the potential for the River Irwell to act as a vital and vibrant link between the different new initiatives being developed along the waterfront.

The other surrounding townscape character areas include Petersfield and the Central Business District to the east, the Retail Core to the north, Chapel Street to the west of the River Irwell and Castlefield to the south beyond St John's. These townscape character areas are physically disconnected from the site and have no visual interconnectivity. They are therefore not considered to be sensitive receptors in relation to the proposed development.

There are three Conservation Areas (Castlefield Conservation Area, St John Street Conservation Area and Deansgate Conservation Area) within 250m of the site, and a total of 17 listed buildings.

3.4 Townscape Baseline and Receptor Sensitivity

The townscape receptors considered within this assessment and the assessed baseline sensitivity are set out in **Table 3.1.1** below.

Table 3.1.1 Townscape Baseline Sensitivity

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character - Spinningfields	Townscape character areas are presented in Figure 3 and 4 in Appendix 1. The site is located on the south western edge of the Spinningfields townscape character area. Spinningfields forms a unified character area, which is bound by Bridge Street to the north, Quay Street to the south, Deansgate to the east and the River Irwell to the west. The area consists of commercial, residential and retail space, and forms the biggest commercial district in the city. It forms a key destination for bars, restaurants and shops. Hardman Square forms a focal point for interaction and events. Spinningfields is identified in Manchester's Core Strategy as a location for high value financial and professional services. Spinningfields incorporates approximately half of the Deansgate Conservation Area, to the west of Deansgate and contains many buildings of architectural interest from the Victorian and Edwardian eras. The Conservation Area consists predominantly of commercial uses, but also contains a significant number of places of assembly. The John Rylands Library is Grade 1 listed and forms an important city centre landmark. The area also contains a number of listed buildings, in addition to John Rylands library, including: • The Opera House, Grade II; • Sunlight House, Grade II; • Royal London House, Grade II; • 184 and 186 Deansgate, Grade II; • Sawyers Arms Public House, Grade II; • Masonic Temple, Grade II, and; • Former Hydraulic Power Station. The site is not located within a Conservation Area, and is not located immediately adjacent to any listed buildings. Spinningfields has a well defined character which is distinct from other parts of the city. The site in its current form does not contribute positively to defining or reinforcing the character or quality of Spinningfields due to the function, character and building height. Spinningfields has been assessed as 'medium' in townscape value due to the largely unified character, listed buildings and partial Conservation Area designation. The character area has some ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium'.	Medium	Medium	Medium

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character – St John's	Townscape character areas are presented in Figure 3 and 4 in Appendix 1. The St John's townscape character area is located to the south of Quay Street, to the immediate south of the site. The character area is bound by Deansgate to the east, Liverpool Road to the south, and the River Irwell to the west. The vision for St John's is the creation of a new Manchester neighbourhood built around enterprise, culture and living. St John's townscape character area is largely dominated by one of Manchester's largest conservation areas, Castlefield Conservation Area which is located directly to the south of the site. St John's townscape character area also includes all of the St John's Conservation Area (which includes the Grade II* Listed Cobden House and St John's Gardens) and part of the southern tip of Deansgate Conservation Area. The Castlefield Conservation Area previously held the status of outstanding conservation area, indicating the area's importance within Manchester city centre. The conservation area is located to the south west of the city centre, it's focus is the Roman fort, deriving it's name from 'castle in the field'. Present uses within Castlefield Conservation Area consist of tourism and recreation with new buildings including a mix of uses within high quality structures becoming more prevalent within the area in recent years. The Manchester Museum of Science and Industry is Grade II listed and forms an important city centre cultural landmark within Castlefield Conservation Area. The area also contains a number of listed buildings, in addition to the Science and Industry Museum, including: • Old Warehouse to the north of the former Liverpool Road railway station, Grade I ; • Former Liverpool Road railway station masters house, Grade I; • Albert Warehouse Quay, Grade II; • Manchester and Salford Junction canal tunnel, Grade II; • St John's College of further education, Grade II Enterprise City is a major redevelopment project within St John's townscape area and Castlefield Conservation Area, immediately south of the site. The redevelopment of the area includes renovation and modernisation of historic buildings and proposed new development to include: office spaces, creative studios, retail and hospitality, events and conferencing and co working spaces. A specific part of the Enterprise City project focuses on redevelopment of the former home of Granada Television in Manchester. The regeneration of the site includes the creation of a new cultural hub with office space, a hotel, a television studio, and a range of restaurants and bars. The development aims to create a vibrant destination that celebrates Manchester's rich cultural heritage and supports the growth of the creative industries in the city. St John's has an evolving character which includes significant historic buildings to Manchester and modern development. The site in its current form does not contribute positively to defining or reinforcing the character or quality of St John's due to the function, character and building height. St John's has been assessed as 'high' in townscape value due to its multiple Conservation Area designations, including Castlefield Conservation Area , listed buildings and a distinct character. The character area has little ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium/high'.	High	Medium	Medium/High

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Urban Grain	Urban grain is presented in Figure 5 in Appendix 1. The urban grain of the area reflects the historic growth of Manchester's city centre. Deansgate is a long and straight street with long, continuous building frontages it acts as an axis in the area. The site sits within a generally grid-like urban grain with a variety of built form either dominating the site or creating smaller pockets of development. The junction on Deansgate with Peter Street and continuing into Quay Street presents a slight change in direction in the urban grain, as neither of the streets form an exact right angle with Deansgate. These changes in direction mean that most sites in the area are not completely rectangular, and oblique and irregular sites are common, particularly in areas such as where New Quay street where it joins Irwell Street. In particular locations, open spaces have been consciously designed in new development to address these difficult street angles, as is the case of Hardman Square in Spinningfields. Due to its location in the heart of the city centre, most Victorian and new developments totally cover the sites, this results in larger built forms which generally fit within the existing urban grain and surrounding context . The urban grain has been assessed as 'medium' in value due to the existing urban grain of Spinningfields and a fragmentation of urban grain to the south of the site. The urban grain as a townscape receptor has some ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium'.	Medium	Medium	Medium
Land Use	Land uses are presented in Figure 6 in Appendix 1. The area has a large concentration of financial, professional services, and offices. Groceries, fitness centres, bars and restaurants are located throughout the area, typically as ground floor uses of high density buildings. A range of retail, bars and restaurants are clustered along Deansgate. Leisure and cultural facilities in the area include the Manchester Opera House, the Everyman cinema, the Science and Industry Museum, the People's History Museum, and John Rylands Research Institute and Library. Some pockets of residential uses exist in the area, mainly in the St Johns character area. Spinningfields, where the site is located is predominantly business and office buildings. The land use has been assessed as 'medium' in value due to the wider context being a fragmentation mix of uses and Spinningfields being predominantly high quality offices and civic uses which gives it greater value to the area. The land use as a townscape receptor has some ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium'.	Medium	Medium	Medium
Building Heights	Building heights are presented in Figure 7 in Appendix 1. Building heights are predominantly up to 11 storeys, with landmark buildings at key intersections which increase in height. No 1 Spinningfields acts as a distinctive landmark within the area, rising up to 20 storeys high. Other landmark buildings in the area, such as the Art Deco Sunlight House rises up to 14 storeys high, with dormer windows and mansard roofs that create a distinctive roofscape. Low density residential pockets are seen in St John's and other buildings, generally with heritage designations, range between 3-5 storeys high. The building heights has been assessed as 'medium' in value due to the site being located in a varied landscape with no consistent datum. The building heights as a townscape receptor has substantial ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'low/medium'.	Medium	Low	Low/ medium

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Movement and Linkages	New Quay Street runs along the souther boundary of the site, and is the primary corridor connecting the site into Manchester city centre through Deansgate/Peter Street and into Salford across the River Irwell through Irwell Street. A secondary road, Gartside Street bounds the site to the south-east, connecting into Spinningfields and Bridge Street. The New Quay Street/Gartside Street intersection presents high vehicular and bus traffic. New College Street bounds the site to the north-east and consists mainly of vehicular movement for servicing and car park access. This route also connects to the pedestrian priority Left Bank that links to the pedestrian footbridge over the River Irwell. A range of pedestrianised and pedestrian priority streets connect through the Spinningfields area, with Hardman Square at its centre. The Bee Network runs along the northern edge of the site boundary, along New College Street, connecting the site to Manchester city centre and to the wider context to the south. The movement and linkages has been assessed as 'medium' in value due to the site being located to the pedestrianised Spinningfields and currently not serving the wider area and its connectivity. The movement and linkages as a townscape receptor has some ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium'.	Medium	Medium	Medium
Public Realm and Public Open Space	There are no historic parks and gardens or Scheduled Monuments within the Site. A small informal amenity space with mature trees is situated directly opposite of the site. St John's Gardens, a historic garden that sits on the former land of St John's Church, is within close proximity of the Site and is characteristic of the St John Street character area. The public realm and open space has been assessed as 'medium' in value due to the site's proximity to the high quality public space, Hardman Square and the site not currently contributing positively to the surrounding public open space network. The public realm and public open space as a townscape receptor has some ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'medium'.	Medium	Medium	Medium
Site Character	The site currently consists of an early 21st Century 4-5 storey red brick cladding building next to a 12 storey multi-storey car park. The building is surrounded by poor quality paving, a mix of tarmac patches and pre-cast concrete tiles, with a tarmac surface car parking to the north of the site with poor quality entrances and arrival points. The building is accessed from New Quay Street, with an emergency exit onto the car park on New College Street. The pedestrian experience on the site is quite poor including the pedestrian crossings, and there currently being no presence of trees or planting within the public realm. The site character has been assessed as 'low' in value due to the site being of poor quality in the public realm and there being potential to contribute positively to this landmark position between Spinningfields and The Enterprise City development. The urban grain as a townscape receptor has substantial ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as 'low'.	Low	Low	Low

3.5 Visual Baseline and Receptor Sensitivity

The visual receptors considered within this assessment and the sensitivity assigned to them are detailed in **Table 3.2.1**.

Table 3.2.1

Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View south east from A6042 ring road	No designations. C.250m to site (closest site edge).	The viewpoint is located on a key junction and orientation point on a key route into the city centre from the north west. It is experienced by a high number of viewers. Existing townscape features of developments (including Leftbank and Riverside House along the River Irwell) and ongoing construction works obscure the view of the site. The view is characterised by medium-high rise buildings which strongly enclose the street. The site currently recedes in the view, due to the low height and low visual prominence of the existing building. The Beetham Tower forms a prominent landmark which terminates the view along the street.	Framed/ glimpsed view experienced by a high number of viewers.	Medium	Medium	Medium
2: View south east from Irwell Street	Designations: by Grade II Listed Irwell Street Bridge C.165m to site (closest site edge).	The viewpoint is located on a key route into the city centre from the north west and is experienced by a high number of viewers. The viewpoint is located on a key arrival/ orientation point. The site currently recedes in the view, due to the low height and low visual prominence of the existing building. Existing developments (including Leftbank and Riverside House along the River Irwell) and ongoing construction works create partial, glimpsed views of construction works and new development, signifying the ongoing regeneration of the area. The view is well enclosed by development. The bridge forms a prominent feature in the foreground of the view. The Beetham Tower forms a distant landmark which provides a focus to the view.	Framed/ glimpsed view experienced by a high number of viewers.	Medium	Medium	Medium
3: View south west from Gartside Street	No designations. C.75m to site (closest site edge).	The viewpoint is located on the edge of the popular public square of Hardman Square which is located in Spinningfields, a high quality mixed-use area. The view forms an oblique view for travellers along Gartside Street, where the view is likely to be incidental to the journey. The view is framed by existing development either side of the view, with existing townscape features seen in the background of the view, including the ongoing regeneration of Old Granada Studios and Enterprise City. The existing building contrasts in height, materials and use from the largely commercial development within Spinningfields with ground floor retail uses in the foreground of the view, and from the emerging character of Enterprise City within the St John's character area which forms the backdrop to the view.	Framed/ oblique view experienced by a moderate number of viewers.	Low	Medium	Low/medium

Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
4: View west from A34 Quay Street	Designations: within St John's Conservation Area, nr Grade II* Listed Cobden House, 19 Quay Street. C.140m to site (closest site edge).	The view is within St John's Conservation Area, looking north west towards the site. Existing buildings frame the view. The A34 forms a key east/west linkage, and important connection north west across the River Irwell to Salford. The Globe Building, which forms part of the developing Enterprise City, forms a focus in the backdrop of the view. The existing college building is screened from view due to low height of the existing building. The view is located along the main route of Quay Street, users of the footpath are likely to be focussed on the surrounding townscape and new development with the viewpoint.	Framed/ glimpsed view experienced by a moderate number of viewers.	Medium	Medium	Medium
5: View west from Byrom Street	Designations: within Deansgate Conservation Area and by Grade II Listed The Opera House C.170m to site (closest site edge).	The view is located on the western fringes of the Deansgate Conservation Area, and immediately adjacent to the Grade II listed Opera House. Existing development encloses the view. The viewpoint is located on the edge of popular public square of Hardman Square, within Spinningfields. Low-rise, red brick development along Gartside Street largely visually screens the existing college building. The new Globe Building forms the backdrop to the view. The view forms a glimpsed view for travellers along Atkinson Street, where the view is likely to be moderately important to the quality of the journey.	Framed/ glimpsed view experienced by a few viewers.	Low	Medium	Low/medium
6: View from St John's Gardens	Designations: within St John's Conservation Area C.215m to site (closest site edge).	The view is located within St John's Conservation Area within St John's Gardens, looking north west. The view is characterised by open space, landscaped gardens and mature trees in foreground of the view. The view is well enclosed, with longer-range views prevented by built form and tree cover. The open space is surrounded by mid-rise buildings. The view forms an important green space in the city centre and viewers are likely to be focussed on the landscape. Tree cover obscures views towards existing development within the site.	Framed view experienced by a moderate number of viewers.	Medium	High	Medium/high
7: View north from Atherton Street	Designations: within Castlefield Conservation Area C.85m to site (closest site edge).	The view is located within Castlefield Conservation Area within close proximity to the Grade II listed St John's College. The view is strongly enclosed by development including the Old Granada Studios building which is currently being converted. The existing building is clearly visible within the view.	Framed view experienced by a few viewers.	Low	Low	Low

Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
8: View south east along New College Street	No designations. C.30m to site (closest site edge).	A framed view is seen of the existing development on the site. The view captures ground floor activity and public realm features of the site. Within the background of the view The Hilton and other developments are visible. The view is from back of house areas to the surrounding developments and likely to not be a well used route and therefore incidental to the journey and experience. The existing development has a poor relationship with the street. Car parking and barriers add visual clutter to the streetscene.	Framed view experienced by a few viewers	Low	Low	Low

4. Potential Impacts

4.1 Potential Demolition and Construction Stage Impacts

The demolition and construction stage impacts considered to have the potential to result in substantial effects (prior to any design interventions or implementation of mitigation) are reported in **Table 4.1.1**.

Table 4.1.1 Potential townscape and visual effects

Description	Adverse/Beneficial
Changes to existing views due to the introduction of construction activity and partially constructed built form as a result of: • Presence of the site compound(s); • Erection of site boundary fencing; • Site clearance and demolition of buildings; • Ground Works and the creation of new landforms; • Contractor parking and plant and equipment storage; • Presence of construction traffic; and • Night-time (security and winter) lighting.	Adverse
Changes to townscape due to: • Demolition in built form resulting in a change to the 'sense of place' resulting in changes to townscape character • Demolition in built form resulting in changes to urban grain; • Demolition and construction works resulting in changes to land use; • Demolition and construction works resulting in changes to building heights; • Demolition and construction works resulting in changes to movement and linkages; • Demolition and construction works resulting in changes to public open space and public realm • Demolition and construction works resulting in changes to site character.	Adverse

4.2 Potential Completed Development Stage Impacts

The completed development stage impacts considered to have the potential to result in substantial effects (prior to any design interventions or implementation of mitigation) are reported in Table 4.2.1.

Table 4.2.1 Potential Townscape and Visual Effects – Operational Phase

Description	Adverse/Beneficial
Changes to existing views as a result of: • Changes to built form; • Changes to land use; • Changes to building heights; • Changes to movement routes and linkages; • Changes to green spaces and areas of public realm, and; • Changes to site character.	Adverse to Beneficial
Changes to townscape due to: • Change to 'sense of place' as a result of changes to townscape character; • Changes to urban grain as a result of new built form; • Changes to land use as a result of new built form, public realm and open space; • Changes to building heights as a result of new development; • Changes to movement and linkages as a result of integration of a new movement hierarchy for vehicles, cyclists and pedestrians; • Changes to public open space and public realm as a result of the changes to existing public realm and open spaces, and creation of new public spaces, and; • Changes to site character as a result of new built form and landscape.	Beneficial

5. Mitigation

Primary mitigation includes modifications to the location or design of the proposed development or measures specifically included in the design of the proposed development to mitigate a known issue, and are therefore 'embedded' into the proposals and is effectively 'designing out' potentially substantial effects.

The design proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence the evolution of the proposed development. As a result, mitigation measures are embedded within the Proposals and would be further developed as part of the detailed design of the landscape and surrounding built form.

Table 5.1.1 identifies those design interventions and that have been incorporated into the design of the proposed development, as well as any control methods that would be employed, to mitigate the potential impacts identified during the course of the design evolution process. These measures therefore represent embedded mitigation.

Table 5.1.1

Embedded Mitigation

Embedded Mitigation	Description	Reason for Intervention	Further Information
Building to address the corner of New Quay Street and Gartside Street	Building heights and materials respond to corner location, local context and key views. Planting on balconies addressing corner.	The building facade detailing responds to the industrial heritage and the St John's neighbourhood. The design reflects the location of the building and would define a key node and destination in accordance with principles of good design. The balcony planting will create a unique facade which will create a landmark corner building and key destination. The approach would avoid the potential for adverse effects on legibility and key views.	Design and Access Statement
Access and movement hierarchy reinforced through materiality.	High quality public realm proposals at ground level.	The high quality public realm proposals embed the building into the context and create positive connections to the wider townscape and landscape to maximise potential beneficial effects on the site and wider townscape character during the operational phase.	Design and Access Statement
Land Use Mix	The proposed development complements existing use within the site context, and would include office use.	The proposed use would reinforce the existing townscape character within the site and wider study area.	Design and Access Statement

Urban Grain	The new development would consist of a large floorplate building which follows the existing building line and addresses the street corner.	The proposed urban grain would respond to the existing surrounding grain and proposed land use. The large floorplate of the building would help to define and reinforce the townscape character within the study area.	Design and Access Statement
Public Realm and Public Open Space	Full height glazing at ground level.	The glazing provides semi-active frontage at street level and encourages the public to engage with the building.	Design and Access Statement

6. Residual Effects

6.1 Residual Townscape Effects

Table 6.1.1 provides a tabulated summary of the outcomes of the townscape and visual assessment of the proposed development.

Table 6.1.1 Residual Townscape Effects

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude and Nature of Impact	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial (BEN), Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
Townscape Character - Spinningfields	Medium	Demolition and Construction: Demolition works to remove existing buildings no longer required would result in a temporary adverse impact on the townscape character due to the general nature of the demolition works and the adverse impact on the 'sense of place' in Spinningfields. Construction works would also have a temporary adverse effect on the existing well defined character. Adverse effects are predicted to reduce over time throughout the construction period.	Small	Minor	ADV	ST	IND	T	R
		Completed Development: The scale and massing of the proposed building increases in height, achieving an appropriate scale and high quality building which creates a landmark at the key node before entering Spinningfields character area. The site currently comprises swathes of hard surface parking, with limited planting and poor quality public realm surfacing. The proposed improvements to the landscape and public realm enhances the southern edge of the Spinningfields character area.	Medium	Moderate	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude and Nature of Impact	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial (BEN), Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
Townscape Character - St John's	Medium / high	Demolition and Construction: Demolition works to remove existing buildings no longer required would result in a temporary impact on the townscape character. Existing construction works of Enterprise City to the south of the site is ongoing and presents positive change within the St John's character area, the demolition and construction phases on the site will present beneficial regeneration within this character area and the Castlefield Conservation Area.	Medium	Moderate	BEN	ST	IND	T	R
		Completed Development: The proposed scale, massing and materiality of the building is in keeping with the existing townscape character of the site and neighbouring St John's character area, with larger footprint, contemporary buildings proposed within an enhanced urban setting. The enhancement to the public realm and entrances into the proposed building provide an attractive frontage facing onto the Castlefield Conservation Area and St John's character area.	Medium	Moderate	BEN	LT	D	P	IRR
Urban Grain	Medium	Demolition and Construction: Urban Grain on the site will be briefly eroded due to the demolition of existing buildings, before new built elements are constructed. The urban grain of surrounding areas within the study area will be unaffected by construction.	Medium	Moderate	ADV	ST	IND	T	IRR
		Completed Development: The proposal will establish a slight increase in built footprint from existing. It will achieve a coherent urban grain on the site, complementing the existing grid pattern. The grid pattern responds to the neighbouring Spinningfields, with the built form creating a more coherent grain and character across the wider area. The proposal achieves a small transition in urban grain from existing to proposed.	Medium	Moderate	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude and Nature of Impact	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial (BEN), Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
Land Use	Medium	Demolition and Construction: Direct impacts on the land uses within the site through the demolition of existing Manchester College building.	Medium	Moderate	ADV	ST	D	P	IRR
		Completed Development: The land uses proposed will create a more active site. The proposals of offices and workspace will fit within the existing Spinningfields character area and its predominant land uses of modern offices and restaurants and cafes on the ground floors. Proposed ground floor uses of food and beverage will activate the streets and encourage activity in the area.	Medium	Moderate	BEN	LT	D	P	IRR
Building Heights	Low/ Medium	Demolition and Construction: Direct impacts on building heights within the site through the demolition of existing commercial buildings.	Medium	Moderate	ADV	ST	D	P	IRR
		Completed Development: Building heights will increase on the site, up to 20 storeys. Upper storeys of the building have been recessed, limiting their impact on surrounding visual amenity. The increased scale of the building enhances the sense of arrival into Spinningfields, creating a more positive relationship between the built form and its context at its gateway position. Vertical greening within the south east facade of the building proposal helps to break down the scale and creates an attractive building edge along New Quay Street and its interface with Enterprise City.	Medium	Moderate	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude and Nature of Impact	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial (BEN), Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
Movement and Linkages	Medium	Demolition and Construction: The character and quality of existing routes would be adversely affected due to the proximity of general construction works and construction vehicle traffic. The Bee route along the northern edge of the site may be impacted on due to construction works. There are not predicted to be any indirect impacts on the wider movement network.	Medium	Minor	ADV	ST	D	T	IRR
		Completed Development: The proposals include a high quality entrance for pedestrian access into the building on the south-east corner. This would then form a positive interface and strong north-south connection with the neighbouring Enterprise City and Spinningfields developments. Strong linkages north-south to central Manchester would be maintained and enhanced. Improvements to the public realm will encourage activity around the building. Landscape proposals include an electric bike charging point encouraging cyclist access from the Bee route to the north of the site. Proposals include a loading bay to the northern edge of the site, replacing the poor quality surfacing with high quality hardworks.	Medium	Moderate	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude and Nature of Impact	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial (BEN), Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
Public Realm and Public Open Space Network	Medium	Demolition and Construction: The character and quality of the existing open space would be adversely affected due to the proximity of general construction works and construction vehicle traffic.	Small	Minor	ADV	ST	IND	T	R
		Completed Development: Public realm proposals include a rain garden along New Quay Street which will positively contribute to the interface with the street and the northern edge of Enterprise City. Rain garden proposals will create a green street and alleviate surface water on the street. Building proposals include a green facade on the south-east corner/edge which creates a positive edge with the existing pocket of green space and the semi-mature trees, New Quay Street and the gateway position along Gartside Street leading to Spinningfields.	Small	Moderate	BEN	LT	D	P	IRR
Site character	Low	Demolition and Construction: The character of the site would be adversely affected due to the proximity of general construction works and construction vehicle traffic throughout the demolition and construction phase. The adverse effects are predicted to reduce through the course of the construction period.	Medium	Moderate	ADV	ST	D	T	R
		Completed Development: The proposed development would result in a comprehensive enhancement to townscape character, townscape receptors, landscape character and quality, movement and linkages and public open space. Building proposals include ground floor use to activate New Quay Street and Gartside Street, as well as an enhanced corner entrance at the gateway of the site, creating a positive interface with the public realm. Rain gardens and cycle stands will create a pedestrian and cyclist friendly environment.	Large	Moderate	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
1: View south east from A6042 ring road	Medium	Demolition and Construction: The demolition works would be largely screened behind existing development. The construction works would be partially screened due to existing development, however the upper portions of the construction works will be partially visible above the NCP carpark	Negligible	Minor	ADV	ST	D	T	R
		Completed Development: The proposed development will be largely screened behind existing development. The upper portions of the proposed development will be partially visible beyond the existing building line, resulting in a small change in the view which will not affect the overall the composition or appreciation of the view. The proposed development would appear consistent with the height and massing of other existing development within the view. The Beetham Tower will remain a key focus in the background of the view.	Negligible	Minor	NEUT	LT	D	P	IRR
2: View south east from Irwell Street	Medium	Demolition and Construction: The demolition works would be largely screened behind existing development. The construction works would be partially screened due to existing development, however the upper portions of the construction works will be partially visible above the NCP carpark.	Small	Minor	ADV	ST	D	T	R
		Completed Development: The proposed development will be partially screened behind existing development. The upper portions of the proposed development will be partially visible above the existing building line, resulting in a small change in the view which will not affect the overall the composition or appreciation of the view. The proposed development would appear consistent with the height and massing of other existing development within the view. The Beetham Tower will remain a landmark feature in the backdrop of the view.	Small	Minor	NEUT	LT	D	T	IRR

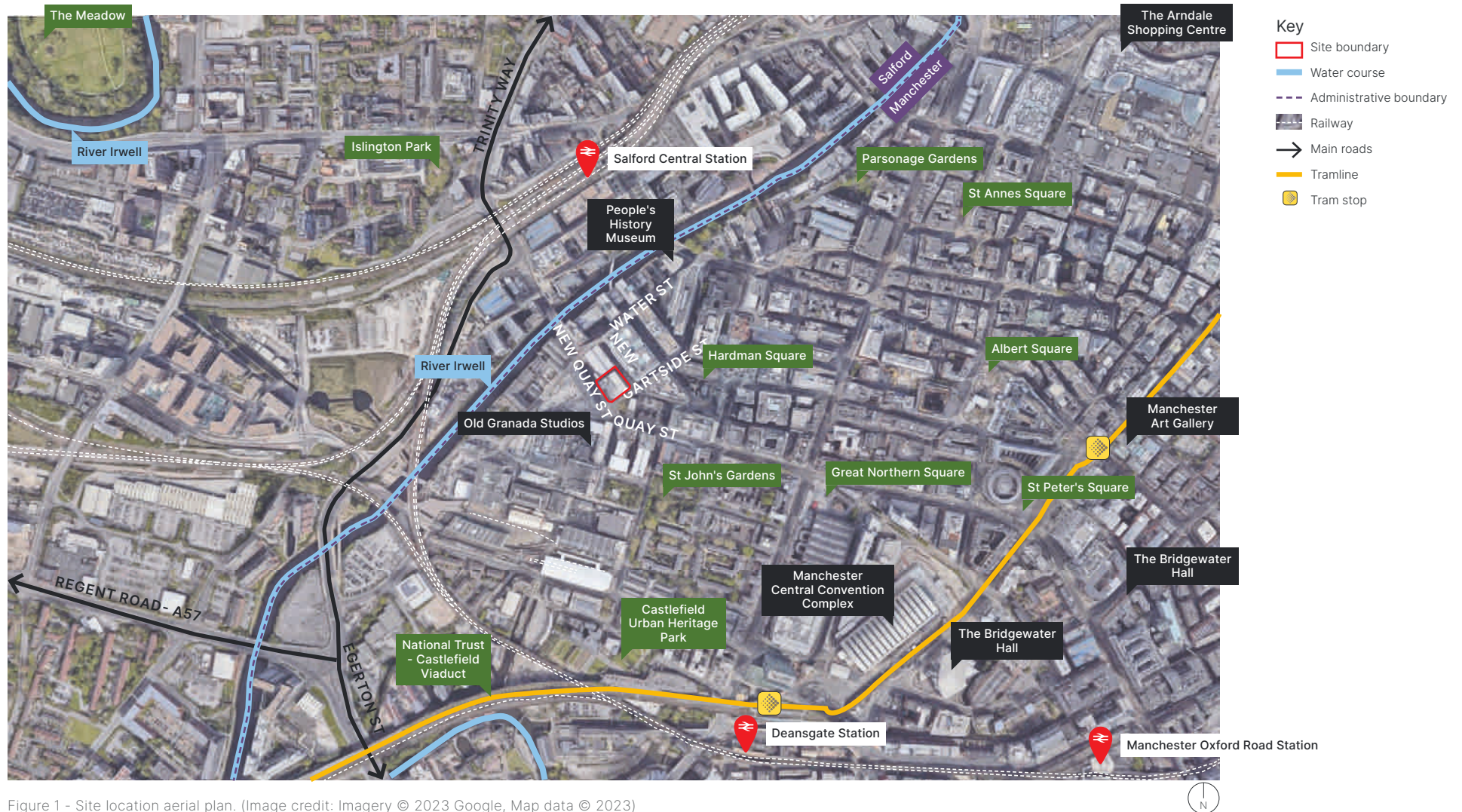
Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
3: View south west from Gartside Street	Low/medium	Demolition and Construction: The demolition works would be clearly visible due to the proximity of the viewpoint to the site. Existing development in the foreground of the view would provide partial screening of the demolition and construction works. The construction works would result in a perceptible change in the view.	Medium	Minor	ADV	ST	D	T	R
		Completed Development: The proposed development would be partially screened behind existing development. The development would form a clearly noticeable change in the composition of the view due to the increased height of the proposed development. The proposed development would be in keeping in terms of scale, massing and height with the existing development within Spinningfields, and would reinforce the existing building line and character.	Medium	Minor	BEN	LT	D	P	IRR
4: View west from A34 Quay Street	Medium	Demolition and Construction: The demolition works would be visually screened behind existing development. Existing development in the foreground of the view would provide partial screening construction works. The construction works would result in a perceptible change in the view.	Negligible	Minor	ADV	ST	D	T	R
		Completed Development: Partial, glimpsed views of the proposed development would be available. The proposed development would be in keeping with the existing character of contemporary development within the view, and would not materially affect the composition or appreciation of the view. The curved elevation and planted balconies will form a positive landmark addition to the view, and will contribute positively to the diversity of built form and visual interest within the city centre.	Negligible	Minor	BEN	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
5: View west from Byrom Street	Low/medium	Demolition and Construction: The construction works would be largely screened behind existing development in the backdrop of the view. Construction works would be partially visible above the roofline of 4 storey development on Gartside Street. The construction works would cause a clearly noticeable change in the character of the view.	Medium	Minor	ADV	ST	D	T	R
		Completed Development: The development would be partially visible above existing development along Gartside Street and would obscure existing views to the Globe Building. The proposed development would result in a clearly noticeable change in the view, however the proposed development would be in keeping with existing contemporary built development within the view, and will extend the Spinningfields character area. The building materials create a high quality addition and landmark element to the view.	Medium	Moderate	BEN	LT	D	P	IRR
6: View from St John's Gardens	Medium/high	Demolition and Construction: There would be no change in the view during the demolition and construction phases due to screening from intervening built form. The construction works would not result in a perceptible change to the existing view.	No Change	Negligible	NEUT	ST	D	T	R
		Completed Development: The proposed development would be screened behind existing built development that enclose the park. The proposed development would not result in a perceptible change in the composition of the existing view.	No Change	Negligible	NEUT	LT	D	P	IRR

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude	Scale of Effect	Nature of Effect - Adverse (ADV), Beneficial, (BEN) Neutral (NEUT)	Short-term (ST), Medium-term (MT), Long-term (LT)	Direct (D) Indirect (IND)	Permanent (P) Temporary (T)	Reversible (R) Irreversible (IRR)
7: View north from Atherton Street	Low	Demolition and Construction: The demolition and construction works would be clearly visible in the view due to the proximity of the site and focus within the view. Construction works are currently characteristic of the view due to the ongoing renovation works to the former Granada Studios buildings. However, the construction works would cause a substantial change in the view.	Large	Moderate	ADV	ST	D	T	IRR
		Completed Development: The proposed development would result in a substantial change in the character of the view. The proposed development would form a prominent new feature in the view, which would be in keeping with the existing tall buildings which currently characterise the backdrop of the view. The proposed development would extend the Spinningfields character south towards Quay Street. The new public realm proposals would be visible and would enhance the streetscene in the foreground of the view. The materials would create a high quality new landmark within the view, which would be enhanced by the green balcony planting proposals which add visual interest.	Large	Moderate	BEN	LT	D	P	IRR
8: View south east along New College Street	Low	Demolition and Construction: The demolition and construction works would be visible at close-range within the view. The construction works would be clearly noticeable within the view.	Medium	Moderate	ADV	ST	D	T	R
		Completed Development: The proposed development would form a prominent new feature in the view, which would be in keeping with the existing tall buildings which characterise the backdrop of the view. The proposed development would positively enclose the street and be consistent with the existing building line. The new public realm proposals would enhance the streetscene. The materials add visual interest and reinforce the Spinningfields character.	Medium	Moderate	BEN	LT	D	P	IRR

Appendix 1: Figures

1. Site location



2. Historical development



Figure 2a - 1842

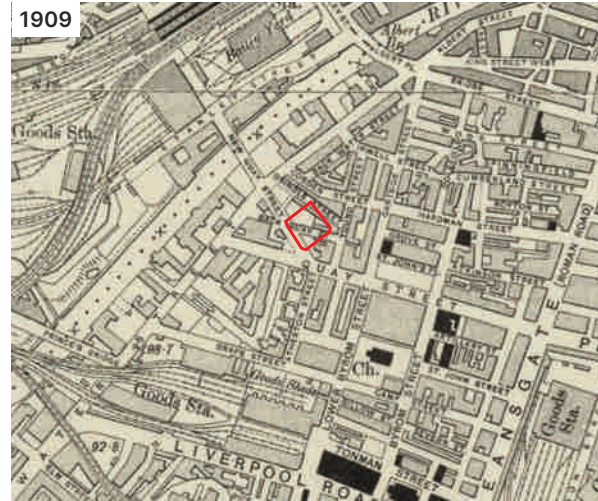


Figure 2b - 1909



Figure 2c - 1952



Figure 2d - 2022

Key
[Red square] Site boundary



3. Townscape Character Areas

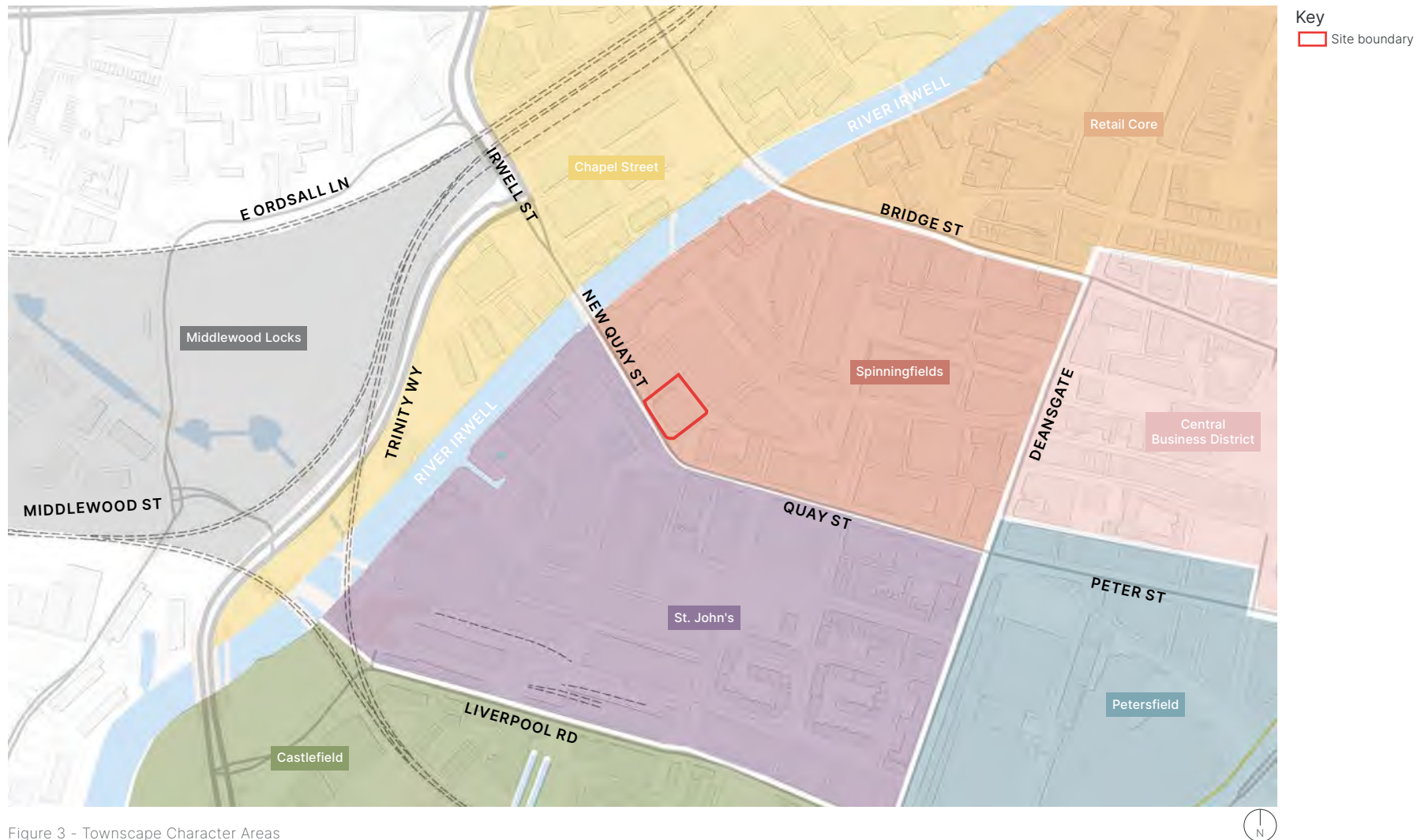


Figure 3 - Townscape Character Areas

4. Heritage designations

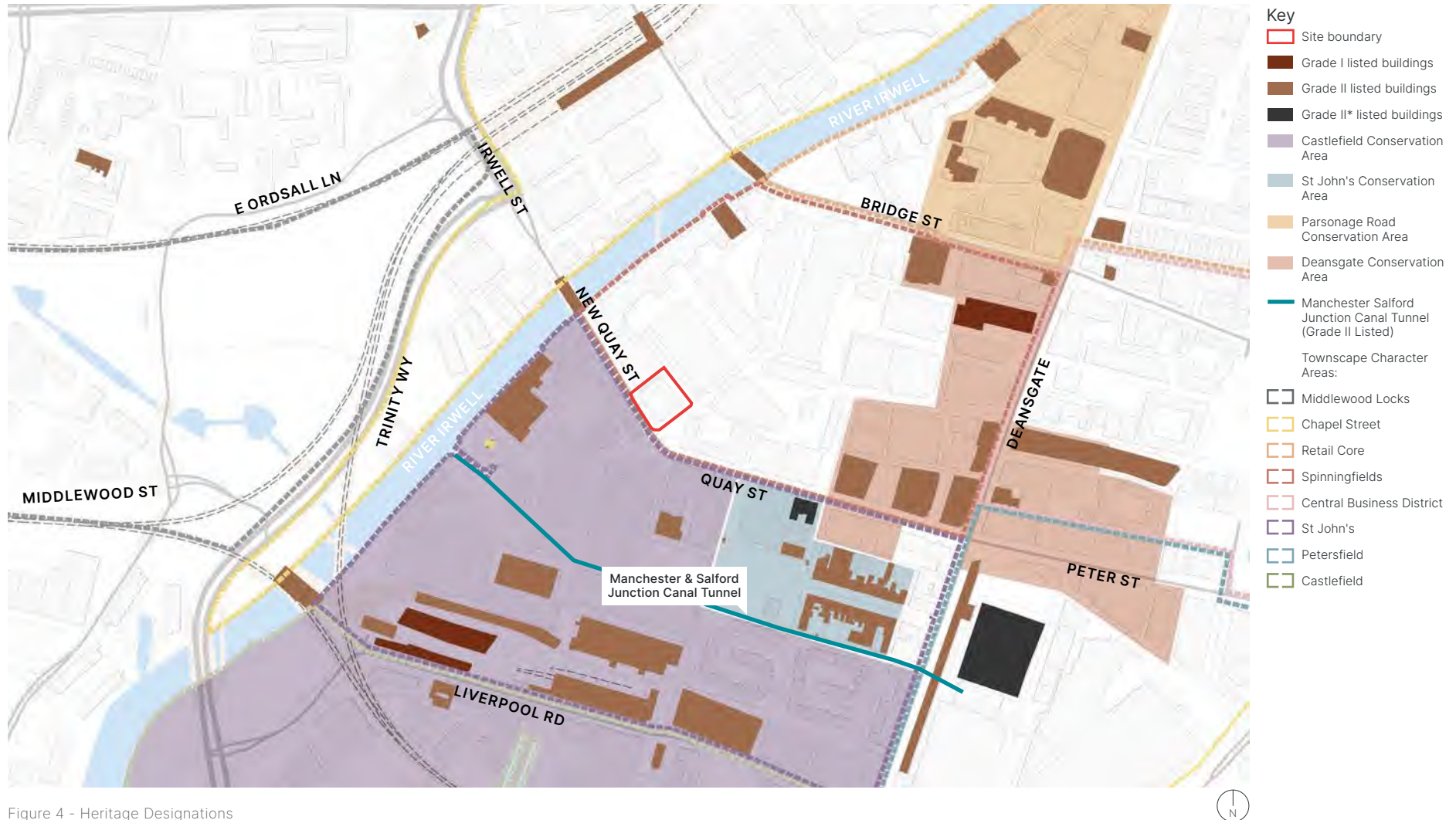


Figure 4 - Heritage Designations

5. Urban grain



Figure 5a - Urban grain existing



Figure 5b - Urban grain proposed

6. Land use



Figure 6a - Land uses existing

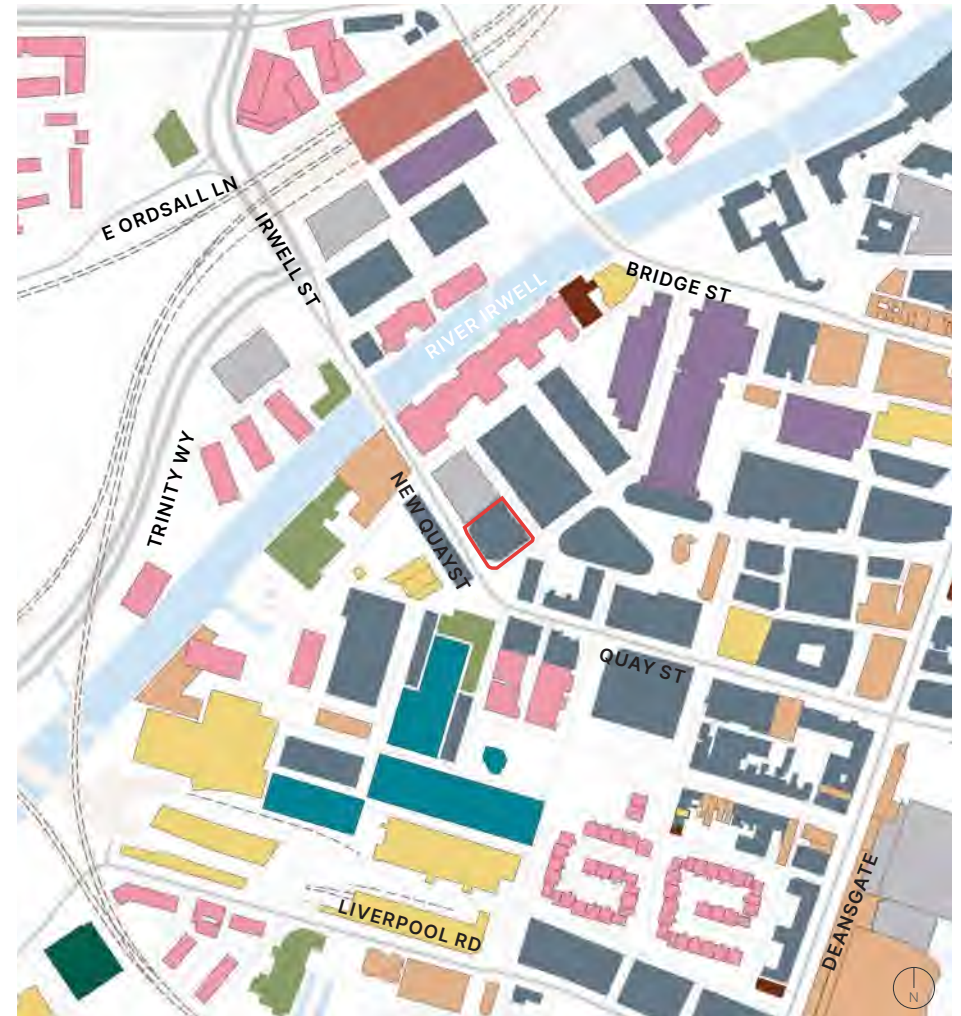


Figure 6b - Land uses proposed

7. Building heights

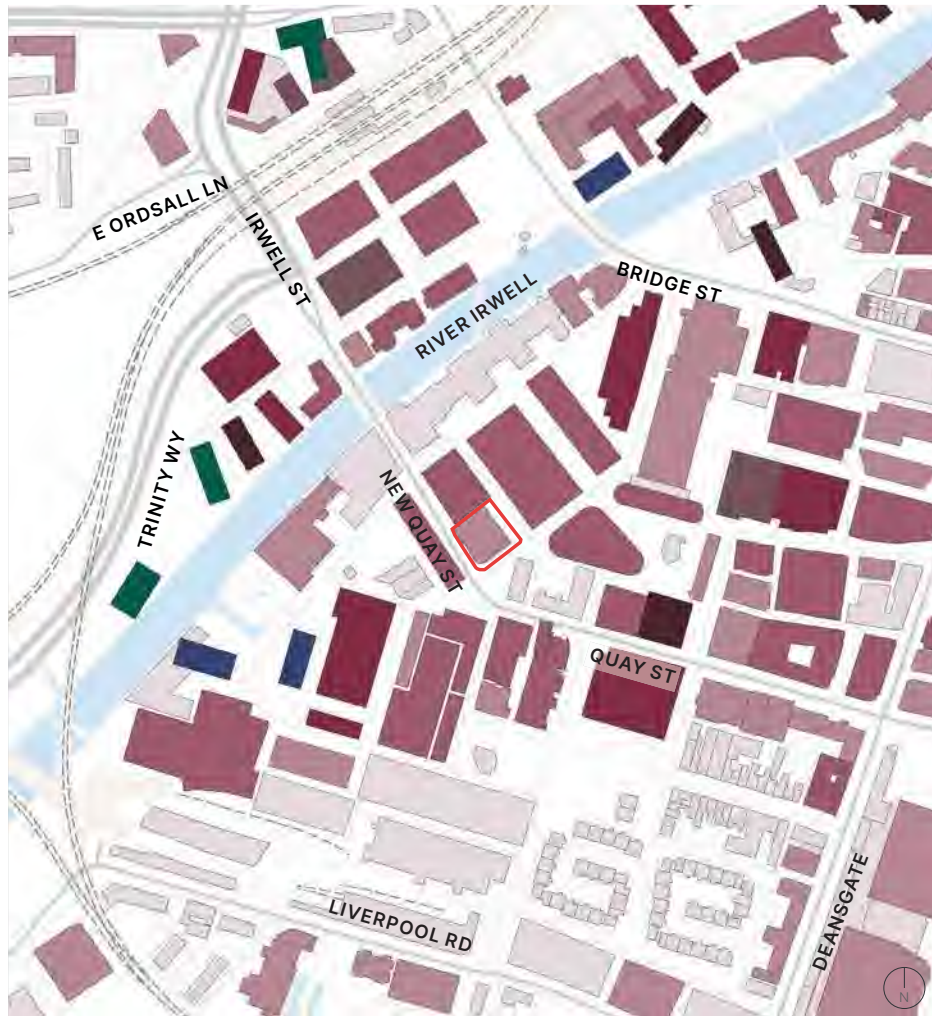


Figure 7a - Building heights existing

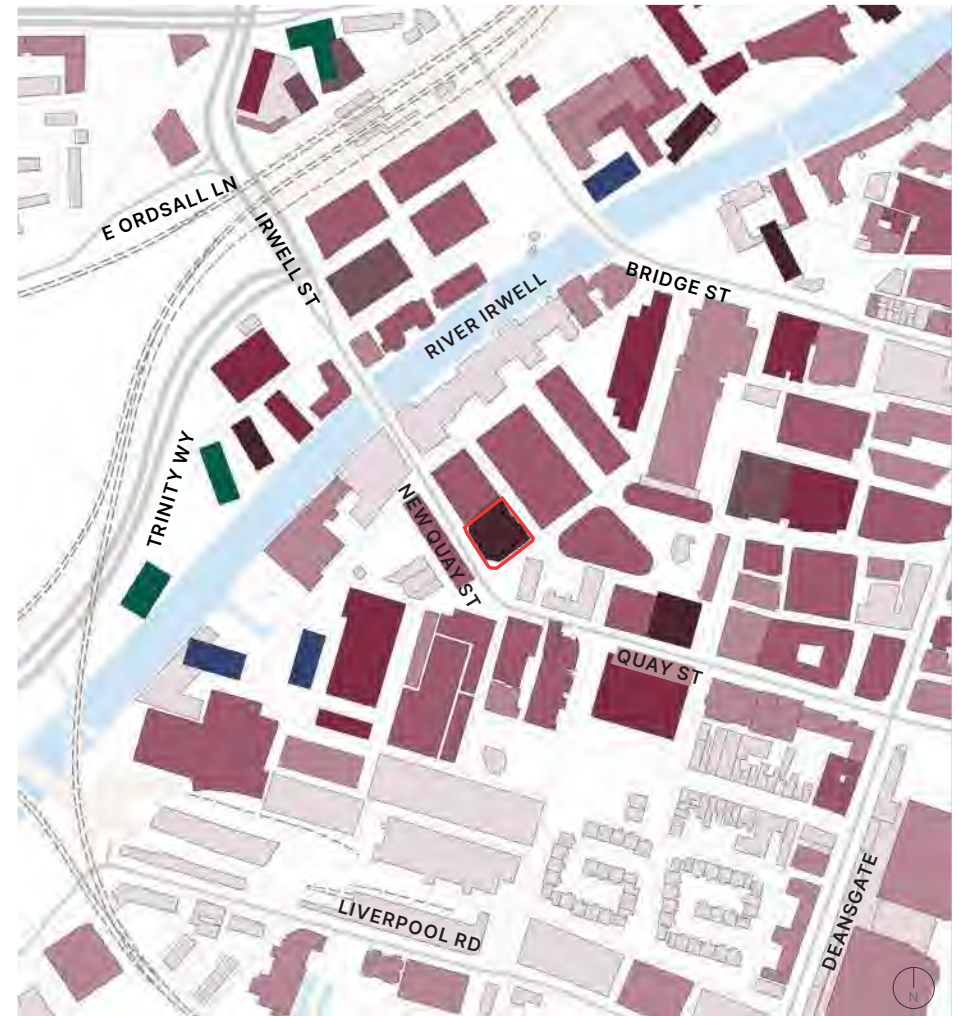


Figure 7b - Building heights proposed

8. Movement and linkages



Figure 8a - Movement and linkages existing



Figure 8b - Movement and linkages proposed

9. Public Realm and Public Open Space Network

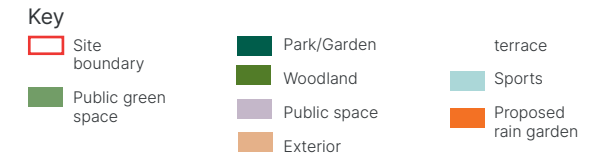


Figure 9a - Environmental designations and public open space existing

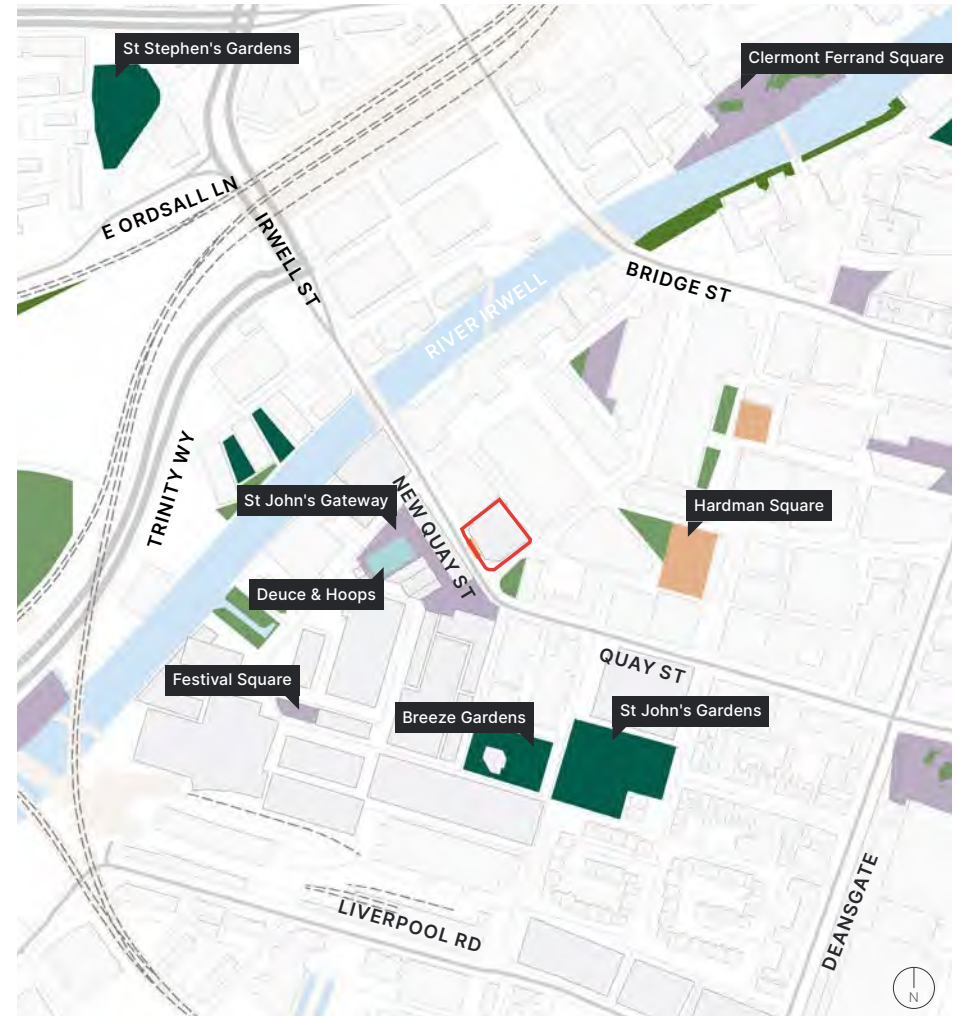


Figure 9b - Environmental designations and public open space proposed

10. Site character

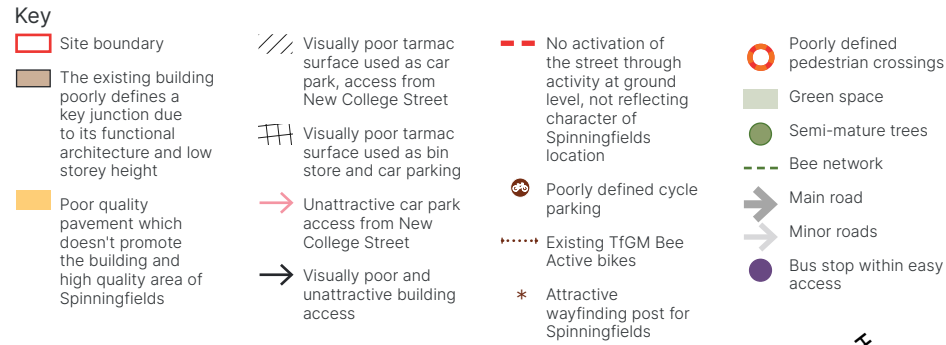


Figure 10a - Site character existing

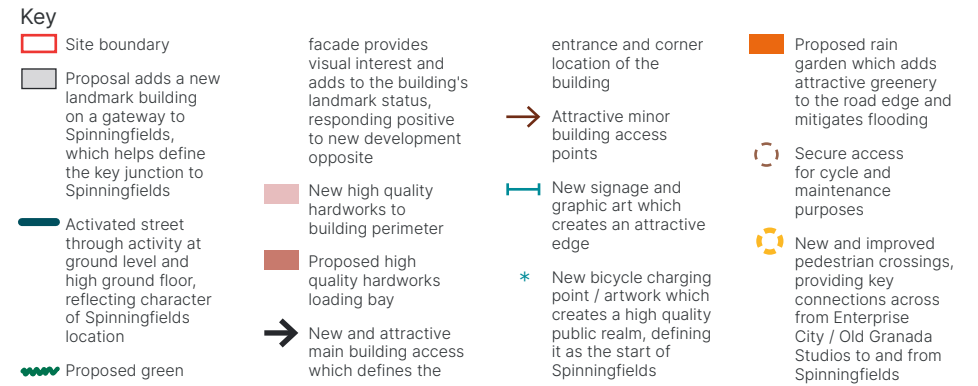


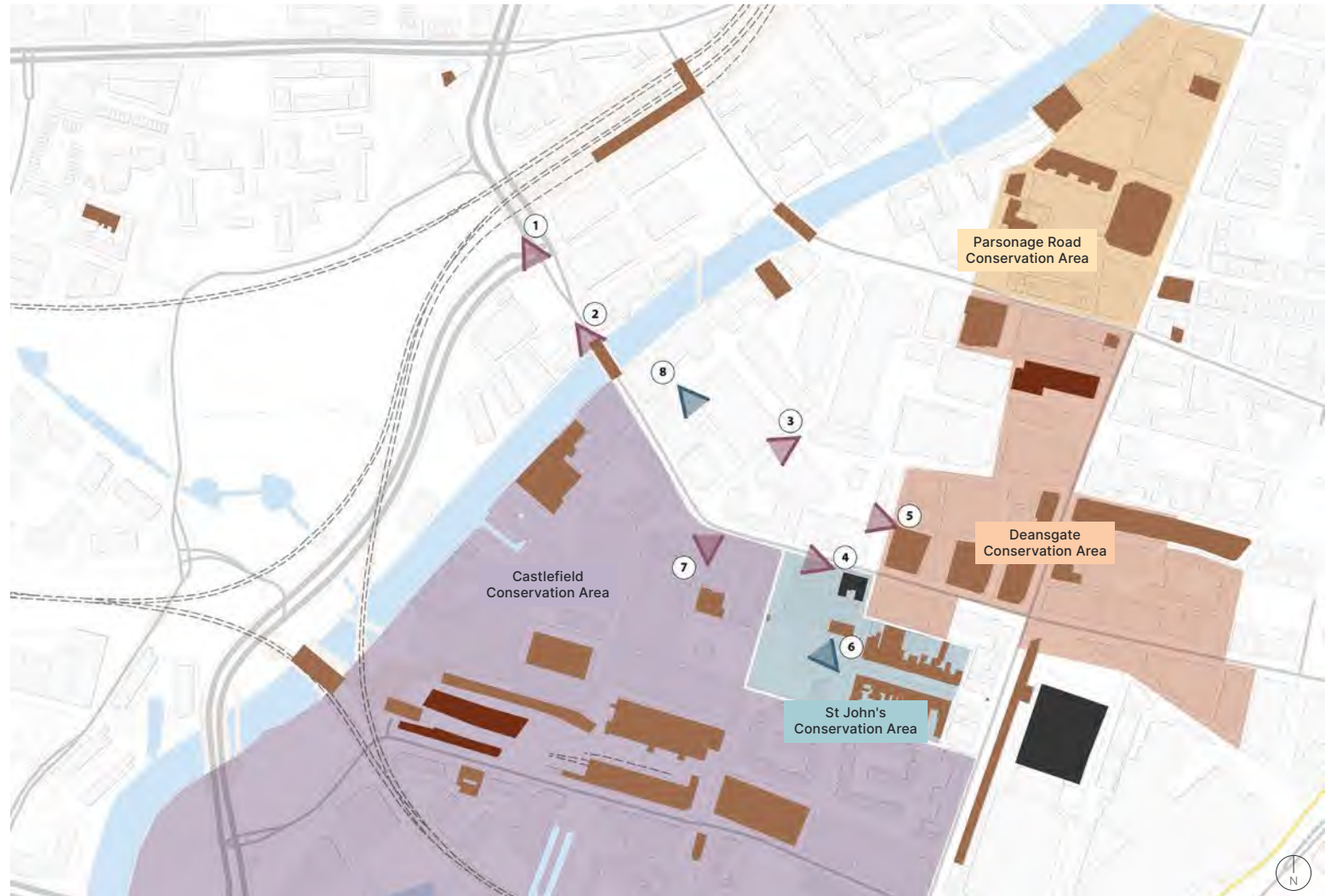
Figure 10b - Site character proposed

Appendix 2: Views and Photomontages

11. Viewpoints plan

Key

- Site boundary
- Grade I listed buildings
- Grade II listed buildings
- Grade II* listed buildings
- Key viewpoint - fully rendered view
- Key viewpoint - wireline view
- 1. View south east from A6042 ring road
- 2. View south east from Irwell Street
- 3. View south west from Gartside Street
- 4. View west from A34 Quay Street
- 5. View west from Byrom Street
- 6. View from St John's Gardens
- 7. View north from Atherton Street
- 8. View south east along New College Street



Key viewpoints and heritage assets

View 1: Baseline photograph | View south east from A6042 ring road



View 1: Fully rendered photomontage | View south east from A6042 ring road



View 2: Baseline photograph | View south east from Irwell Street



View 2: Fully rendered photomontage | View south east from Irwell Street



View 3: Baseline photograph | View south west from Gartside Street



View 3: Fully rendered photomontage | View south west from Gartside Street



View 4: Baseline photograph | View west from A34 Quay Street



View 4: Fully rendered photomontage | View west from A34 Quay Street



View 5: Baseline photograph | View west from Byrom Street



View 5: Fully rendered photomontage | View west from Byrom Street



View 6: Baseline photograph | View from St John's Gardens



View 6: Wireline photomontage | View from St John's Gardens



View 7: Baseline photograph | View north from Atherton Street



View 7: Fully rendered photomontage | View north from Atherton Street



View 8: Baseline photograph | View south east along New College Street



View 8: Wireline photomontage | View south east along New College Street



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