

Charles Street

Townscape and Visual Impact Appraisal



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Charles Street, Manchester

December 2023

Turley

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Client

Jadebricks (Charles Street) Ltd

Our reference

JADM3002

December 2023

1. Introduction

- 1.1 This Townscape and Visual Impact Appraisal (TVIA) has been prepared by Turley Townscape and VIA to accompany the detailed planning application for the proposed PBSA development at Charles Street, Manchester. The TVIA has been prepared on behalf of Jadebricks (Charles Street) Ltd (the 'Applicant') and assesses the effect of the Proposed Development on the townscape and visual receptors of the Site and its surroundings.
- 1.2 The proposals (the 'Proposed Development') comprise:
- "Full planning permission for the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works".*
- 1.3 The TVIA should be read in conjunction with the Design and Access Statement (DAS) and drawings that supports this application produced by the architects SimpsonHaugh and Partners, the visualisations prepared by Our Studio, and Heritage Statement prepared by Turley Heritage.
- 1.4 National and local planning policy provides further guidance with regard to the requirement for assessment of both townscape and visual impacts, in relation to new development and design. This underpins the purpose and structure of this report and is summarised in **Appendix 1**.

Structure of the Report

- 1.5 The TVIA report is set out in five sections with supporting appendices. This introductory **Section 1** provides a summary of our approach and methodology for the assessment of townscape and visual impacts for development on Site. This is followed by **Sections 2 and 3** which assess the baseline situation of the Site and provides a proportionate baseline assessment of townscape character and visual amenity.
- 1.6 **Section 4** provides an assessment of the effects of the Proposed Development on the baseline situation, using the methodology as set out in **Appendix 2**. A summary of the findings is set out at the end of the document within **Section 5**. The TVIA is supported by a Zone of Theoretical Visibility (ZTV) map of the Proposed Development, and a series of figures that can be found within and at **Appendix 3** of the TVIA.
- 1.7 Seven representative viewpoints, agreed in consultation with officers at Manchester City Council (MCC), have been used to inform the assessment of potential townscape and visual effects. Accurate visualisations have been prepared for each of the representative views; the visualisations and baseline photography are provided at full size and with associated methodology produced by specialist consultant Our Studio Ltd in **Appendix 4**.

Site Location and Description

- 1.8 The Site is located within the southern portion of Manchester City Centre. It is situated along Charles Street at the junction with York Street, and extends toward the

Manchester South Junction and Altrincham Railway ('MSJAR') Viaduct, to the north-east. The Site Location Plan is shown below as **Figure 1.1** and included in **Appendix 3 (Supporting Figure 1.1)**.



Figure 1.1: Site Location (red line) and 500m Study Area (red dashed line)

- 1.9 The Site is broadly a rectangular shaped area of land previously used for car parking, but currently surrounded by hoarding. The Site is not publicly accessible.
- 1.10 The northern boundary is formed by the MSJAR Viaduct and follows the existing property boundary line with a vehicle test centre which occupies two of the viaduct arches. The western and southern boundaries of the Site are defined by York Street and Charles Street respectively. The recently built Maldron Hotel at 16 storeys is located to the immediate west of the Site on the opposite side of York Street. To the south and on the opposite side of Charles Street is the 'Circle Square' development, which includes buildings rising to 36 storeys. The eastern boundary of the Site is defined by the existing property boundary with Bracken House at 9 storeys, a former office block converted to residential uses and incorporating a nursery at ground floor.
- 1.11 This part of the City Centre is densely developed, with new developments including tall buildings having come forward in recent years in the area surrounding Oxford Road (A34) and adjacent to Manchester Oxford Road railway station.



Figure 1.2: View towards the Site from Charles Street looking northwest into the Site, Maldron Hotel (16 storeys) can be seen to the left of the view; and Bracken House (9 storeys) is partially visible to the right of the view.



Figure 1.3: Views towards the Site from the junction of Charles Street and York Street; the Site and hoarding visible in the foreground.

Study Area

- 1.12 The principal study area for this assessment includes both the Site and the surrounding wider context within a 500m radius. This is an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development.
- 1.13 The townscape character assessment considers the Site at a city and local level. The visual assessment considers the existing and potential views within a 500m radius from the Site boundary. This has been informed by the production of a computer-generated Zone of Theoretical Visibility (ZTV) which identifies where in the surrounding townscape the Proposed Development is likely to be visible. Initially a ZTV was prepared at 2km which demonstrated the limited locations in which the Proposed Development would be visible (**Supporting Figure 1.2a of Appendix 3**). Following on from this analysis, this ZTV was refined to the 500m Study Area. The Site boundary, Study Area and ZTV are identified within **Supporting Figure 1.2b of Appendix 3**.
- 1.14 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were identified, along with a number of supporting representative views from a selection of these key visual receptors that could be tested to better appreciate the likely visual effects of the Proposed Development within its townscape context. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. The desk study included a review of any relevant characterisation studies published by the local planning authority.
- 1.15 A field study was undertaken by an experienced townscape consultant (chartered landscape architect) from Turley Townscape and VIA in October 2023, during which visibility was very good. The key features of the Site and surrounding townscape were verified, and our initial representative viewpoints were explored and confirmed as appropriate. This was accompanied by the identification of local townscape character areas within the Study Area to help describe the wider surroundings of the Site and understand how the development may affect the surrounding townscape. The field study also involved travelling through the study area and producing a working photographic record of the area.

Methodology

- 1.16 The TVIA is based on the methodology set out in the following guidance:
- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
 - Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017); and,
 - Visual Representation of Development Proposals 2019 (Landscape Institute Technical Information Note 06/2019).
- 1.17 The TVIA methodology is set out at **Appendix 2** to this report. In summary, the baseline conditions of the existing townscape character and representative views of the Site and the surrounding area were established. The Proposed Development was then

considered, and from this the potential degree of 'effect' on the first day of operation was predicated and assessed.

Pre-application Engagement

- 1.18 This application submission has been informed by pre-application engagement with officers at MCC and consultation with other key stakeholders. The design for the Proposed Development has evolved in response to the advice received throughout this process.

2. Baseline Townscape Appraisal

Introduction

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

Published Characterisation Studies

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

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

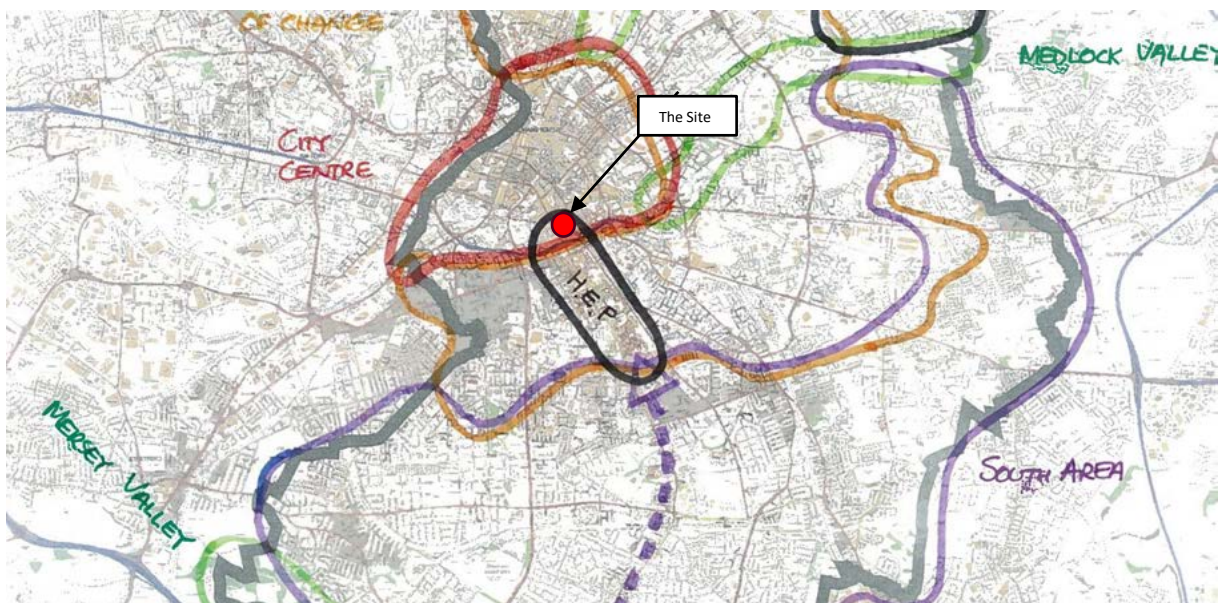


Figure 2.1: Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) showing the Site Location as a red dot

- 2.3 The Application Site is situated within the 'City Centre' Strategic Character Area. The description of the character is provided below under the given headings:

"Underlying natural form"

The City Centre stands on a gentle spur of land extending from the east within the area of gentle transition between the higher land to the north and lower, flatter land to the south and is bounded on three sides by the valleys of the Rivers Irwell, Medlock and Irk.

The ground levels of the current day City Centre also gently respond to the remaining impression left by lesser, and now culverted, water courses such as the River Tib and Shooters Brook that cross the area.

Urban form

The urban form is one of contrasts. Despite an urban history dating from Roman times, the principal remaining influence of the pre-Victorian era on the City Centre urban form is the street pattern in the historic core and routes that radiate from it and that respond organically to topography and other landscape features.

While some built form remains of both Medieval and Georgian Manchester, the core area is principally a mix of development from the Victorian period onwards with some localities often displaying a predominance of a particular age and style of built form and others having a more eclectic mix. A series of colliding street grids - with origins in the Georgian period but mainly dating from the Victorian period - have informed both the original and subsequent built development and the legibility and permeability of the City Centre. The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings. Other than open spaces relating to transport infrastructure, the core has a relatively modest amount of open space (when compared to built floorspace) principally in the form of larger, high quality civic spaces but also with some smaller, much greener and less formal public gardens. The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.

The urban form around the core reflects the economic, social and physical dynamic of the city's on-going evolution and transition from the core to the outer areas. It contains a mix of building ages, types and quality but with a predominance of often lower scale built form, a greater sense of space and lower density arising from areas of cleared, previously developed land.

Mancunian Way forms a more distinct boundary to the southern edge of the City Centre than elsewhere along the remainder of the Inner Relief Route or along the River Irwell where the City Centre character extends outwards.

Use, activity and movement

The diversity and intensity of use, including over extended periods of any 24 hour day, reflects the regional (as well as city) centre role of the area. The predominant use in any particular part of the City Centre can vary in relatively short distances to give pockets with particular use and activity characteristics. However, the over-riding character of the core area is a dense mix of nonindustrial commercial uses, a predominance of regionally and locally significant uses and activities (including events) and a notable number of residential apartments. By comparison, outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use. The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards.

Activity in the City Centre, in part, derives from the area as the focus of road, water and rail routes which often have historic origins that continue to both inform the development of the City Centre and contribute to its distinctive appearance and character. Particular activity 'hot-spots' can occur where routes cross and opportunities to change travel mode are presented such as at railway stations, and tram and bus stops."

- 2.4 The Application Site also lies within northern portion of the "Higher Education Precinct (HEP)". The description of the character is provided below under the following headings.

"Underlying natural form

The locality where the City Centre and HEP character areas merge is demarcated by the gentle, but noticeable, valley slopes in the immediate vicinity of the River Medlock from which the HEP stretches away southeastwards, following Oxford Road, as a relatively level area.

Urban form

The main Oxford Road highway runs centrally through the length of this area and, prior to the mid 1700's, would have passed through largely open countryside.

The character of the area today is very much linked to Oxford Road as the focus of the city's major education and medical facilities in a significant number of often large, institutional buildings. These clearly relate to and define the Oxford Road frontage and give the wider area a particular sense of scale and gravitas. A number of these imposing buildings date from the later 1800's and often are in stone but also some in red brick with Portland stone or terracotta detailing. Many are from the 1950's onwards and set in soft landscaped areas and represent every period of the modern era in terms of style and elevation materials, and this process of evolution continues today with recent and on-going development at the hospital and two universities.

There still remain some limited examples of the original development of the area for higher status villas and town houses for the wealthy moving out of the urban core as it began to industrialise. However, underlying the area is the still legible but fragmented grid-street pattern that was laid down when the area was subsequently overwhelmed by workers housing of the 1800's including to serve new mills in the vicinity of the township of Chorlton-upon Medlock. Virtually all trace of the residential areas was swept away as part of their 1950's and 1960's comprehensive redevelopment, but vestiges of often domestically scaled civic and commercial buildings that served the township still survive - principally along the Oxford Road frontage and around All Saint's Square that was an integral part of the grid-iron.

Use, activity and movement

Not unexpectedly the area is dominated by the educational and hospital uses either directly or with ancillary uses and activity. The HEP, particularly during university term-time, is a highly active and vibrant extension to the City Centre including into the night-time. The Oxford Road frontage is particularly busy with a host of student facilities, performance venues, museums, shops and bars. In contrast, since being established in

the late 19th Century, Whitworth Park (at the southern extent of the HEP) has remained as a large and more relaxed green public space of sweeping lawns and mature tree planting for recreation and occasional events.

Oxford Road is an extremely busy pedestrian and vehicle route which heightens the overall sense of activity along its entire length. Other than for a limited number of east-west roads it is pedestrians that predominantly permeate the area between (but without often reaching) the Cambridge Street and heavily trafficked Upper Brook Street routes that broadly define the HEP to the west and east respectively.”

Local Townscape Character Areas

2.5 In order to define townscape character receptors at a scale appropriate to the Site and study area, local Townscape Character Areas (TCAs) have been identified as part of our assessment. In the process, local level changes in characteristics that relate to physical elements or features and historic development, as well as how a place is perceived, have been considered. This has identified three TCAs which are illustrated below in **Figure 2.2** and within **Supporting Figure 1.3 of Appendix 3**.

2.6 The Local Townscape Character Areas defined as part of this assessment are:

- TCA1: University Buildings, Living and Ancillary Uses.
- TCA2: Manchester City Centre Mixed Use Areas.
- TCA3: Whitworth Street and George Street Conservation Areas.

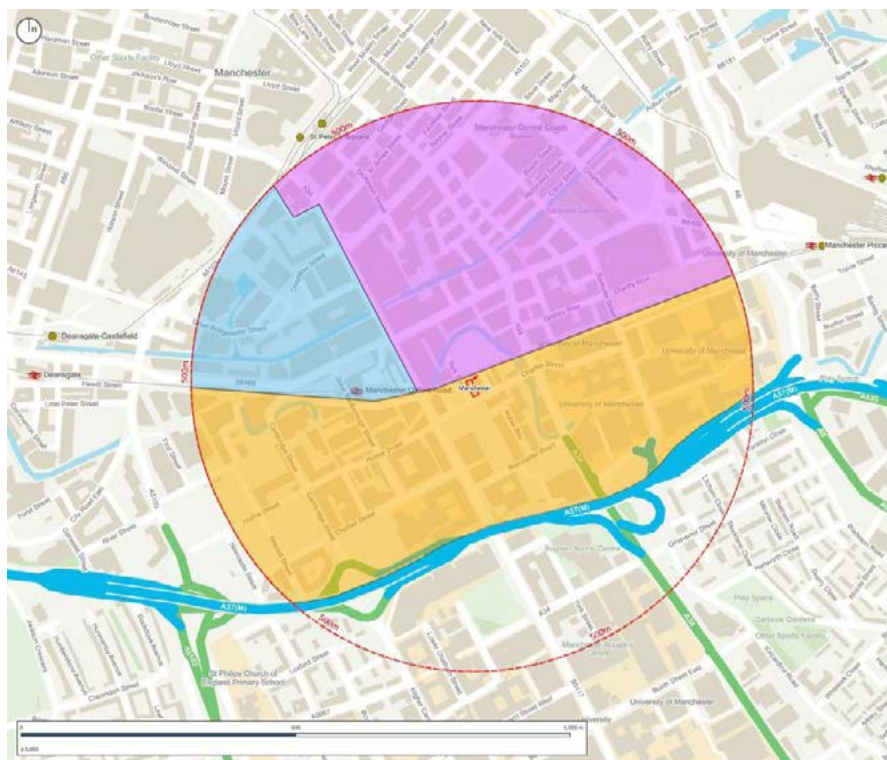


Figure 2.2: Townscape Character Areas

TCA1: University Buildings, Living and Ancillary Uses

- 2.7 This townscape character area includes the Site the streets which extend south from the railway line and viaduct towards the A57(M) Ring Road. The character area covers the various university buildings including lecture halls and the library. The key characteristics include:
- Gently falling topography, north, towards the River Medlock.
 - Oxford Road is a primary link through the area with 2 lanes for traffic, a bus lane, as well as generous wide footpaths and segregated cycle lanes on both sides of the route; this is a popular and well-known link between the City Centre and universities.
 - Built form is laid out on a fragmented grid street pattern.
 - Buildings are predominantly formed by institutional buildings associated with the universities.
 - Built form generally has large footprints, interspersed with smaller scale buildings of student accommodation.
 - Some Grade II listed buildings are located within the area.
 - Recent development has introduced height to character area, with development at Circle Square reaching up to 36 storeys and the Maldron Hotel up to 16 storeys.
 - Limited areas of public realm except for the open space and lawned areas at Circle Square.
- 2.8 TCA1 is considered to be of **Medium Value** contains some isolated townscape features which relate to designated heritage assets, generally an unremarkable townscape, some recent regeneration has introduced vibrancy and a sense of place to the area.

TCA2: Manchester City Centre Mixed Use Areas

- 2.9 This townscape character area is located to the north-west of the Site and covers the areas around Oxford Road Station and the City Centre. The key characteristics of the area include:
- 7 – 10 storeys developments including former industrial warehouse converted to office uses with more contemporary residential development located along Whitworth Street.
 - Primary arrival into the City Centre from the west, including primary road Whitworth Street (B6469), and train viaduct into Oxford Road Station.
 - Limited areas of public realm except for the towpath walking routes along the Rochdale Canal and the Canal Lake.
 - Some listed buildings interspersed through the area, including The Tootal Buildings Grade II*.

- 2.10 TCA2 is considered to be of **Medium Value** as it contains some isolated townscape features which relate to designated heritage assets but is otherwise of unremarkable quality.

TCA3: Whitworth Street and George Street Conservation Areas

- 2.11 This townscape character area is located to the north and northeast of the Site and follows the extent of the Whitworth Street Conservation Area and partially into the George Street Conservation Area. The key characteristics of the area include:
- The area comprises a generally rectilinear grid system that overlays the River Medlock.
 - The topography in the area generally sloped down towards the river to the south.
 - The built form comprises predominantly Victorian and Edwardian listed buildings (Grade II and Grade II*) erected between 1850 and 1920 and reflect the historical importance of the textile industry in the city.
 - The buildings tend to fill the street block with the built form covering the entire site up to the back of pavement, in some location service access is at ground level and passing right through the buildings creating a large opening at the street level with decorative iron gates.
 - The materiality, detailing and heights of the warehouses along Princess Street and Whitworth Street are distinctive to this area and this era of development.
 - Public realm includes the vibrant Gay Village and open spaces along the canal; Saville Street Gardens and the Vimto Garden.
 - There is a large area of hard standing void of development that lays between the Site and the railway viaduct, and the River Medlock; this space is currently used for city centre car parking.
- 2.12 TCA3 is considered to be of **High Value** as it covers both the Whitworth Street Conservation Area and George Street Conservation Area.

Summary

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

Table 2.1: Townscape Character Summary

Townscape Character Area	Townscape Value
TCA1: University Buildings, Living and Ancillary Uses	Medium
TCA2: Manchester City Centre Mixed Use Areas	Medium
TCA3: Whitworth Street and George Street Conservation Areas	High

3. Visual Amenity Baseline Appraisal

- 3.1 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site and local visual receptors likely to be affected by the Proposed Development. The visibility of the Site and extent of its visual envelope was established through both a desktop analysis of the surrounding area and by confirming on Site the localised screening effect of the landform, vegetation and built form.
- 3.2 Representative views were identified, which reflected the character and quality of typical views from the key receptors, and to form the baseline against which the visual effect of the Proposed Development could be assessed.

Extent of visibility

- 3.3 Due to the dense urban grain, and generally consistent building heights in the surrounding streets, the Site is well contained and there is low visibility from the surrounding townscape other than from the adjoining streets. Views of the existing building are limited to the following:
- Charles Street
 - Whitworth Street
 - Hulme Street
 - Circle Square (public open space)
 - Arrival at Oxford Road Station (public open space)
 - The Vimto Garden (public open space)
 - Residents of Bracken House

Local Visual Amenity

- 3.4 The vacant nature of the Site means it is not a prominent feature in views and makes a no contribution to the visual amenity of the local area.

Visual Receptors

- 3.5 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group but views from private residential properties are not normally considered within TVIA/LVIAs as the impact of development on private views is not normally a planning consideration¹ unless visual impacts are considered likely to be so great that they could affect the residential amenity of a property. In this instance, the only property in residential use in close proximity and with potential to be affected by the proposals are those at Bracken House, this building

¹ Aldred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

is temporarily unoccupied. Given the proximity of this to the Site, residents of Bracken House have therefore been included as a visual receptor in this assessment.

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

Table 3.1: Key Visual Receptors

Receptor	Commentary
1 Motorists and pedestrians along Charles Street (RV 1.1)	Charles Street is a secondary route through this southern portion of Manchester connecting Princess Street (a continuation of Upper Brook Street (A34)) and Oxford Road, two of the key highway links and primary routes into the City Centre. The street comprises two lanes of traffic with pavements. The Site fronts onto this street to the immediate north, at the junction with York Street. Views are typically channelled along the road and are characterised by the generally coherent building frontage.
2 Motorists and pedestrians along Whitworth Street (RV 2.1 & 2.2)	Whitworth St is a primary route through the City Centre tracking along a broadly east to west alignment. The streets comprise two lanes of traffic and is generally broad/ generous footpaths. The route tracks passed the Site to the north beyond the railway viaduct and Medlock River. Views are typically contained by high-sided buildings fronting the road and the further west the railway viaduct.
3 Motorists and pedestrians along Hulme Street (RV 3.1)	Hulme Street is a tertiary route through this southern portion of Manchester linking Oxford Road, west, towards Medlock Street. The road and associated pavements are narrow with secondary building elevations edging the back of the pavement. Views are typically channelled along the street and are influenced by the services relating to the respective building functions.
4 Pedestrians within Circle Square (RV4.1)	This is an area of public realm located south of the Site beyond the Circle Square Development. The area is generally well enclosed by built form, and views out of the space are limited, often foreshortened by the intervening development. In some locations at the access into the square there are Channelled views out towards the surrounding City Centre and university buildings.
5 Pedestrians arriving in the City Centre at Oxford Road Station (RV 5.1)	Receptors using this space will typically be arriving into the city centre via rail. The train station approach is an elevated area of shared space with limited access for vehicles. When arriving to Manchester through the station turnstiles there are views across the station approach toward the city centre, tall elements of built form are visible in the middle distance on the skyline.
6. Pedestrians with the Vimto Garden	This is an area of public realm located to the east of the Site beyond Granby Row and the railway viaduct, within the Whitworth Street Conservation Area.

(RV 6.1)	The area is generally well enclosed by the viaduct, mature trees and vegetation, and existing built form. Views out of the space are limited, often foreshortened by built form or filtered through the vegetation. In limited locations there are views out towards the surrounding City Centre developments.
7. Residents of Bracken House	The 9-storey former office block of Bracken House has recently been converted for residential uses. The development includes commercial space at ground level and PBSA apartments above. When occupied, the residents within the apartments facing on to the Site (west) will look out over the Site towards the Maldron Hotel to the west and the train viaducts to the north. Upper storeys would have open views across the train viaduct and surrounding buildings (some of which are listed buildings and form part of the Whitworth Street conservation area). Other apartments within the building look away from the Site towards Charles Street (south) and Makin Street (east).

Representative Viewpoints

- 3.7 Seven representative views have been identified which reflect the character and quality of typical views experienced by the key visual receptors and to form the baseline against which the visual effect of the Proposed Development can be assessed.
- 3.8 A plan showing the location of the viewpoints is provided in **Figure 3.1** below and within **Appendix 3 (Figure 1.4)**. **Table 3.2** sets out further supporting information, including the type of visualisation selected to illustrate the development proposals for each viewpoint.

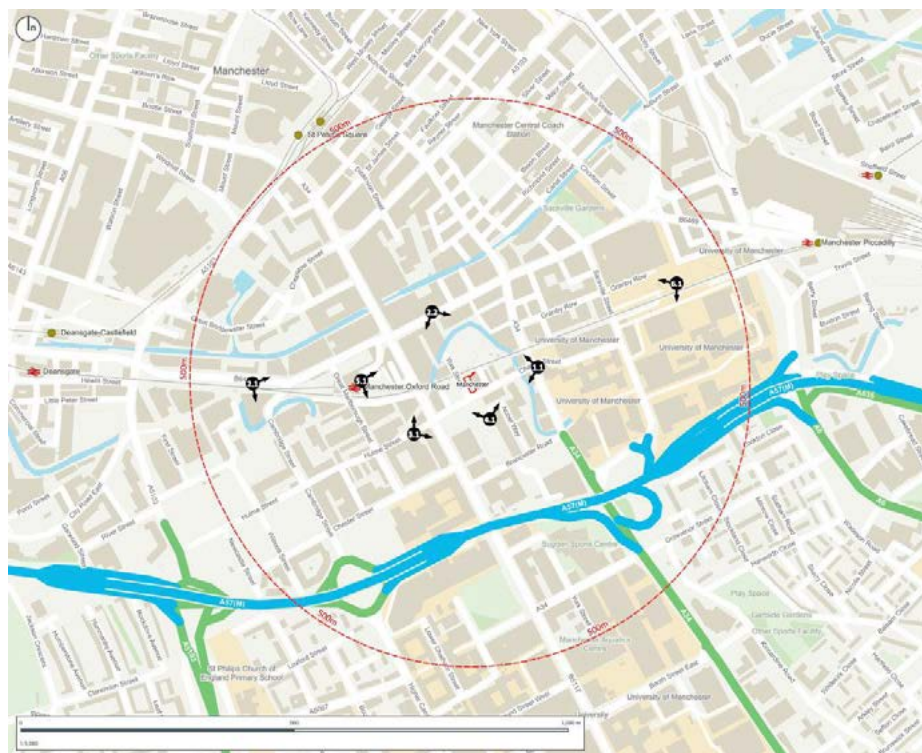


Figure 3.1: Representative Viewpoint Locations

- 3.9 In order to recognise and assess the likely effects of Proposed Development on the identified visual receptors, visualisations have been prepared using different visualisation types. The type of visual representation has been guided by the Landscape Institute's Technical Information *Note 06/19: Visual Representation of Development Proposals* and *GLVIA3* which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. It was recommended that due to the scale of development and sensitivity of the Site that verified Rendered/Photomontage Type 4 visualisations should be produced. The type of visualisations used are identified in **Table 3.2** below.
- 3.10 Rendered views demonstrate the materiality of Proposed Development and its relationship with the existing street scene and neighbouring buildings.

Table 3.2: Representative Views

No.	Location	Visualisation Type	Commentary
RV1.1	View from Charles Street at junction with Princess Street, looking west	Type 4 - render	Illustrates the view from the eastern approach to the Site and representative of users of Charles Street. Representative of views experienced through LTCA 1.
RV2.1	View from Whitworth Street adjacent to the railway viaduct looking east	Type 4 - render	Illustrates the view from the western approach to the City Centre and representative of users of Whitworth Street. Representative of views experienced through LTCA 2.
RV2.2	View from Whitworth Street through a gap in the built form looking south	Type 4 - render	Illustrates the view from within the Whitworth Street Conservation area and representative of users of Whitworth Street. Representative of views experienced through LTCA 3.
RV3.1	View from the eastern portion of Hulme Street to the west of the junction with Oxford Road, looking east	Type 4 - render	Illustrates the view from the western approach to the Site and representative of users of Hulme Street. Representative of views experienced through LTCA 1.
RV4.1	View from within Circle Square, on the eastern side of the square, where there are open channelled views towards the Site, looking north.	Type 4 - render	Illustrates the view from the area of public realm, walking north towards Charles Street on the approach to the Site and representative of users of Circle Square. Representative of views experienced through LTCA 1.

RV5.1	View from the approach and arrival area at Oxford Road station, looking east.	Type 4 - render	Illustrates the view from the train station towards the Site and representative of users of the train station. Representative of views experienced through LTCA 2.
RV6.1	View from the Vimto Garden, looking west	Type 4 - render	Representative of users of the Vimto Garden. Representative of views experienced through LTCA 3.

4. Townscape and Visual Assessment of Effects

Approach to Assessment

- 4.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken in October 2023 following design freeze of the scheme. The assessment is based on the scheme as set out in the Design and Access Statement and the detailed plans, sections and elevations produced by project architects SimpsonHaugh, together with the visualisations produced for the scheme by Our Studio Ltd (set out within **Appendix 4**).
- 4.2 As previously outlined, the methodology and approach in undertaking this impact assessment is summarised in **Appendix 2** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Overview of Proposed Development

- 4.3 The supporting Design and Access Statement prepared by SimpsonHaugh provides a comprehensive description of the scheme design and its approach. This includes a review of how the proposals have responded to the constraints and opportunities of the Site, in particular the relationship to the historical context and the character of the adjoining streetscapes.
- 4.4 A summary of the key elements incorporated into the detailed design proposals to respond to context, are of relevance to this assessment is provided below:
- Replacement of a vacant plot currently behind hoarding and not in use and was previously used as a car park to serve Bracken House.
 - Construction of new built form along York Street and Charles Street comprising a 15 storey, single block, set back at the 9th floor; these levels and setback are determined to create a composition with Maldron and Bracken House and to avoid an overbearing mass on the Charles Street streetscape.
 - Introduction of a purpose-built student accommodation with associated private amenity uses within the building.
 - A contemporary architectural style with references to the adjacent architectural styles of the Whitworth Street Conservation Area.
 - Use of high quality materials with a palette to articulate the facades and reinforce the relationship with the existing buildings and vistas.
 - No single elevation would be expressed as a primary façade; the elevations are paired (North and South, East and West) to draw upon the front/back diagram of Kimpton and similar existing development with the

materiality/language applied to suit visibility of the building and framed vistas.

- The building elevations facing York Street and Bracken House would express function with a rigorous grid of light buff glazed brick and various brick detailing; the western elevation on to York Street would include windows whilst on the eastern elevation windows would be substituted with further brick detailing.
- The southern elevation fronting onto Charles Street and the vista from Circle Square would be ornamented with green tones, with detailing and textures taking cues from the local building vernacular. Materials would include terracotta panels and cladding.
- The Charles Street elevation would be divided into three sections. The upper volume would include wide panel tiles in a vertical pleated effect to be experienced at city scale; the lower volume would include a finer grain of detailing to be read at human scale; and the plinth at the base of the development providing visual interest to the street scene.
- The northern elevation (visible from the Whitworth Street Conservation area) would follow the similar tones and proportions to the upper volume of Charles Street, with flat terracotta panels in vertical pleated effect extending the full elevation creating verticality.
- Perforated aluminium panels would wrap around ground floor level elevations onto the York Street and Charles Street, these decorative panels would open during the summer months to create visibility into amenity spaces and activities at street level.
- The primary entrance to the development is situated at the corner of York Street and Charles Street, and a new nursery entrance would be provided from Charles Street creating active frontages onto both routes.

Sensitivity of Townscape Receptors

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

Table 4.1: Sensitivity of Townscape Receptors

Townscape Character Area	Value	Susceptibility to change	Sensitivity
TCA1: University Buildings, Living and Ancillary Uses	Medium	Low – The Site forms a small portion of this character areas, the TCA1 has a tight urban grain and has a close relationship to the type of development proposed.	Medium - Low
TCA2: Manchester City Centre Mixed Use Areas	Medium	Low –TCA 2 has limited invisibility with the Site the Site and therefore any development within it; in addition to this TCA has a close relationship with the type of development proposed.	Medium - Low
TCA3: Whitworth Street and George Street Conservation Areas	High	Low – TCA3 has a tight-knit urban grain and a prevailing height which limit views out towards the surrounding townscape.	Medium

Sensitivity of Visual Receptors

- 4.6 **Table 4.2** establishes the sensitivity of the visual receptors. This is based on the identification of the value of the view and the susceptibility of change. The latter is established by considering the occupation or activity of people; and extent of attention or interest that may therefore be focused on the views and visual amenity.
- 4.7 Guidance in GLVIA3 notes that the visual receptors most susceptible to change are likely to include: people who are engaged in outdoor recreation whose attention is likely to be focused on the landscape and on particular views; residents at home; visitors to heritage assets; and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with moderate susceptibility to change include travellers on road, rail or other transport routes and visual receptors likely to be less sensitive to change include: people engaged in outdoor sport or recreation; and, people at their place of work whose attention may be focused on their work or activity.

Table 4.2: Sensitivity of Key Visual Receptors

Receptor	Value	Susceptibility to change	Sensitivity
1 Motorists and pedestrians along Charles Street (RV 1.1)	Medium – Views associated with some designated heritage asset Lass O’Gowrie Public House.	Medium – Views and visual amenity likely to be of medium importance to road users.	Medium
2	Medium – Views associated with some designated heritage assets along Whitworth Street and Whitworth Street Conservation Area	Medium – Views and visual amenity likely to be of medium importance to road users.	Medium

Motorists and pedestrians along Whitworth Street (RV 2.1 & 2.2)			
3 Motorists and pedestrians along Hulme Street (RV 3.1)	Low – Views does not make a positive contribution to local visual amenity.	Medium – Views and visual amenity likely to be of medium importance to road users.	Medium - Low
4 Pedestrians within Circle Square (RV 4.1)	Ordinary - Views are not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor	High – Views and visual amenity likely to be of high importance to pedestrians.	Medium
5 Pedestrians arriving in the City Centre at Oxford Road Station (RV 5.1)	Medium – Views associated with some designated heritage assets Oxford Road Station and views towards the Whitworth Street Conservation Area	Medium Views and visual amenity likely to be of medium importance to those arriving into the city via train.	Medium
6. Pedestrians within the Vimto Garden (RV 6.1)	Medium – Views associated with some designated heritage assets within Whitworth Street Conservation Area	High – Views and visual amenity likely to be of high importance to pedestrians.	Medium – High
7. Residents of Bracken House	Medium-Low - Views associated with some designated heritage assets including the Whitworth Street Conservation Area but mainly of roofscapes or existing low quality townscape features, such as the trainline so of lesser visual interest and value	High – Views and visual amenity likely to be of high importance to residents	Medium

Construction Effects

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

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

Townscape Impacts

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

Effects on Townscape Character Areas

TCA1: University Buildings, Living and Ancillary Uses

- 4.11 The visual effect of the Proposed Development on the townscape is demonstrated by Representative Viewpoints 1.1, 3.1 & 4.1.
- 4.12 The Proposed Development would involve the introduction of a new building fronting onto York Street at the junction with Charles Street, as a single rectangular block of built form.
- 4.13 The existing character of TCA1 is influenced by a mix of residential and commercial development which includes PBSA and so this proposed use would reinforce this. The new and improved active frontages along York Street and Charles Street would also improve the vibrancy of the area. The development would integrate with the surrounding buildings and the area's existing urban grain and would contribute to the evolving character of this part of the City Centre.
- 4.14 The Proposed Development would represent an intensification of built form on the Site and would revitalise current vacant plot which provides little contribution to the area and does not positively influence on the character of the area.
- 4.15 The scale and height of new built form would provide a logical stepping up in built form from the lower lying development to the east at Lass O Gowrie and Bracken house, west towards the new Maldron Hotel and the taller development adjacent Oxford Road Station. The height of the development would also complement the existing recent development to the south of the Site at Circle Square. The 9th floor step back would also mimic the set back of the massing to the Maldron Hotel.
- 4.16 The materiality and detailing on each elevation of the building takes cues from the adjacent townscape and reinforces the contextual relationship with the existing buildings.
- 4.17 In summary, the Proposed Development would represent a large change to the Site itself, but the development would integrate with the character of TCA1 and would be

predominantly screened from view for most parts of the area due to the surrounding pattern of dense urban form. The Proposed Development would introduce a new use on a Site that is currently vacant and pays no contribution to the townscape. The impact on the wider character of TCA1 would therefore be beneficial and the scale of effect would be low.

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

TCA2: Manchester City Centre Mixed Use Areas

- 4.19 The visual effect of the Proposed Development on the townscape is demonstrated by Representative Viewpoint 2.1 & 6.1.
- 4.20 From most of TCA2 the Proposed Development would not be visible due to intervening built form and the relative distance from the Site so there would be limited changes to the character of the area. There would however be some indirect changes to TCA2 where the Proposed Development would be noticeable in views out of the TCA.
- 4.21 As indicated on the ZTV (**Figure 3 at Appendix 3**), views of the Proposed Development would be limited to small parts along Whitworth Street adjacent the railway viaduct which defines the TCA boundary, where the upper levels of the Proposed Development new build volume would be noticeable across the varied roofscape. Where visible the Proposed Development would add visual interest and complement the materiality of the existing buildings in these views.
- 4.22 The key characteristics of TCA2 would remain unchanged as a result of the Proposed Development and the overall character of the area would not be affected.
- 4.23 Overall, the Proposed Development would result in a **Negligible Magnitude of Change** and would have a **Neutral Effect**.

TCA3: Whitworth Street and George Street Conservation Areas

- 4.24 The visual effect of the Proposed Development on the townscape is demonstrated by Representative Viewpoint 2.1 & 5.1.
- 4.25 From most of TCA3 the Proposed Development would not be visible due to intervening built form and the relative distance from the Site so there would be limited changes to the character of the area. There would however be some indirect changes to TCA3 where the Proposed Development would be noticeable in views out of the TCA.
- 4.26 As indicated on the ZTV (**Figure 3 at Appendix 3**), views of the Proposed Development would be limited to glimpsed oblique view from Whitworth Street where the upper levels of the proposed development would be visible beyond the viaduct. In these views the northern elevation of the proposed development would add visual interest and complement the materiality of other buildings in these views.
- 4.27 The key characteristics of TCA3 would remain unchanged as a result of the Proposed Development and the overall character of the area would not be affected.

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

Visual Impacts

- 4.29 The assessment of visual impacts likely to arise from the Proposed Development comprises an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected. This assessment should be read in conjunction with the visualisations of the Proposed Development also contained within **Appendix 4**, and the CGIs and elevations of the scheme contained within the DAS.

Extent of Visibility of the Proposed Development

- 4.30 The visibility of the Site would increase with the implementation of the Proposed Development. This is due to the presence of built form within the Site which is currently a vacant plot. The potential extent of visibility is demonstrated by the computer generated ZTV provided at **Figure 3** in **Appendix 3**. The ZTV and field study identifies that the principal areas in which the Proposed Development would be visible.

Assessment of Effects on Visual Receptors

- 4.31 **Table 4.3** below provides a summary assessment of the likely key effects of the Proposed Development on the visual receptors identified during the baseline appraisal. This draws on the visualisation included in **Appendix 4**.

Table 4.3: Appraisal of Key visual receptors

Receptor	Sensitivity	Commentary
1 Motorists and pedestrians along Charles Street (RV 1.1)	Medium	The Proposed Development would be noticeable in sequential views along this route which tracks along the southern site boundary. In close range views and directly adjacent to the Site, the Proposed Development would replace views towards a vacant plot surrounding by hoarding with built form which responds appropriately to the character of its setting including the adjacent conservation area. When approaching from east, the southern and western elevations of the Proposed Development would be partially visible and would sit behind the modern development of the Maldron Hotel. The development would follow a logical stepping down of the built form west towards the 9 Storey Bracken House and the lower development at the Lass O’Gowrie Public House beyond. The set back of the Proposed Building at the 9th storey also follows the profile of Maldron Hotel providing a continuation of the existing scale of built form along the street elevation. In the reverse views from the west, the Proposed Development would rise above two - three storey development in the foreground and the 9 storey Bracken House in the middle distance. The southern and eastern elevations of the Proposed

		Development would be partially visible. This increase in height and massing would result in a noticeable change in the views. The development would follow a logical stepping up in built form, beyond the 9 Storey Bracken House towards the Maldron Hotel and taller built form beyond. As set out in the overall description of the development the materials on each elevation have been designed and considered to reinforce the relationship with the existing buildings and create visual interest. The change would result in beneficial effects on the receptors experiencing these views. Representative Views: 1.1 Magnitude of change: Medium Type of Effect: Beneficial
2	Medium	For the majority of the journey along Whitworth St the enclosed nature of the road, flanked on both sides with tall development prevents views towards the Site. In limited locations the development would be visible as set out below. To the northwest of the Site the western portion the route runs parallel to the train viaduct. In views from this section of the road the existing taller developments adjacent to the Site can be seen; the upper storeys of the Maldron Hotel are visible. In these views the majority of the Proposed Development would be screened by intervening built form, there would be glimpsed views of the upper storey and rooftop of the proposed development. In these locations the resultant effect is considered to be Neutral. To the north of the Site the eastern portion of the route tracks on a north south alignment through the Whitworth Conservation Area. From this section of the road there a limited locations where gaps in the built form over oblique views towards the Site. In these channelled views the Proposed Development would be visible beyond the viaduct. Where visible, the Proposed Development would be experienced in the context of the existing buildings and surrounding taller features resulting in neutral effects. In these closer range locations from the eastern portion of the route there would be clearer views of the northern elevation of the building. As set out in the overall description of the development the materials on each elevation have been designed and considered to reinforce the relationship with the existing buildings and create visual interest. The change would result in beneficial effects on the receptors experiencing these views. Representative Views: 2.1 – 2.2 Magnitude of change: Low Type of Effect: Neutral

3 Motorists and pedestrians along Hulme Street (RV 3.1)	Medium - Low	For the majority of their journey motorists and Pedestrians travelling east along Hulme Street would barely perceive the development within the Site. However, for the eastern section of the route on the approach to Oxford Road the southern and western elevations of the Proposed Development would be partially visible in the middle distance. The development would sit behind the modern built form of the Maldron Hotel. The development would follow a logical stepping down of built form, west towards the 9 Storey Bracken House and the lower development at the Lass O Gowrie Public House beyond. The set back of the Proposed Building at the 9 storey also follows the profile of Maldron Hotel providing a continuation of the existing scale of built form along the street elevation. The development would add visual interest and further articulation on the roofline resulting in overall beneficial effects to the users of the route. Representative Views: 3.1 Magnitude of change: Low Type of Effect: Beneficial
4 Pedestrians within Circle Square (4.1)	Medium	The majority of this public open space is enclosed by built form preventing any views out. In the most part users of this space would not perceive the Proposed Development. However, along the northeastern boundary of this space there are channelled views looking north through gaps in the perimeter build form. From this location, pedestrians travelling north towards the Site would experience partial views toward the southern elevation of the Proposed Development. As set out in the overall description of the development the materiality and proportions of the Charles Street elevation have been designed and considered to reinforce the relationship with the existing buildings and create visual interest. The change would result in beneficial effects on the receptors from with this public open space. Representative Views: 4.1 Magnitude of Change: Low Type of Effect: Beneficial
5 Pedestrians arriving in the City Centre at Oxford Road Station (RV 5.1)	Medium	The development would not be visible from the approach road and arrival space at Oxford Road Station. Representative Views: 5.1 Magnitude of Change: Negligible Type of Effect: N/A
6. Pedestrians within the Vimto Garden (RV 6.1)	Medium – High	As the ZTV demonstrates the Proposed Development would not be visible from the of the majority of this open space. In limited locations in the eastern portion of the space there are views looking west towards the taller built form within the City

		Centre and adjacent to the Site. In these views the upper floors and rooftops of the 36 Storey development at Circle Square, and the 34 storey development (Unite Students – Artisan Heights) adjacent Oxford Road Station can be seen, albeit partially screened by the trees and vegetation in the foreground and within the park. As demonstrated in the RP 6.1 wireline, the proposed development would barely be perceived from within the park. There are heavily filtered views towards a small portion of the upper storeys and roof top of the proposals. It is envisaged that during the winter months that more of the development would become visible to the users of the park although this change in view would be marginal. Any glimpsed views of the Proposed Development would be experienced in the context of the existing buildings and surrounding taller features. Representative Views: 6.1 Magnitude of Change: Small - Negligible Type of Effect: Neutral
7.	Medium	Views from the apartments to the eastern elevation of Bracken House would be unaffected by the Proposed Development. Apartments with windows facing on to the Site and towards York Street would experience a large change to views from their properties. Views would be of reduced quality as open views of the adjoining roofscape are replaced with close proximity views of the proposed building and its eastern elevation. The eastern elevation of the Proposed Development would be void of windows but would include glazed brick detailing, protecting the privacy of the residents at Bracken House and providing some visual interest. Overall, the effects on the residents at Bracken House with views out from his elevation of the building would be adverse. However, this adverse effect should be considered in the context of the recent and ongoing regeneration and development in this part of the city, where development that maximises the use of vacant sites is expected and encouraged. Representative Views: N/A Magnitude of Change: Varies from: No change (most apartments) to High (apartments fronting on the Site) Type of Effect: Adverse

5. Summary and Conclusions

- 5.1 This TVIA has been prepared by Turley Townscape and VIA on behalf of the Applicant to provide relevant and proportionate information to the local planning authority regarding townscape and visual impacts, to accompany an application for the Proposed Development at Charles Street.
- 5.2 This report has been founded on a thorough study of the Site and its townscape and visual context; through understanding and appreciating these features and resources, a robust impact appraisal of the Proposed Development has been undertaken. The assessment included:
- A review of relevant policy and guidance;
 - Identification of the baseline quality and characteristics of the local townscape character and local views and identification of key visual receptors and representative viewpoints; and
 - Assessment of the impact of the Proposed Development on townscape character, visual receptors and key views

Site Context

- 5.3 The Site is located within the southern portion of Manchester City Centre and broadly covers a rectangular shaped area of land previously used for car parking, but currently surrounded by hoarding and not accessible.
- 5.4 This part of the City Centre is densely developed, with new developments including tall buildings having come forward in recent years in the area surrounding Oxford Road (A34) and the Manchester Oxford Road railway station.

Policy Context

- 5.5 Key issues arising from the review of policy and guidance documents of relevance to the Site relate to its City Centre context and character. The Core Strategy seeks to maximise the efficiency of land in the City (Policy CC6), whilst ensuring new development is of good design and has regard to the historic and townscape character (Policy CC9). The Core Strategy also recognises the ability of well-designed taller development to contribute positively to place-making (Policy EN2).

Townscape Character Context

- 5.6 The assessment of townscape context identified that the Site itself currently makes little contribution to the local townscape character. The vacant nature of the Site surrounded by hoarding does not optimise the use of the Site.

Visual Context

- 5.7 A Zone of Theoretical Visibility (ZTV) was produced to understand where in the surrounding townscape the Proposed Development and Site was likely to be visible. This consideration of visibility was used to identify key visual receptors and key views with potential to be affected by the Proposed Development and to inform the selection of representative views. Key visual receptors include: Charles Street; Whitworth Street; Hulme Street; Circle Square (public open space); Arrival at Oxford Road Station (public open space) and the Vimto Garden (public open space).
- 5.8 Seven representative viewpoints were identified to reflect these receptors and an assessment made of the character and quality of the existing view from these viewpoints. The representative viewpoints and visualisation types to be provided were agreed via email with officers at Manchester City Council.

Townscape Impacts

- 5.9 The assessment of townscape impacts concluded that the Proposed Development would result in a change of low magnitude to the local townscape character around the Site (TCA1).
- 5.10 The existing character of TCA1 is influenced by PBSA, the development would add a new active frontage along York Street adjacent to Charles Street would also improve the vibrancy of the area and would integrate with the surrounding buildings and existing urban grain. The Proposed Development would revitalise a current vacant plot which provides little contribution to the area. The scale and height of new built form would provide a logical stepping up in built from the lower lying development to the east, west towards the taller development adjacent Oxford Road Station. The height of the development would also complement the existing recent development to the south of the Site at Circle Square.
- 5.11 Impacts on townscape character would be localised due to the density of the urban grain, gridded street alignment, and the already very varied character of this part of the City Centre.
- 5.12 The identified effects on the townscape character receptors are summarised in **Table 5.1** below:

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

Townscape Character Area	Sensitivity	Magnitude of Change	Type of Effect
TCA1: University Buildings, Living and Ancillary Uses	Medium - Low	Small	Beneficial
TCA2: Manchester City Centre Mixed Use Areas	Medium - Low	Negligible	Neutral
TCA3: Whitworth Street and George Street Conservation Areas	Medium	Negligible	Neutral

Visual Impacts

- 5.13 The assessment of visual effects identified that there would be changes to localised views arising from the Proposed Development. The quality of the views close to the Site would generally improve as a result of replacing a vacant plot surrounded by hoarding with a new development establishing a completed site.
- 5.14 The residential use of Bracken House is a recent change from a building originally constructed for office use. It is established that some of the residents living within these adjacent apartments at Bracken House would experience adverse effects as a result of the development. However, this adverse effect should be considered in the context of the recent regeneration and development in this part of the city, where development maximises the use of vacant sites and it is expected and encouraged.
- 5.15 In the more distant views, the Proposed Development would create a neutral effect in views; the development would be seen in the context of the surrounding urban development using materiality that would complement and would not detract from the adjacent vernacular.
- 5.16 The identified effects on the visual receptors are summarised in **Table 5.2** below.

Table 5.2: Summary of Assessment of Effects on Visual Receptors

Receptor	Sensitivity	Commentary
1 Motorists and pedestrians along Charles Street (RV 1.1)	Medium	Representative Views: 1.1 Magnitude of change: Medium Type of Effect: Beneficial
2 Motorists and pedestrians along Whitworth Street (RV 2.1 & 2.2)	Medium	Representative Views: 2.1 – 2.2 Magnitude of change: Low Type of Effect: Neutral
3 Motorists and pedestrians along Hulme Street (RV 3.1)	Medium - Low	Representative Views: 3.1 Magnitude of change: Low Type of Effect: Beneficial
4 Pedestrians within Circle Square (4.1)	Medium	Representative Views: 4.1 Magnitude of Change: Low Type of Effect: Beneficial
5 Pedestrians arriving in the City Centre at Oxford Road Station (RV 5.1)	Medium	Representative Views: 5.1 Magnitude of Change: Low - Negligible Type of Effect: Neutral
6. Pedestrians with the Vimto Garden (RV 6.1)	Medium – High	Representative Views: 6.1 Magnitude of Change: Negligible Type of Effect: Neutral

7. Residents of Bracken House	Medium	Representative Views: N/A Magnitude of Change: Varies from: No change (most apartments) to High (apartments fronting on the Site) Type of Effect: Adverse
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Appendix 1: Legislation and Planning Policy and Guidance

National Planning Policy Framework 2023

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

Chapter 12 of the Framework outlines the Government's guidance regarding a requirement for good design. Within this, Paragraph 126 establishes that the Government attaches great importance to the design of the built environment. It states that *'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

Paragraph 130 states:

'Planning policies and decisions should ensure that developments:

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

Paragraph 174 of the NPPF goes on to say that the planning system should *'contribute to and enhance the natural and local environment'* by a number of things including:

- a) protecting and enhancing valued landscapes...(in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside.*

National Planning Practice Guidance

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

In the Design guidance category of the PPG, (Paragraph 001 Reference ID: 26-001-20191001) the guidance supports paragraph 130 of the NPPF which states that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents’*. It also refers to the accompanying National Design Guide² which sets out ten characteristics for a well-designed place:

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

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

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

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

² Ministry for Homes, Communities & Local Government (2019) *National Design Guide: Planning practice guidance for beautiful, enduring and successful places*

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

Core Strategy Development Plan Document

1. The Core Strategy³ was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.

2. The Core Strategy Vision states inter alia that:

“By 2027 Manchester will be:

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

3. **Spatial Objective 06** seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing of townscape character in securing a high standard of design in development proposals.
4. **Policy CC6 City Centre High Density Development** seeks to maximise the efficiency of land within the City. The policy notes that the *‘scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.’* Regard should also be had to the Council’s approach to tall buildings (Policy EN2).
5. **Policy CC9 Design and Heritage** seeks to retain the townscape character of the City through high quality design, and states *‘the standards and guidance explained in the other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.’*
6. **Policy EN 1 Design Principles and Strategic Character Areas** sets out seven urban design principles of the former National Planning Guidance PPS1 that should be considered in all developments. These are as follows:
 - *Character: a place with its own identity*
 - *Continuity and enclosure: a place where public and private places are clearly distinguished*
 - *Quality of public realm: a place with attractive, and successful outdoor areas*
 - *Ease of movement: a place that is easy to get to and move through*
 - *Legibility: a place that has a clear image and is easy to understand*

³ Manchester’s Local Development Framework: Core Strategy Development Plan Document (11 July 2012) Manchester City Council

- *Adaptability: a place that can change easily*
 - *Diversity: a place with variety and choice.*
7. The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within 'The City Centre Character Area', and the area-specific policy states that:
- *"Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*
 - *While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*
 - *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals."*
8. **Policy EN 2 Tall Buildings** defines tall buildings '*as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*'.
9. The policy also states that tall buildings should demonstrate they are:
- *Are of excellent design quality*
 - *Are appropriately located*
 - *Contribute positively to sustainability*
 - *Contribute positively to place-making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
 - *Will bring significant regeneration benefits.*
10. In terms of siting tall buildings, the policy states '*suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can be easily be served by public transport nodes.*'
11. **Policy EN9 Green Infrastructure** seeks to create an integrated network of high quality and multifunctional green infrastructure within the urban environment. It recognises the challenges with providing new green infrastructure in some parts of the City Centre but notes as a potential key feature: '*the encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.*'

Manchester Local Plan (Emerging)

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

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

13. The Guide to Development in Manchester SPD expands on the urban design principles noted within Policy EN1 and provides additional guidance on the character of different areas within the city.
14. The Application Site and its immediate context forms part of The City Centre character type which includes distinct areas with their own unique character.

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

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

Appendix 2: Assessment Methodology

Assessment Methodology

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

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

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

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

Baseline Townscape Appraisal Methodology

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

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

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

- *Any designations or policies (both national and local) which may be present; and,*

- *The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events*

Table 2.1 Value of Townscape Receptors

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

Baseline Visual Appraisal Methodology

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

The visibility of the Site was first established via the preparation of a computer generated zone of theoretical visibility (ZTV) which identified the area from which the Proposed Development was likely to be visible and allowed the identification of potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The

key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration⁴ unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken.

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

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

Assessment of Townscape Effects

Townscape effects include:

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

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

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*” (Para. 5.40).

⁴ Aldred’s Case in 1610 established in English law that views from private property cannot be protected.

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

Table 2.2 Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor ⁵ would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

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

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

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

⁵ Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Table 2.3 Magnitude of Townscape Effects

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

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

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

Assessment of Visual Effects

Visual effects include:

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

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

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

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

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

Table 2.4: Value Attached to Views

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

Value	Typical level of designation / Rarity	Typical Examples
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

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

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

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

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

Table 2.5 Susceptibility to Change of Visual Receptors

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

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

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

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

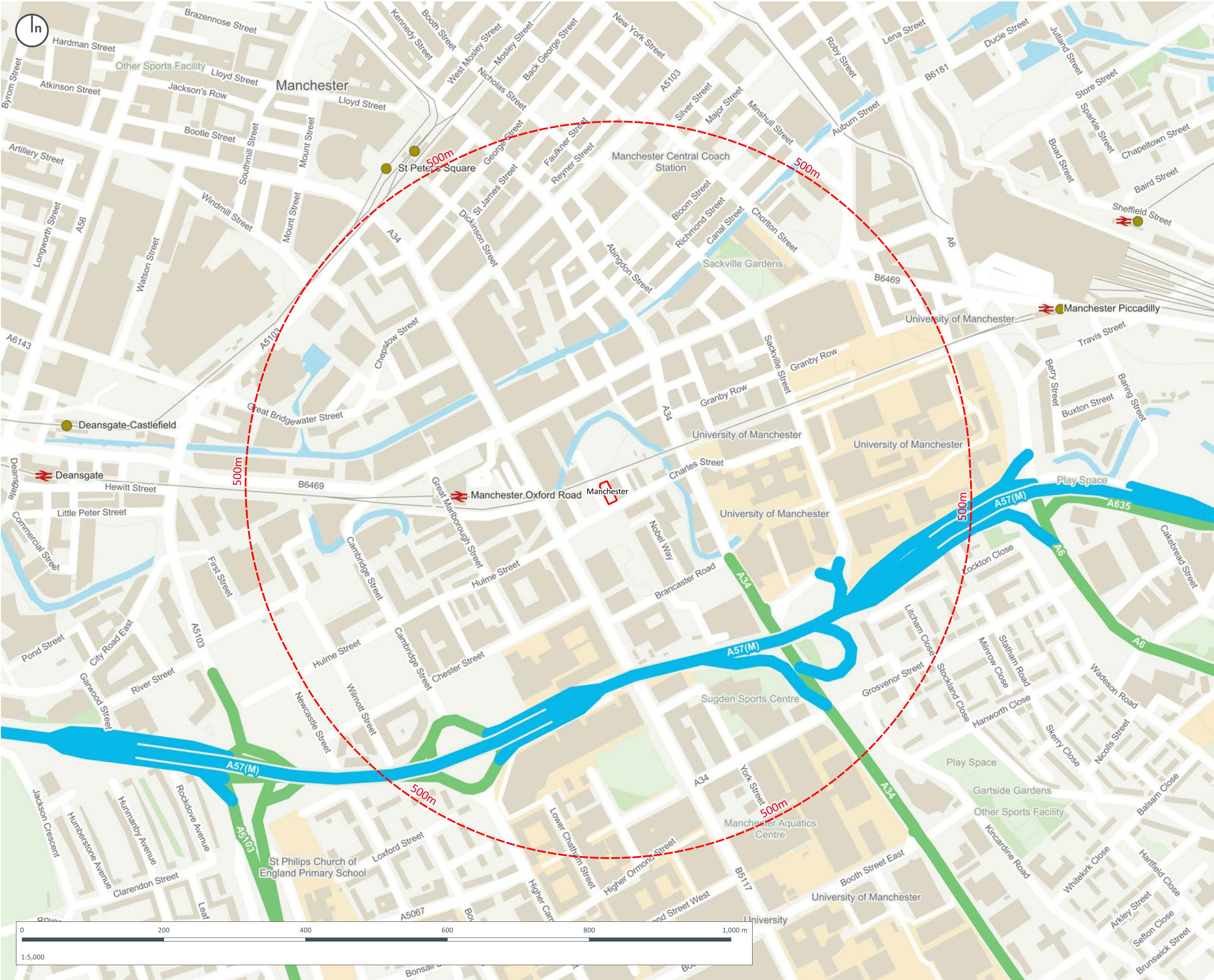
Table 2.6 Magnitude of Visual Effects

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

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

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

Appendix 3: Supporting Figures



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-  Study Site
-  Study Area

CLIENT:
Jadebricks Limited

PROJECT:
Charles Street, Manchester

DRAWING:
Figure 1.1 Site Location

PROJECT NUMBER:
JADM3002-05

DRAWING NUMBER:
GIS_101

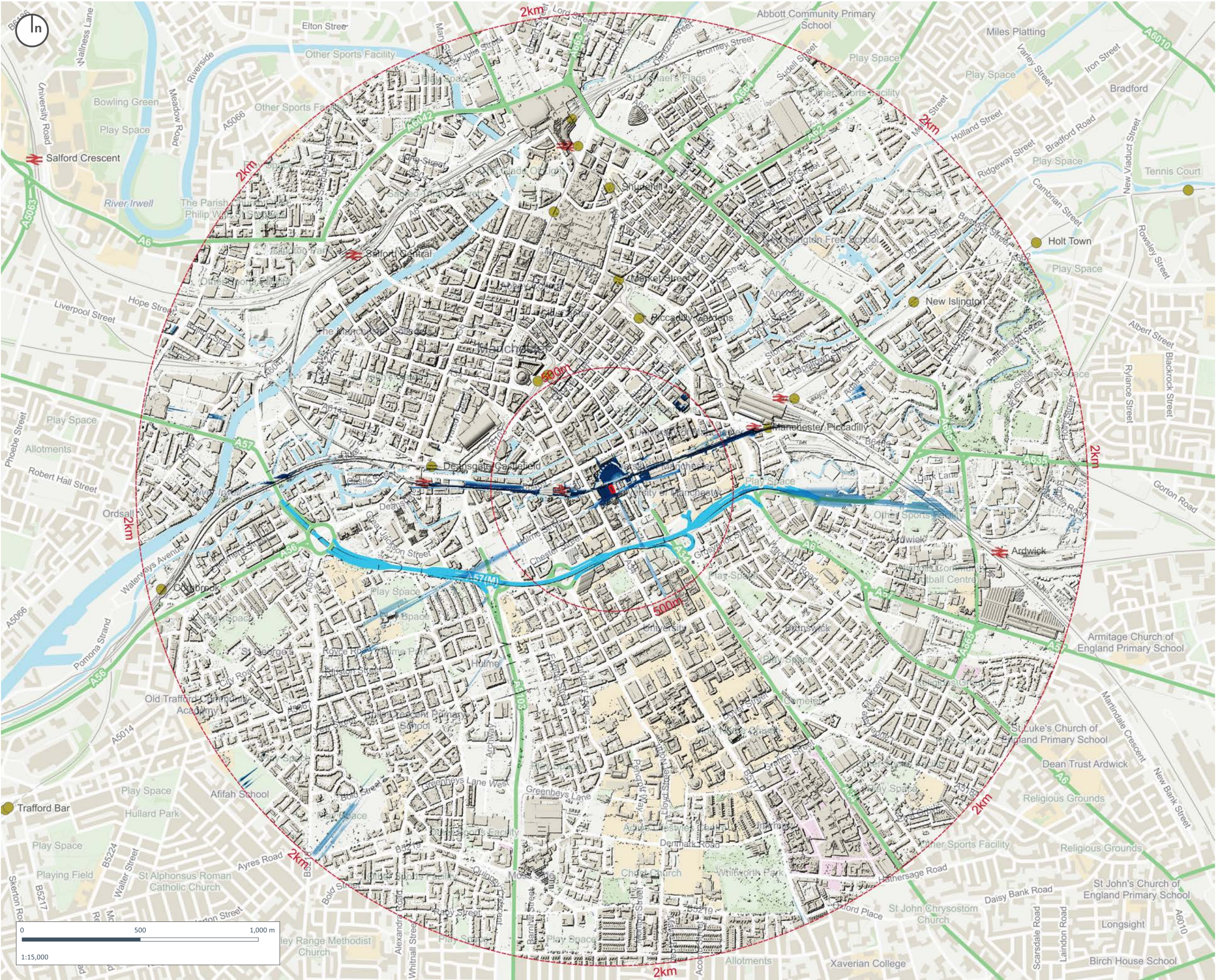
CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
October 2023

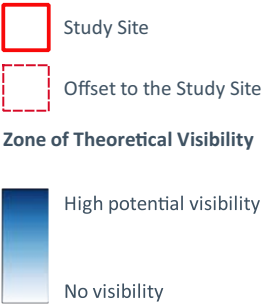
SCALE:
1:5,000 @ A3



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Notes:-

This viewshed was created using Lidar data from the National Lidar Programme, available from the Environment Agency. The most recent data to cover this area is from 2020. This was captured as a Digital Surface Model (DSM) at a 1m resolution. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
Jadebricks Limited

PROJECT:
Charles Street, Manchester

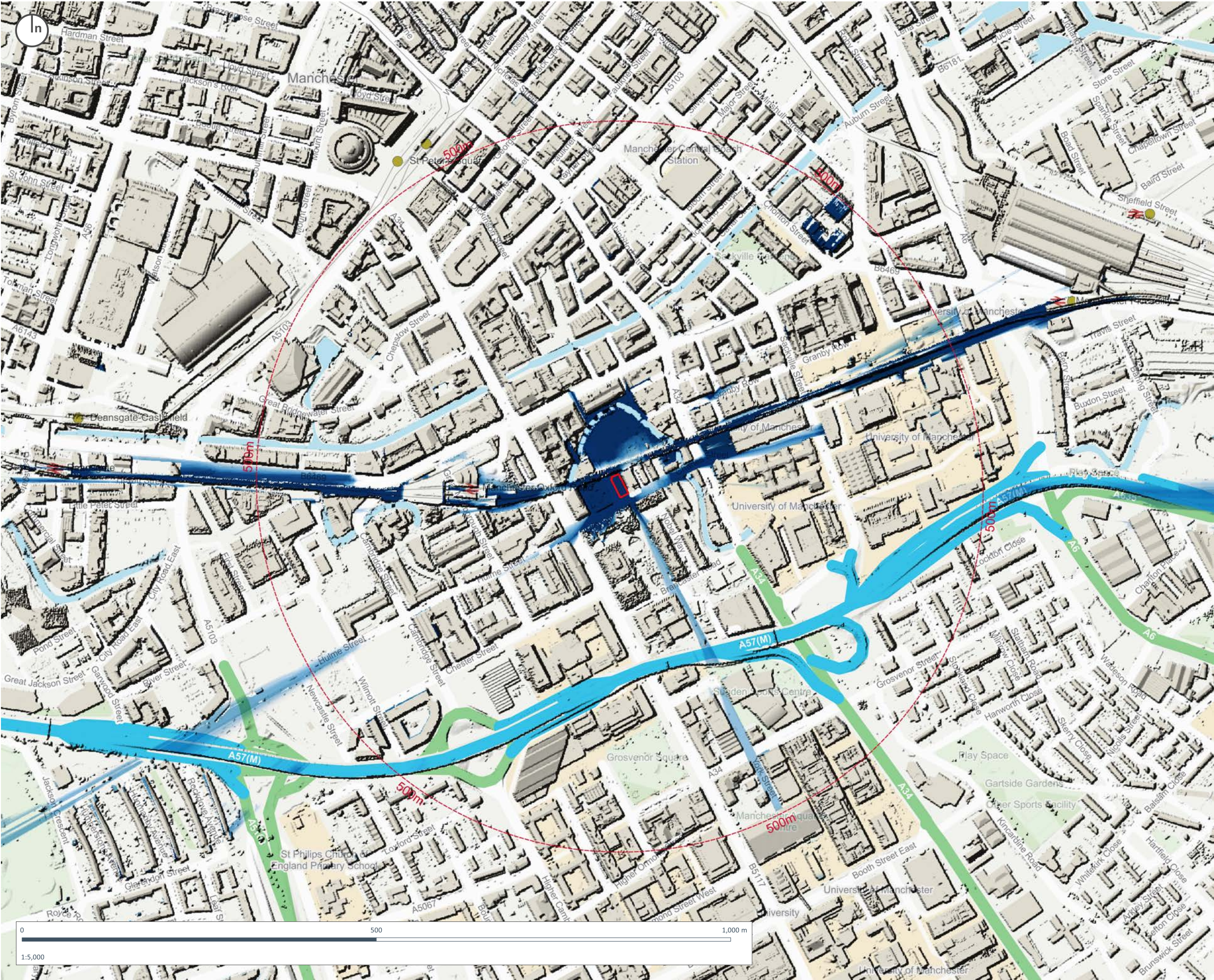
DRAWING:
Figure 1.2a Zone of Theoretical Visibility

PROJECT NUMBER:
JADM3002-05

DRAWING NUMBER: GIS_102
CHECKED BY: CW

REVISION: 1.0
STATUS: Draft

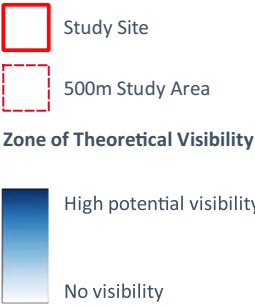
DATE: December 2023
SCALE: 1:15,000 @ A3



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Notes:-

This viewshed was created using Lidar data from the National Lidar Programme, available from the Environment Agency. The most recent data to cover this area is from 2020. This was captured as a Digital Surface Model (DSM) at a 1m resolution. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:

Jadebricks Limited

PROJECT:

Charles Street, Manchester

DRAWING:

Figure 1.2b Zone of Theoretical Visibility

PROJECT NUMBER:

JADM3002-05

DRAWING NUMBER: GIS_102

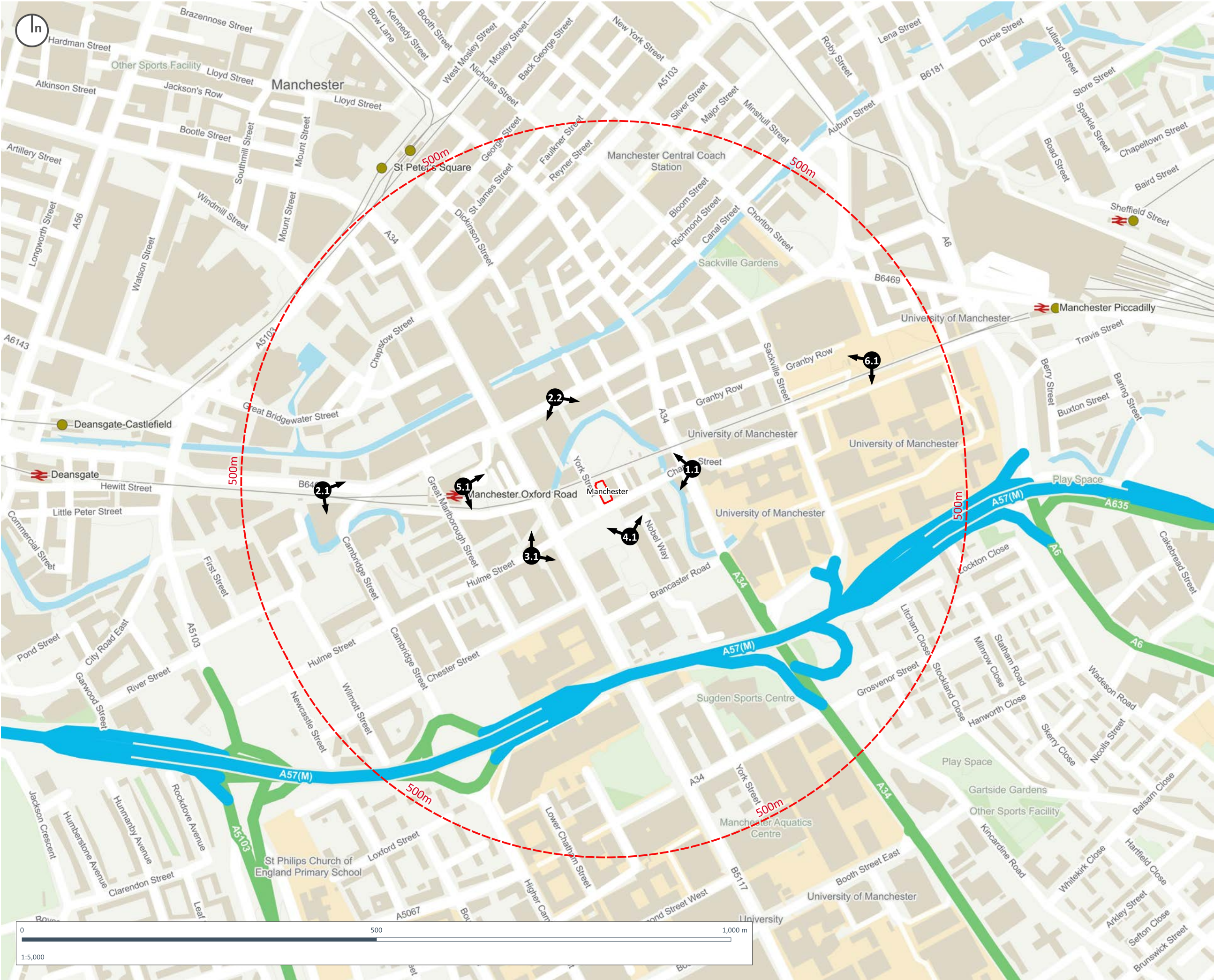
CHECKED BY: CW

REVISION: 1.0

STATUS: Draft

DATE: December 2023

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- Study Site
- 500m Study Area



Ref	Name
1.1	Pedestrians and motorists using Charles Street
2.1	Pedestrians and motorists using Whitworth Street
2.2	Pedestrians and motorists using Whitworth Street
3.1	Pedestrians and motorists using Hulme Street
4.1	Pedestrians within Circle Square
5.1	Pedestrians arriving into the City Centre at Oxford Road Station
6.1	Pedestrians within the Vimto Garden

CLIENT:
Jadebricks Limited

PROJECT:
Charles Street, Manchester

DRAWING:
Figure 1.4 Viewpoint Location Plan

PROJECT NUMBER:
JADM3002-05

DRAWING NUMBER:
GIS_104

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
October 2023

SCALE:
1:5,000 @ A3

Appendix 4: Accurate Visual Representations & Methodology (prepared by Our Studio)

DATE
05 · 12 · 2023

CLIENT
GARDINER &
THEOBALD

PROJECT #
11440

OUR STUDIO

ACCURATE VISUAL REPRESENTATION (AVR) DOCUMENT



OUR STUDIO

OUR STUDIO - AVR PROJECT INFORMATION

VISUALISATION TYPES				PHOTOGRAPHY	NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 1 - Wireline Level 3 - Fully Rendered
			X	Method used to establish the camera location (e.g handheld GPS/GNSS, GNSS/RTK, survey point, visual reference)	Tripod photography in GPS system
			X	Likely Level of accuaracy of location (#m, #cm etc)	Better than 10cm
			X	If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
			X	Written description of procedures for image capture processing	See methodology
			X	If panoramas used: make and type of Pano head and equipment used to level head	N/A
			X	If working outside the UK, geographic co-ordinate system (GCS) used	N/A
				3D MODEL / VISUALISATION	
			X	Source of topographic height data and its resolution	GPS point data & OS plan
			X	How have the model and camera locations been placed in the software?	Based on survey coordinates
			X	Elements in the view used as target points to check the horizontal alignment	Existing buildings, landscape & GPS data
			X	Elements in the view used as target points to check the vertical alignment	Existing buildings, landscape & GPS data
			X	3D Modelling / Rendering Software	3DSMax & Corona
			X	If working outside the UK, geographic co-ordinate system (GCS) used	N/A
				GENERALLY	
			X	Any limitations in the overall methodology for preparing of the visualisations?	

OUR STUDIO

VIEWPOINT LOCATIONS



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- Study Site
- 500m Study Area



Ref	Name
1.1	Pedestrians and motorists using Charles Street
2.1	Pedestrians and motorists using Whitworth Street
2.2	Pedestrians and motorists using Whitworth Street
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4.1	Pedestrians within Circle Square
5.1	Pedestrians arriving into the City Centre at Oxford Road Station
6.1	Pedestrians within the Vimto Garden

CLIENT:
Jadebricks Limited

PROJECT:
Charles Street, Manchester

DRAWING:
Figure 1.4 Viewpoint Location Plan

PROJECT NUMBER:
JADM3002-05

DRAWING NUMBER: GIS_104
CHECKED BY: CW

REVISION: 1.0
STATUS: Draft

DATE: October 2023
SCALE: 1:5,000 @ A3



VIEWPOINT 1.1



OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 1.1 PHOTOGRAPHY	VIEW 1.1 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 3 - Fully Rendered
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 11.25
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	East
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384359.929 Northing: 397520.093 Level: 32.631
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 1.1
BASELINE PHOTOGRAPHY





VIEWPOINT 2.1



OUR STUDIO

OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 2.1 PHOTOGRAPHY	VIEW 2.1 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 3 - Fully Rendered
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 13.41
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	West
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383845.136 Northing: 397489.837 Level: 32.263
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 2.1
BASELINE PHOTOGRAPHY





VIEWPOINT 2.2



OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 2.2 PHOTOGRAPHY	VIEW 2.2 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 3 - Fully Rendered
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 14.40
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	North-West
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384167.519 Northing: 397620.677 Level: 36.138
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 2.2
BASELINE PHOTOGRAPHY





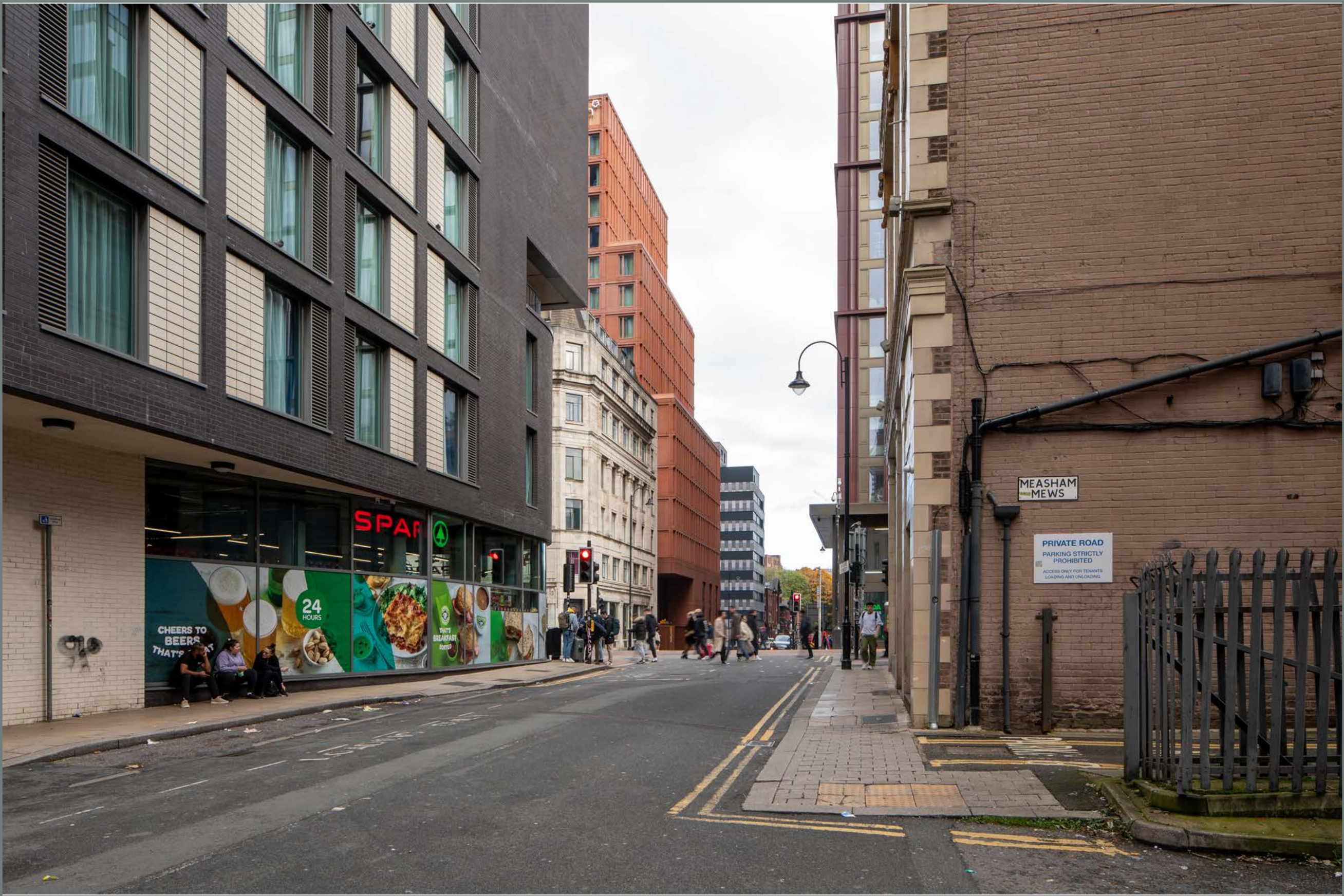
VIEWPOINT 3.1

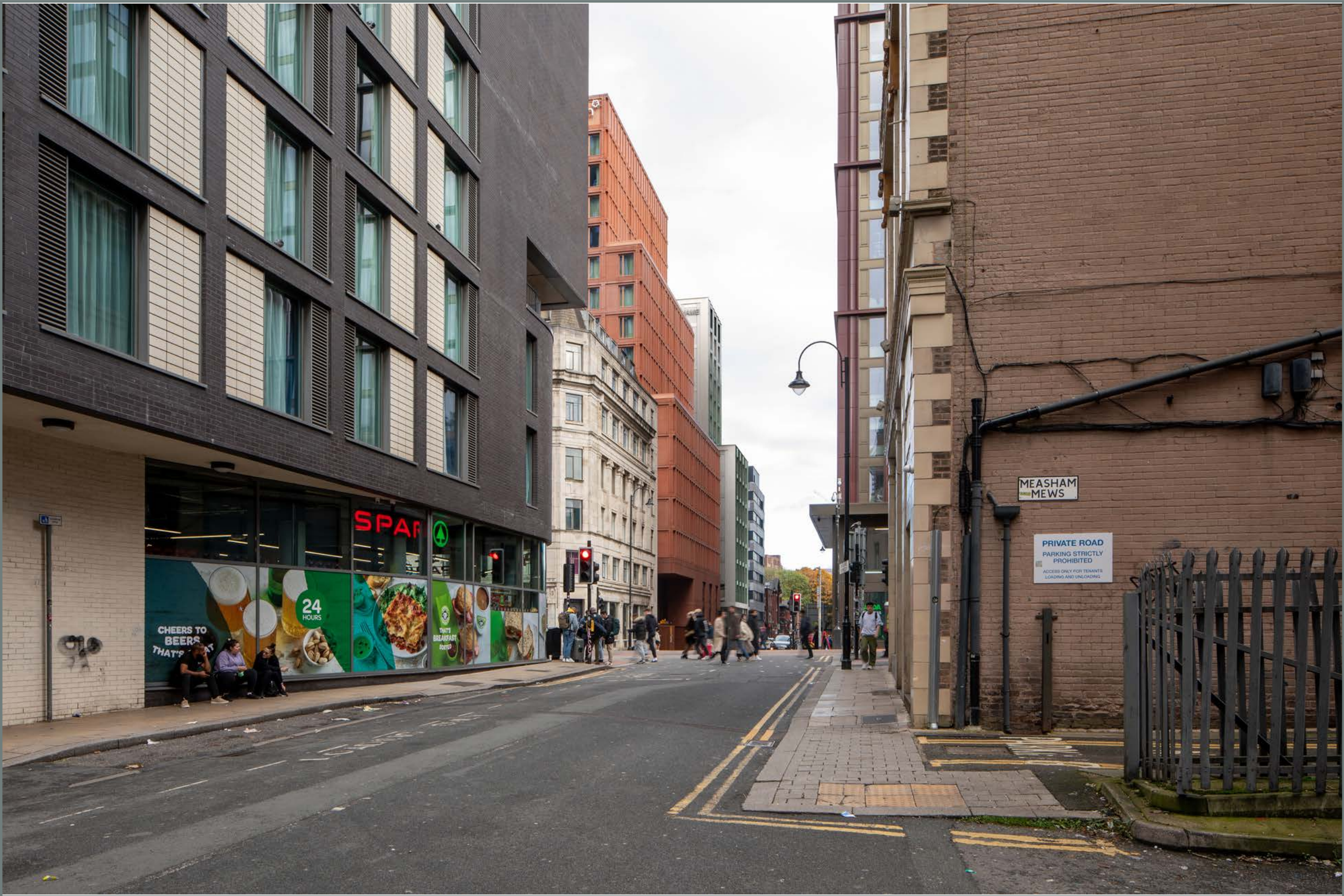


OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 3.1 PHOTOGRAPHY	VIEW 3.1 NOTES
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			X	Visualisation Type	Type 4 Level 3 - Fully Rendered
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 13.14
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	South-West
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384137.227 Northing: 397398.511 Level: 32.683
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 3.1
BASELINE PHOTOGRAPHY





VIEWPOINT 4.1



OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 4.1 PHOTOGRAPHY	VIEW 4.1 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 3 - Fully Rendered
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 12.42
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	South-East
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384277.794 Northing: 397416.835 Level: 33.539
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 4.1
BASELINE PHOTOGRAPHY





VIEWPOINT 5.1



OUR STUDIO

OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 5.1 PHOTOGRAPHY	VIEW 5.1 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 1 - Wireline
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 14.23
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	West
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384039.716 Northing: 397499.248 Level: 41.053
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 5.1
BASELINE PHOTOGRAPHY





VIEWPOINT 6.1



OUR STUDIO - AVR VIEWPOINT INFORMATION

VISUALISATION TYPES				VIEW 6.1 PHOTOGRAPHY	VIEW 6.1 NOTES
1	2	3	4		
			X	Visualisation Type	Type 4 Level 1 - Wireline
			X	Projection	Planar
			X	Date and Time of captured Photography	03/11/2023 11.02
			X	Make and Model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24
			X	Make, focal length of the camera lens(es) used	24mm
			X	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			X	Direction of View: bearing from North (0°) or Compass Direction	North-East
			X	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384609.991 Northing: 397675.108 Level: 39.914
			X	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				ADDITIONAL IMAGERY	
			X	Baseline Photography	
			X	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			X	A photograph of the tripod location to confirm the camera / tripod location	

VIEWPOINT 6.1
BASELINE PHOTOGRAPHY





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OUR STUDIO

ACCURATE VISUAL REPRESENTATION (AVR) METHODOLOGY 2023

OUR STUDIO INTRODUCTION

This document outlines Our Studio's process for verified imagery. It describes the process from commission through to completion of wireline, massing and fully rendered views.

In drafting this methodology, guidance has been taken from relevant sections of the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals. Where appropriate we have also taken guidance from the London Plan 2011 Implementation Framework (March 2012) London View Management Framework Supplementary planning Guidance: Appendix C: Accurate Visual Representations.

Prior to commencement, the series of views are chosen by the project team. This would usually be completed with the assistance of a townscape planning specialist - Our Studio would recommend that this is undertaken, especially if the views are intended to form part of an Environment Impact Assessment Report.

The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today's standards of architectural photography and computer-generated models.

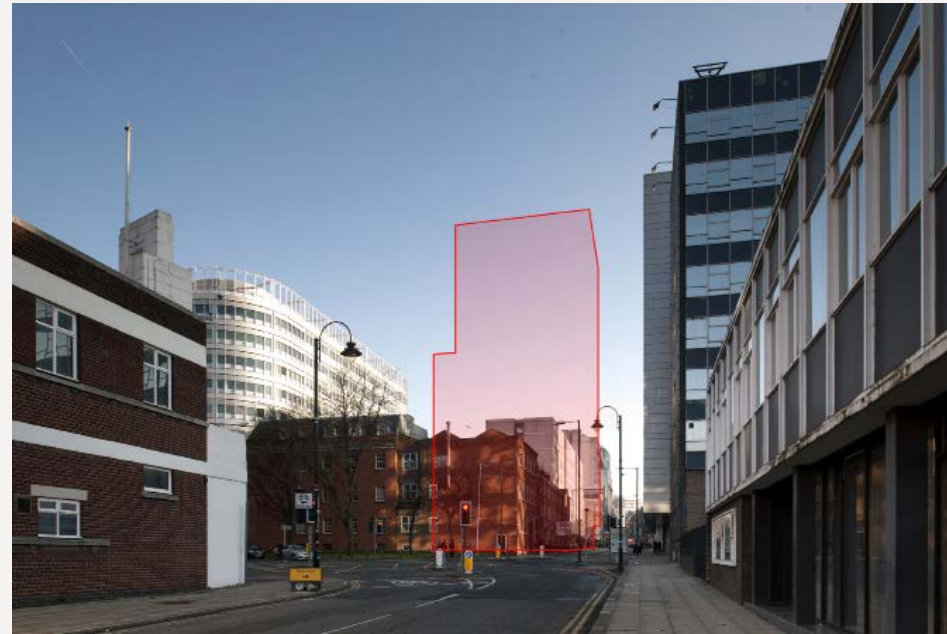
The process is divided into a number of stages, once the viewpoints have been chosen. These are summarised as follows:

- Stage 1 - Commissioning of photography
- Stage 2 - Commissioning of Survey
- Stage 3 - 3D Modelling of scheme
- Stage 4 - Integration of photography and survey data to form the alignment
- Stage 5 - Adding scheme and rendering
- Stage 6 - Completion of final image



OUR STUDIO

AVR LEVELS RELATING TO TYPE 4 VISUALISATION



LEVEL 0 - Location and size of proposal



LEVEL 1 - Location, size and degree of visibility of proposal



LEVEL 2 - As level 1 + description of architectural form



LEVEL 3 - As level 2 + use of materials

STAGE 1 PHOTOGRAPHY

After consultation with the Local Authorities, the chosen views are typically scoped out in the form of draft photographs and marked on an Ordnance Survey (OS) map. Our Studio will then brief the professional photographer on each viewpoint.

At each of the chosen viewpoints, a photograph of the actual view is taken recording its position on the ground (by photography as well as inserting a survey pin into the ground). This assists the survey team with identifying the camera position and measuring co-ordinates.

The Photography is taken using a full frame digital camera placed vertically above the chosen point at a standard height of 1.6m. This is typically achieved using a plumbline vertically beneath the centre of the lens.

Our photographer uses a lens with a known field-of-view (FOV) and sets the camera on a levelled tripod. High quality lenses are used to ensure minimum distortion. Within each study or series of images, the photographer will aim to use a consistent lens. This is typically a 24mm perspective control lens for a local view which equates to 73.7 degrees angle of view. However, for mid-distant views a 50mm lens may typically be used.

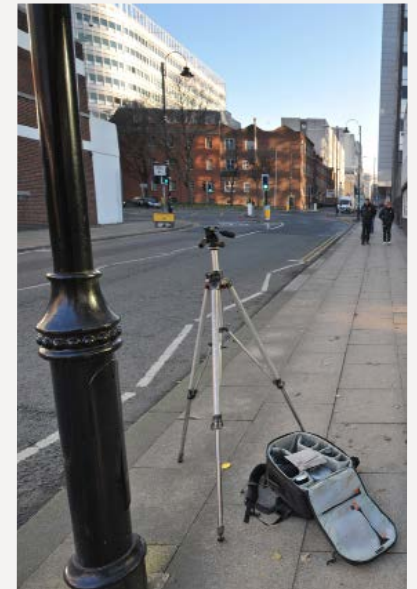
The Photographer notes the time and date of each shot (which is always captured in the EXIF metadata) - this enables any lighting conditions to be replicated later on in the process.

Our photographers use a range of full frame architectural cameras with the following high-resolution, digital lenses:
24mm, 28mm, 35mm, 50mm

Using perspective control shift may be required in Townscape views.
The digital chip dimensions are 36mm x 24mm.



Camera location map



Camera position



Final photo

STAGE 2 SURVEY

For each agreed photo viewpoint location an instructional document is released to the survey subcontractor. The surveyor is instructed (by means of a marked up photograph) to record a range of reference points that would enable a very high degree of accuracy.

These points should be centred on the location of the candidate scheme, and be varied throughout the depth of the view - ie near, mid-distant and far points. The points can then be measured by the survey team and will be recorded in terms of their Easting, Northing and height in relation to Ordnance Survey (OS datum)

The survey team also replicate the position of the camera in order to survey points on the horizon of the photograph. These can be used later in the process to remove any rotational errors in the photo.

Survey Equipment Required

- Global Positioning System (GPS)
- Total Station (with good reflectorless EDM range)

Field Survey Methodology

- Camera Locations - To establish the position of a viewpoint, the surveyor sets up a GPS on it and records enough points to ensure a high level of accuracy.
- Reference points - The surveyor sets up two temporary stations (TBMs) within view of each reference point and establishes their location using the GPS. Once these co-ordinates have been established, the surveyor sets up a Total Station on the TBMs and takes 3 reflectorless survey shots to the reference point in question.

Note: Where GPS positioning is not possible near to the required survey point - due to poor signal, for instance - the surveyor set up his TBMs at the nearest position possible and traversed traditionally to a position where he could survey the point.

Data Processing & Delivery

GPS data is processed through to acquire the surveyed points in the form of a delimited text file containing OSGB36 co-ordinates. Plus a 3D point cloud and camera position that can be imported into our 3D software.



Survey points

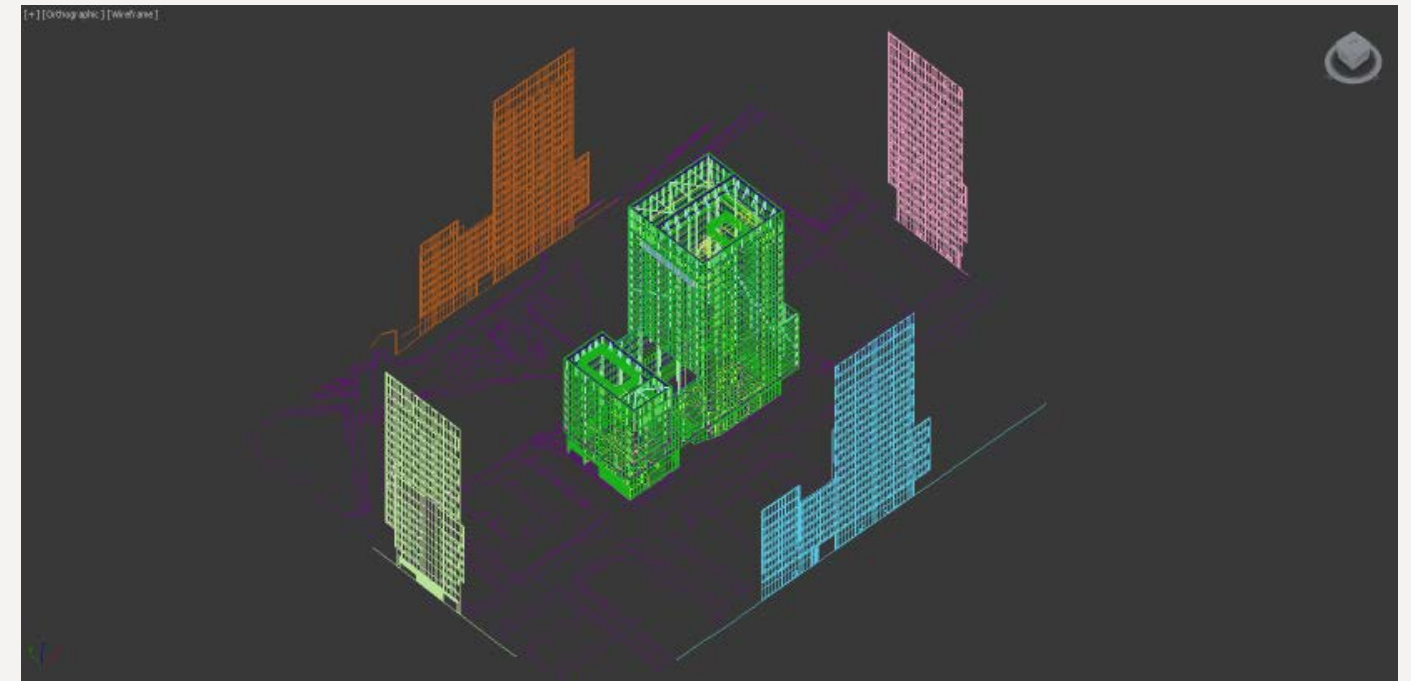
STAGE 3

MODELLING OF THE SCHEME

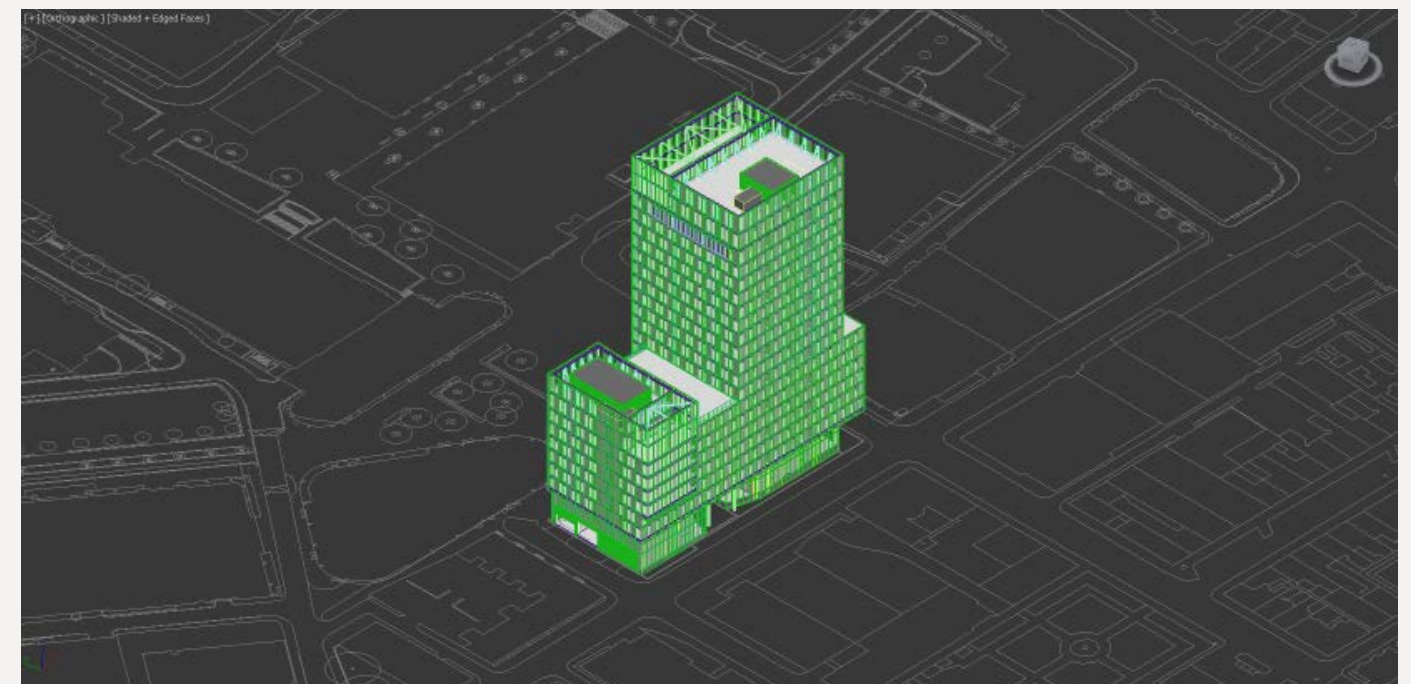
Within 3DSMax software, the scheme is modelled from drawings supplied as dwgs by the architects. The model can be constructed in a number of ways dependent on the type of image being produced. The requirement is often for initial views, to study the form of the scheme and its impact on the surrounding environment - here, a block model is usually appropriate to allow all parties to assess the scheme.

From here a detailed model is often commissioned to progress to fully rendered certified imagery.

The model is setup in the 3D Virtual environment in relation to OS plan so that it can be integrated with the survey information.



DWG elevations and plans are imported to enable accurate modelling.



Orthographic view of detailed model

STAGE 4

INTEGRATION OF PHOTOGRAPHY, AND SURVEY DATA TO FORM THE ALIGNMENT

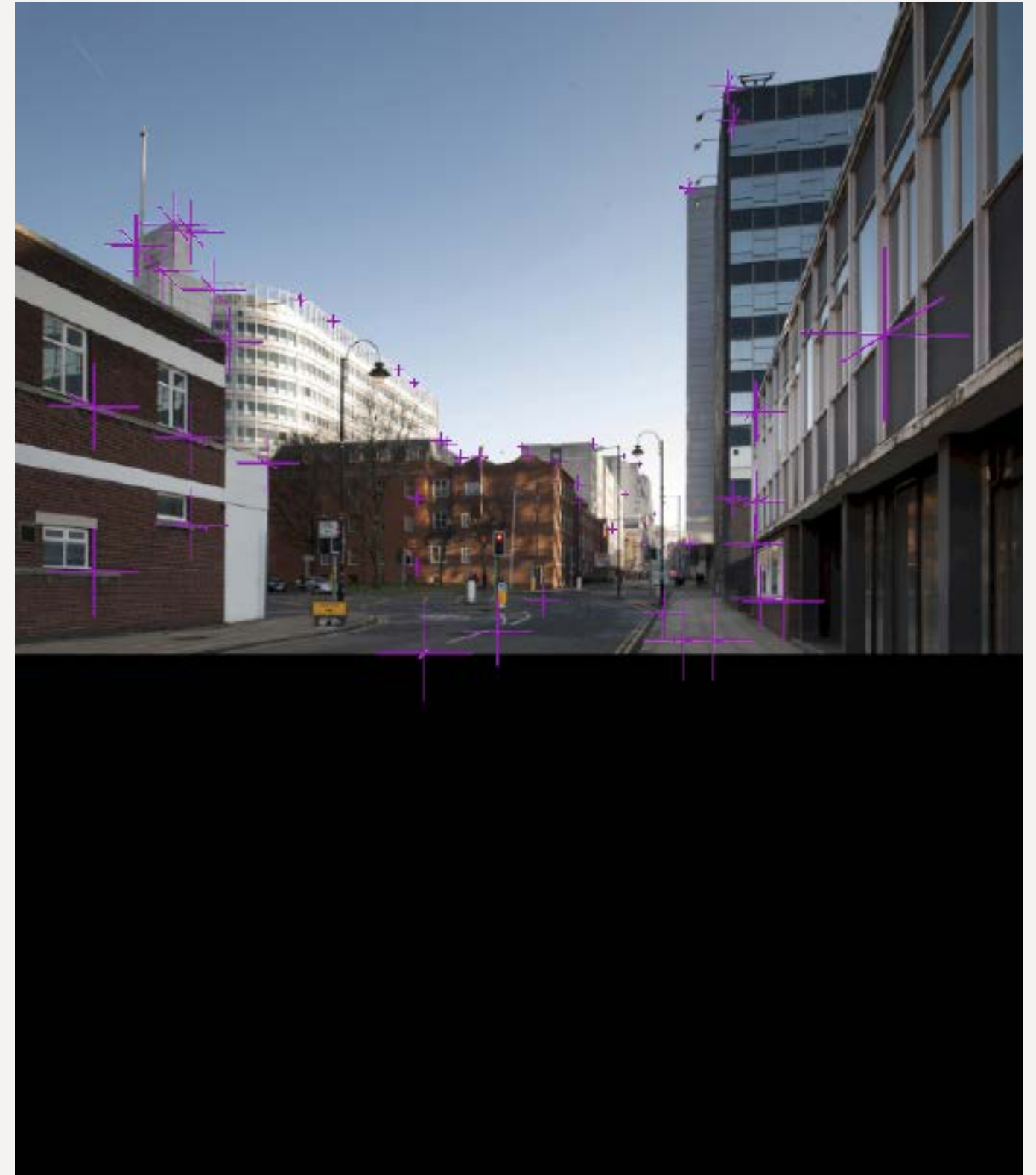
The first three stages are now brought together to create the alignment, within the 3D software.

Firstly, the photography is brought into the 3D software, in the form of a background so that the surveyed information can be aligned to it ie camera-matching. A couple of stages are completed to accomplish this.

1. The photo is brought into ' Adobe Photoshop' editing software. Any rotational inaccuracies from the photo are removed. This is completed by using the surveyed horizon information and rotating the image accordingly.
2. Any 'shift' applied by the photographer using the perspective control lens needs to be addressed. Vertical shift is applied to allow the photographer to photograph tall buildings whilst keeping the camera level, and hence the verticals of the image vertical. It has the effect of 'shift-ing' the horizon off the centre of the image. To use the photography within the 3D software, the horizon has to be returned to the centre of the image - this is done by adding a blank area to the top or bottom.

Secondly, the survey data is brought into the 3D software. Returned to Our Studio as a database document, the Easting, Northing and height co-ordinates that can be imported so that they form points in 3-dimensional space. The virtual camera is also located, using the OS data reference returned to Our Studio.

Lastly, the camera is adjusted so that the surveyed points line up with the background photography. The field-of-view (FOV) is entered according to the lens the photographer used and the location of the camera's 'target' is adjusted in the X and Y plane (ie not vertically) so that the points align with the features surveyed.



3D software viewport showing background photography aligned with survey data points.

STAGE 5

ADDING SCHEME AND RENDERING

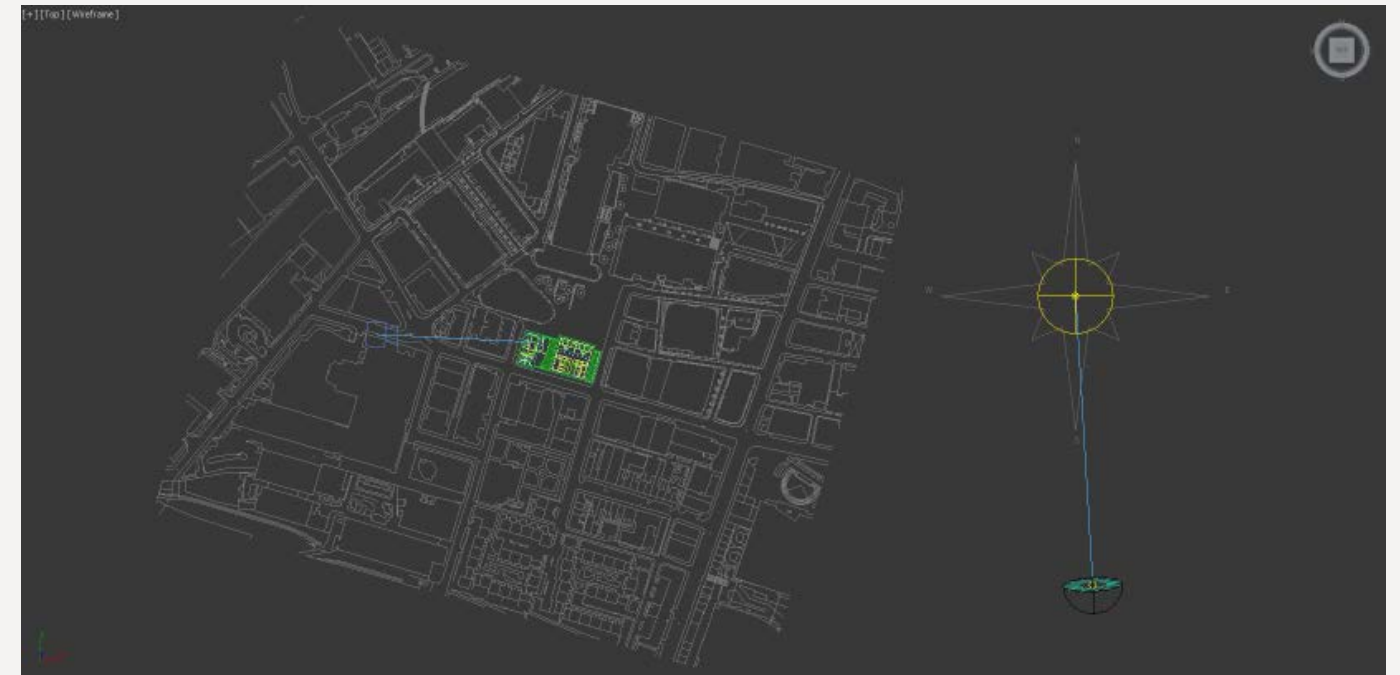
Upon completion of the camera alignment the 3D model (as described in stage 3) is brought into the 3D virtual environment in relation to OS datum.

Lighting is then setup in the 3D virtual environment to match the sunlight conditions at the time the source photograph was taken.

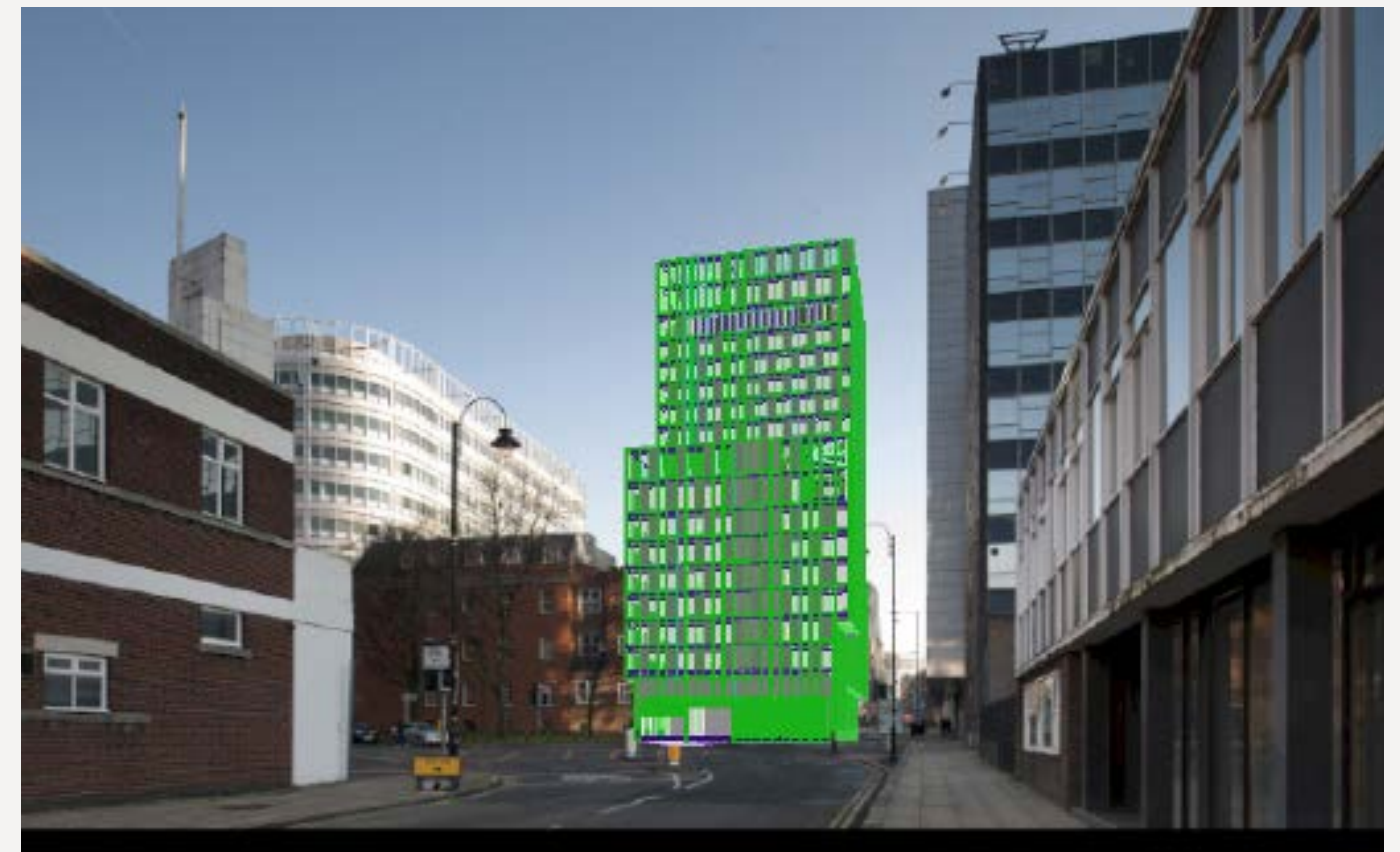
In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. The process of transforming the wireframe 3D scheme model into one that can be used to create a photo-realistic image is called texturing.

Prior to rendering, Our Studio requires details from the architect regarding the proposed materials (e.g. type of glass, steel, aluminium etc.) to be utilised. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used.

The 3D model is then rendered in the 3D software at the same resolution as the photograph.



3d software showing top view of model aligned with OS plan including camera location and sun-light setup.



3d software showing view from camera with photo background and model in position.

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