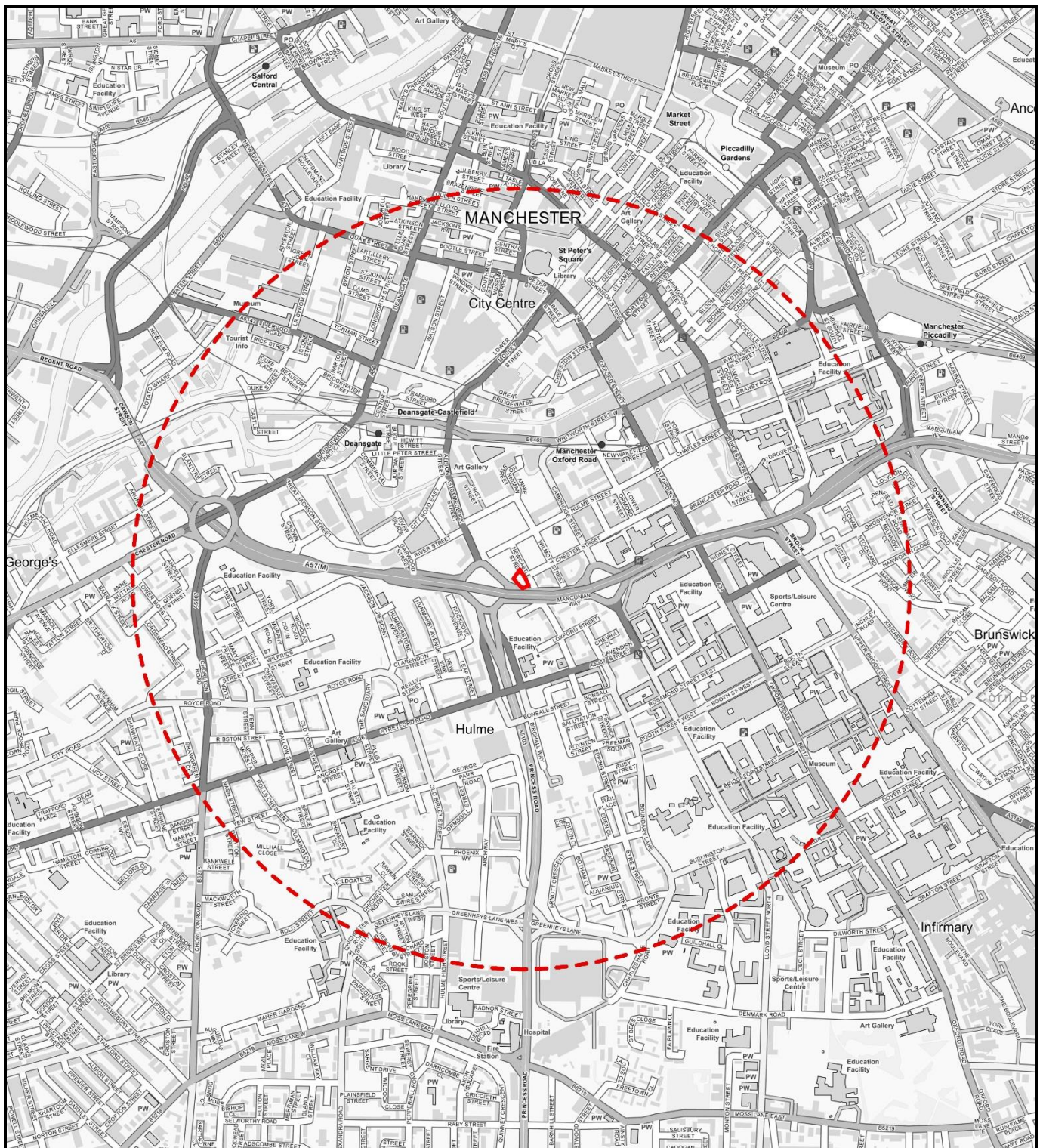




Legend

- Block C Boundary
- 1km Study Area

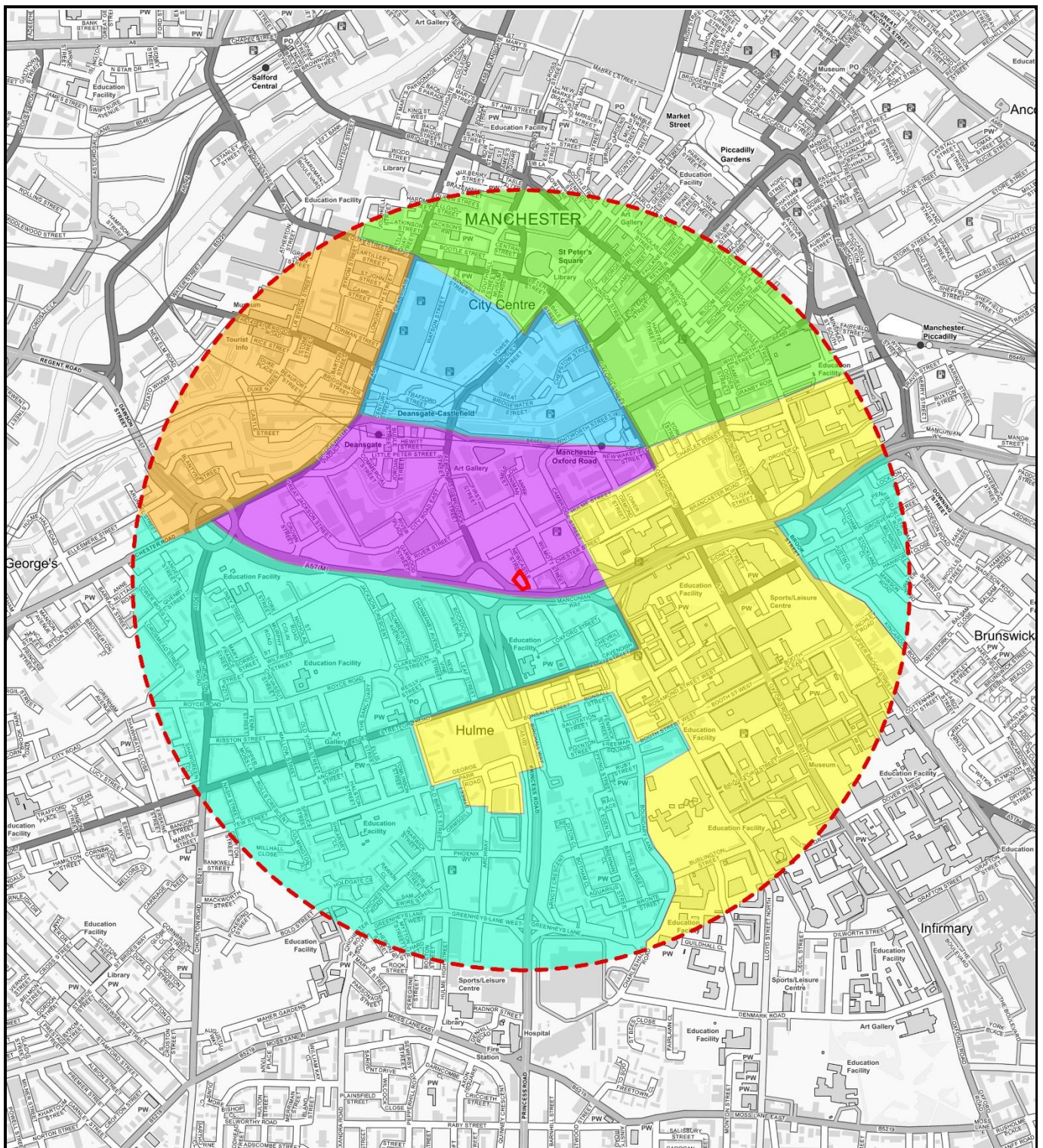


Scale: 1:15,000

0 125 250 500 Meters

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Figure:	12.1		
Title:	TVIA Study Area		
Project:	Block C, Plot 11, First Street		
Date:	29/11/2023	Scale:	1:15,000



Legend

- Block C Boundary
- 1km Study Area
- Castlefield & St Johns
- City Centre Transition
- Manchester City Urban Core
- Residential
- River Front Redevelopment
- Major Educational

N

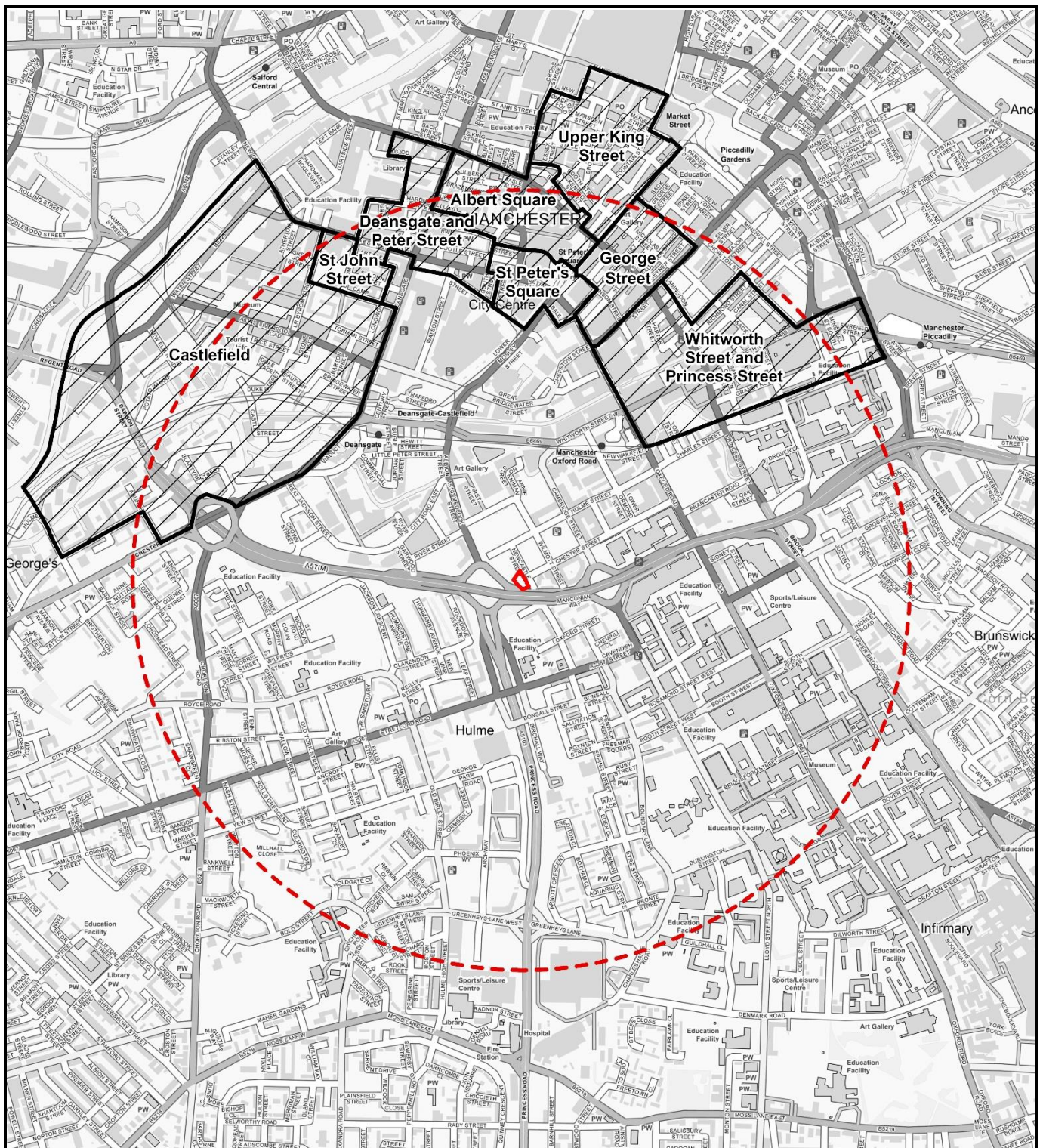


Scale: 1:15,000

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Figure:		12.2	
Title:		Townscape Character	
Project:		Block C, Plot 11, First Street	
Date:		29/11/2023	Scale: 1:15,000



Legend

- Block C Boundary
- 1km Study Area

Listed Building Grade

- I
- II
- II*

- Conservation Area

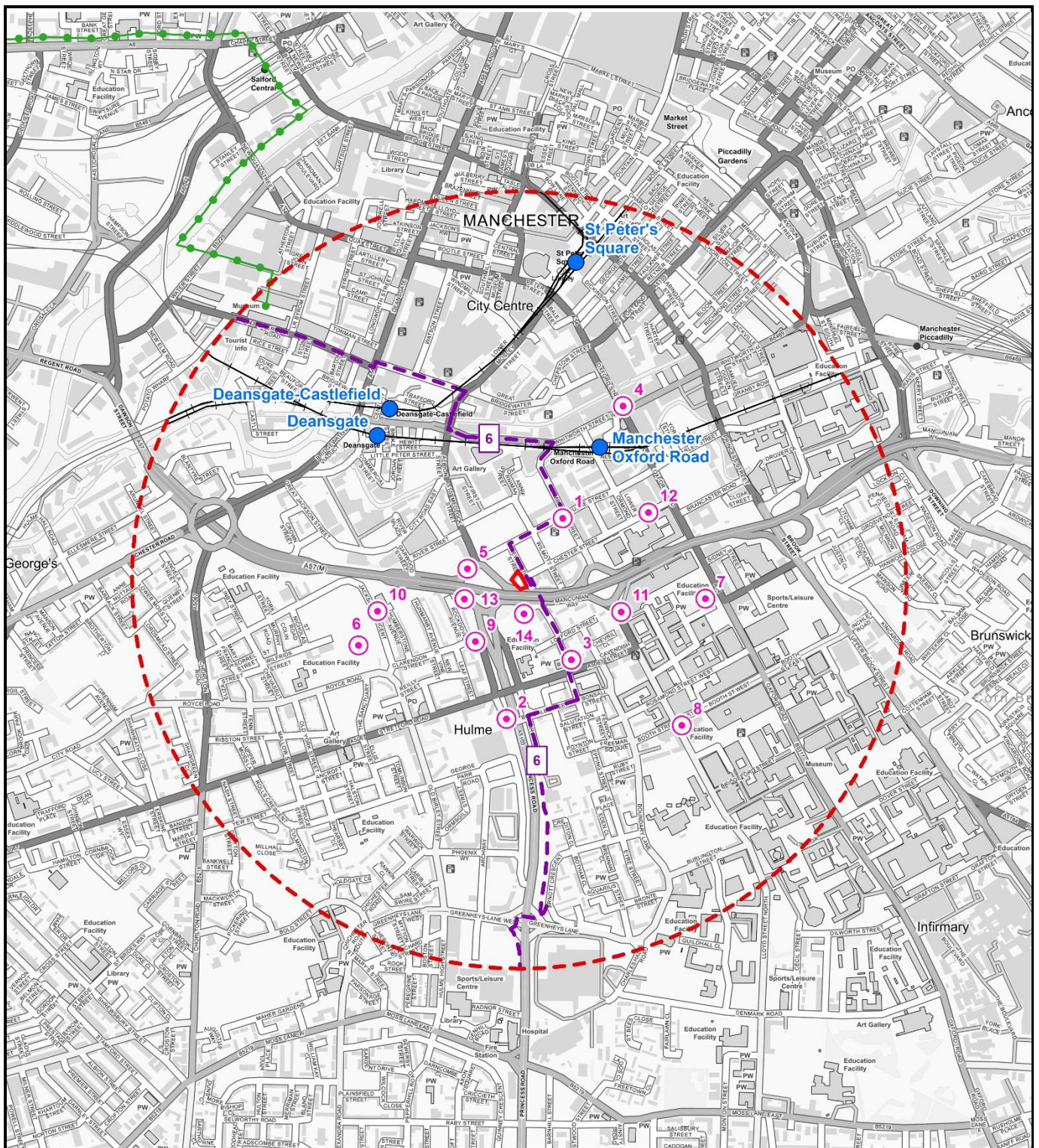


Scale: 1:15,000

0 125 250 500 Meters

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Figure:	12.3		
Title:	Townscape Designations		
Project:	Block C, Plot 11, First Street		
Date:	29/11/2023	Scale:	1:15,000



Legend

- | | | | |
|----------------------|-----------------------------------|---------------------------------------|------------------------------------|
| Block C Boundary | 4. Oxford Road / Whitworth Street | 9. Clarendon Street / Princess Street | 13. Hulme Street / Rockdove Avenue |
| 1km Study Area | 5. Mancunian Way Slip Road | 10. Hulme Street / Jackson Crescent | 14. Clarendon Street |
| Viewpoints | | | |
| 1. Hulme Street | 6. Hulme Park | 11. Higher Cambridge Street | Railway Station |
| 2. Hulme Arch Bridge | 7. All Saints Park | 12. Chester Street | Railway |
| 3. Newcastle Street | 8. Booth Street West | | National Cycle Network |
| | | | Inwell Sculpture Trail |

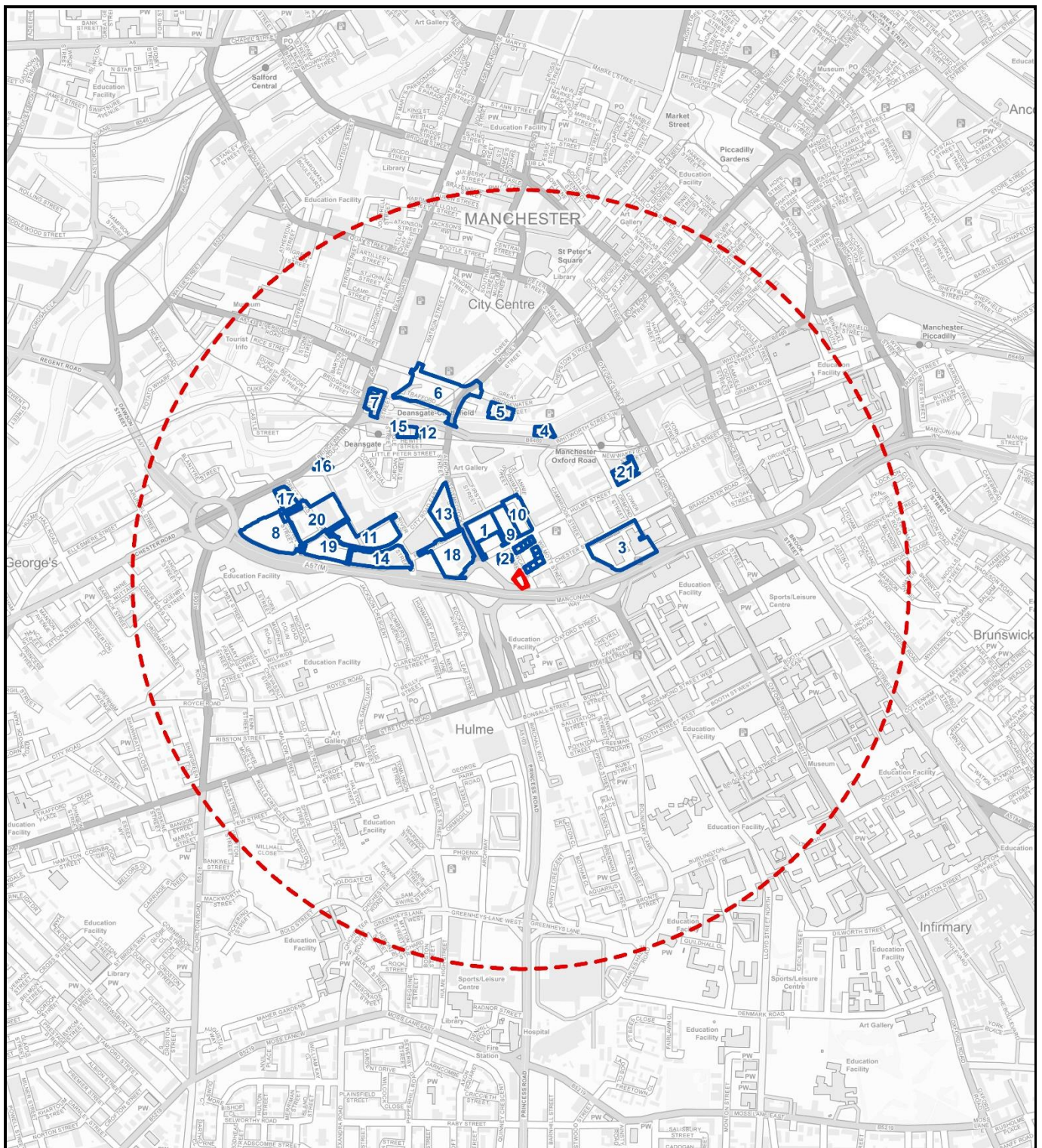


Scale: 1:15,000

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Figure:		12.4	
Title:		Views and Visual Receptors	
Project:		Block C, Plot 11, First Street	
Date:	29/11/2023	Scale:	1:15,000



Legend

- Block C Boundary
- 1km Study Area
- Committed Developments

1. 132600/FO/2021 Plot 9a, First Street
2. 125573/FO/2019 First Street South (Plots A, B and D only)

3. 125799/FO/2019 Metropolitan University Science and Engineering Building
4. 118033/P3OPA/2017 Barclay House
5. 129081/FO/2021 Havelock
6. 115871/FO/2017 Viadux
7. 125804/FO/2019 Staycity Deansgate

8. 126668/FO/2020 The Blade and Three60
9. 136043/FO/2023 Plot 10A, First Street
10. 136170/FO/2023 Plot 10b, First Street
11. 132199/FO/2021 Great Jackson Plot F
12. 111003/FO/2016/C1 Vision
13. 128002/FO/2020 One City Road

14. 129273/FO/2021 Park Place
15. 126308/FO/2020 Travelodge Deansgate Locks
16. 129406/FO/2021 Deansgate South
17. 134694/FO/2022 Bridgewater House
18. 135419/FO/2022 One Medlock Street

19. 137227/FO/2023 Great Jackson Street - Crown Street Plot D
20. 137226/FO/2023 Great Jackson Street - Crown Street Plot C and E
21. 121252/FO/2018 Student Castle

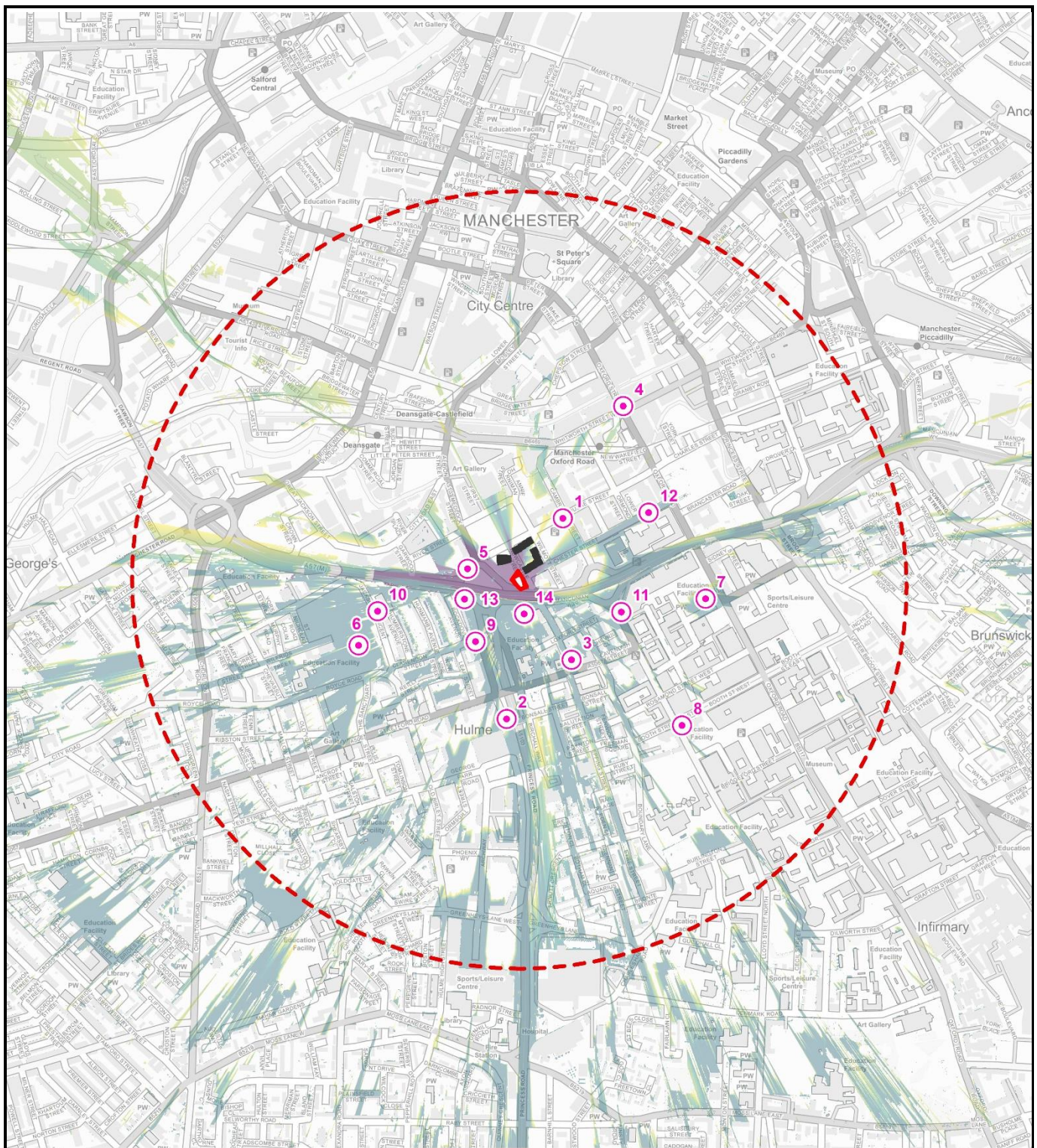


Scale: 1:15,000



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Figure:		12.5	
Title:		Committed Developments	
Project:		Block C, Plot 11, First Street	
Date:		29/11/2023	Scale: 1:15,000



Legend

- Block C Boundary
- 1km Study Area
- First Street South Plots A, B and D
- Viewpoints
- 1. Hulme Street
- 2. Hulme Arch Bridge

- 3. Newcastle Street
- 4. Oxford Road / Whitworth Street
- 5. Mancunian Way Slip Road
- 6. Hulme Park
- 7. All Saints Park

- 8. Booth Street West
- 9. Clarendon Street / Princess Street
- 10. Hulme Street / Jackson Crescent
- 11. Higher Cambridge Street

- 12. Chester Street
- 13. Hulme Street / Rockdove Avenue
- 14. Clarendon Street

Zone of Theoretical Visibility*

Higher Theoretical Visibility

Lower Theoretical Visibility

*Zone of Theoretical Visibility
Building Height: 120.625m AOD
Observer height: 2m
DSM: Environment Agency LIDAR 1m DSM 2022
Resolution: 1m
Surface Features: Included
Earth Curvature: Included



Scale: 1:15,000



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Figure:	12.6		
Title:	ZTV		
Project:	Block C, Plot 11, First Street		
Date:	29/11/2023	Scale:	1:15,000