

Appendix 7.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character Areas	Townscape Character Areas within the site and the surrounding context is shown in Figure 1.3 of Appendix. The Site lies within Manchester City Centre, as defined by Manchester Core Strategy 2012-2017. The City Centre is defined as the area inside the Inner Relief Route, and extends to the south to encompass the Oxford Road Corridor, and includes several distinct areas. The area where the Site is located is defined as ‘The Corridor’, and contains major educational and medical institutions located alongside a linear route (Oxford Road) in a variety of large scale buildings. Underlying this are remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. The area contains a network of open spaces often resulting from more recent developments and is busy especially with public transport and pedestrian movement through much of the 24 hour day with patterns of movement linking areas to both sides of Oxford Road. The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way. The Strategy states that new development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. In addition, a balance between built form and open space which allows for easy movement through and across the area will be required within new development. The Corridor is considered a suitable location for new office, research and development, light industrial, general industrial, education and health developments. The site in its current form does not contribute to achieving the objectives for ‘The Corridor’, as set out within the Core Strategy. The existing library is an older building (built 1972) and therefore does not display highest standard in terms of appearance and function, and is not activating the surrounding public space, which in itself is of poor quality. The Corridor, where the Site is located forms an important part of city centre, housing the thriving University core, with surrounding Listed buildings, therefore the value of Townscape Character as a receptor has been assessed as ‘Medium’. The suceptability to change is assessed as ‘Low’ as the Site sites in the wider MMU estate area, that is subject to regeneration scheme under ‘Estate Strategy 2017- 2027’ with new high-performing contemporary buildings replacing the old ones, therefore the area has a substantial ability to accommodate the proposed development without undue harm. The overall Sensitivity of the receptor is therefore ‘Moderate/Low’.	Medium	Low	Moderate/ Low
Urban Grain	Urban Grain on the Site and in the surrounding area is shown in Figure 1.4 of Appendix. The wider study area presents a predominantly dense urban grain to the north reflecting the location directly adjacent to the city centre. The ring road (Mancunian Way), which encapsulates the city centre area forms a significant north-south barrier between the centre and its surroundings. The grounds of Manchester Metropolitan University campus stretch out beyond Mancunian Way to the south of the city centre and whilst in keeping with the city centre character, its medium to large-footprint buildings are in contrast with the finer grain of the surrounding residential areas. The main north-south and east-west movement corridors form a grid pattern and therefore the urban grain has a relatively regular character. The grain is punctuated by occasional green open spaces, the most significant of them being the All Saints Park located in front of the MMU Library building. The grain on the site is in keeping with the dense medium-sized grain of the city centre. It adjoins the neighbouring Faculty of Business and Law building and represents a typical grain of a university campus building. The area displays urban grain that is typical to the Manchester Metropolitan University campus character. The value of urban grain is assessed as ‘medium’. The building footprint is largely determined by the extents of the site boundary and function of the library building, therefore the Site has a substantial ability to accommodate the proposed development without undue harm. The overall Sensitivity of the receptor is assessed as ‘Moderate/Low’.	Medium	Low	Moderate/ Low
Building Heights	Building Heights on the Site and in the surrounding area is shown in Figure 1.5 of Appendix. The building heights within the area are characterised by a mix of heights with development ranging from 2 floors which represent the lower density residential areas to 30+ floors of the Circle Square tower, which is characteristic of the city centre. The building heights within the city centre to the north and along the Oxford Road Corridor to the south are generally substantial, reflecting their location within the Manchester City Centre Townscape Character Area, as defined within the Core Strategy. Building heights generally step up towards the city centre core to the north of the Mancunian Way. All Saints Park and the buildings that encompass it form a set piece, with the historic buildings generally not stepping above the height of 3 storeys. Modern additions to this scene in form of the library and more recent Mabel Tylecote building are increasing the height datum in the area and setting a precedent for a potential creation of a landmark in this area. The buildings within the immediate surroundings of the Site are generally 3 to 9 storeys high in keeping with the character of the wider area, therefore the value has been assessed as ‘Medium’. The area does not have a landmark building, and its close proximity to the centre, where the height datum is set higher gives the site substantial ability to accommodate the proposed development without undue harm. The overall sensitivity is assessed as ‘Moderate/Low’.	Medium	Low	Moderate/ Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Movement and Linkages	Movement and Linkages on the Site and in the surrounding area is shown in Figure 1.6 of Appendix. The Site is bound by two major movement corridors, The A57 Mancunian Way and Oxford Road, both of which also presenting significant barriers in pedestrian movement within the wider area. Oxford Road integrates a cycle link from St. Peter’s Square on the north of Oxford Road to Fallowfield in the south. There is also a busy beeway running through the area along Cavendish and Grosvenor Street, linking the Site to the wider cycle network. To the north of the Site there is Oxford Road train station, which is a major transport node within the area connecting the campus with wider surroundings. The central location to the city centre, leisure attractions and university campuses results in a large amount of footfall in this area. Currently, the Site accommodates a pedestrian linkage along Oxford Road and a connection from Oxford Road to the Faculty of Business and Law. The value of the receptor is therefore assessed as ‘Medium’. The direct linkage between Oxford Road and The Faculty of Law in front of the library building is a part of a wider area with good pedestrian permeability which is likely to be enhanced by the proposed development, therefore the susceptibility to change has been assessed as ‘Low’. The overall Sensitivity of the receptor is therefore ‘Moderate/Low’.	Medium	Low	Moderate/ Low
Environmental Designations and Public Open Space	Environmental Designations and Public Open Space on the Site and in the surrounding area are shown in Figure 1.7 of Appendix. There is no green space or environmental designation covering the Site. There is a row of five mature trees along the edge of the Site that adjoins Oxford Road. In front of the existing library building facing All Saints Park is a landscaped strip with hedging that generally does not contribute to the overall quality of the public space. Directly adjacent to the site lies All Saints Park, originally opened in 1820 as a burial ground for All Saints Church. In 1935 it was turned into a public park and playground. Currently it serves as a public park and is being redeveloped as a part of Manchester Metropolitan University’s wider 10-year estate strategy to improve the landscaping, create a new flexible space and pedestrianise surrounding streets. There are several other green open spaces in the study area, mainly Symphony Park within Circle Square development to the north, University Green to the south and Gartside Gardens to the south-east of the Site. The green space and public paved areas within the Site are currently of low quality, however the Site contains several mature trees that form an important part of the street scene and have positive environmental impact on Oxford Road, therefore the value of the receptor has been assessed as ‘Medium’. The proposal includes a new, improved public space in keeping with the character of surrounding areas as well as incorporating the existing mature trees into the proposal, therefore the susceptibility to change has been assessed as ‘Low’. The overall sensitivity of the receptor has been assessed as ‘Moderate/Low’.	Medium	Low	Moderate/ Low
Site Character	Site Character on the Site is shown in Figure 1.9 of Appendix. Currently the Site is in most part occupied by the existing modernist building of All Saints Library built in 1978, which is characterised by its distinct red brick colour in keeping with the adjacent historic buildings enclosing All Saints Park and along Oxford Road, as well as horizontal ribbon windows . Due to its stepping massing and colour it forms a relatively prominent feature when seen from the Oxford Road corridor, however the surge of recent development brought new taller height datum in the area, especially towards the city centre in the north of the study area. In front of the existing library building facing All Saints Park is a landscaped strip with hedging that generally does not contribute to the overall quality of the public space and in current form – directly adjoining the building - presents a substantial visual barrier to the library’s façade. When looking from Oxfor Road, the ground floor is slanted to create more space for the pedestrian movement along the corridor. The ground floor is partly fenced off which creates a poor environment and the building fails to activate this part of a busy corridor. Another prominent feature of the Site is a row of tall mature trees that provide a thick canopy when in leaf and fulfill not only ecological function, but also present an important softening of the wide and busy Oxford Road corridor, which generally lacks the presence of mature trees. Part of the Site stretches all the way to the north and underneath the bridge accommodating the Mancunian Way. This area is currently fenced off and occupied by surface cycle parking facility belonging to the Manchester Metropolitan University. The existing building does not fulfil the standards set by the recent contemporary high-performing buildings of the university campus, and does not sufficiently function as a landmark building in the location – at the beginning of the Oxford Road corridor right adjacent to the Mancunian Way. However, it is a functioning building which holds an important role in the campus, therefore the value has been assessed as ‘Medium’. The proposed development has the potential to fulfill the same function (library), enhance the existing public realm and is delivering new features such as roof terraces, and will function as a visually distinct landmark in the area. The susceptibility to change therefore has been assessed as ‘Low’. The overall sensitivity of the receptor is assessed as ‘Moderate/Low’.	Medium	Low	Moderate/ Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase:</u> Demolition likely to have negative impact on surrounding townscape character both visually and from noise/ dust/ movement etc. Hoardings will likely prevent/ limit connectivity with and along Oxford Road and create inactive street frontage in the short term.	• ‘Draft Construction Management and Phasing Plan’ • Material storage within main site boundary. • Dust & noise control & the erection of perimeter fencing to a specified standard.	The proposal will cause a small change in the local townscape character around All Saints Park and the wider bustling area of Oxford Road Corridor. There will be some partial loss of a minor local townscape landmark replaced with construction activity and site fencing. The sensitivity of Townscape Character is assessed as Moderate /Low. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be a direct, temporary, short-term, adverse effect which has <u>minor</u> significance.	Moderate/Low	Minor	Local	Short-medium term Temporary	Minor	Adverse direct	Minor Significance	Low
	<u>Operational Phase:</u> Contemporary new building introduced to the northern edge of All Saints Park and the entrance to the university campus. The design is striking - which compliments the modern buildings in surrounding area. The building substantially increases the height datum to the area forming a local level landmark and gateway adjacent to the Mancunian Way. There is a new interface with the main road and park with high-quality façade design and improved public realm, with existing mature trees retained which preserves the green character to the wider Oxford Road corridor.	• Aligned with Core Strategy and supports the Strategic Character Area of Oxford Road – as an area for significant growth and economic focus. The Strategy states that new development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. • Library of the future/ The new MMU library will evolve as a flexible building that cleverly blends the physical and the digital. Both experiences valid and with people and the quality of their experience at their heart. • The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. • The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance. • New enhanced areas of public realm will surround the new building - including retained mature trees along the Oxford Road frontage. These create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces;	There will be a noticeable change to some key townscape elements in the local area - the Proposed Development will be of a high-quality design that will positively contribute to the street scene along Oxford Road, a key City Centre access route from the south. The scale and massing responds to some of the taller contemporary development within the area, notably Circle Square to the north of the Site, and Mabel Tylecote Building to the south. Furthermore, the increased scale of the building and considered architectural design contributes to a better-defined gateway to the wider university – so its effect is amplified. Existingland uses will be retained and will complement the existing uses within the area. The sensitivity of Townscape Character is assessed as Moderate /Low. Given the small scale of change within the wider study area, the magnitude of change is considered to be minor which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>minor</u> significance.		Minor	Neighbourhood	Long-term Irreversible	Minor	Beneficial direct	Minor Significance	High

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Urban Grain	<u>Construction Phase:</u> There will be an initial change of the urban grain within the local area due to the partial demolition of the existing building and loss of frontage to Oxford Road.	‘Draft Construction Management and Phasing Plan’ - Material storage within main site boundary. - Dust & noise control & the erection of perimeter fencing to a specified standard.	The proposal will cause a small change in the local urban grain around All Saints Park and the main Oxford Road Corridor. There will be some partial loss of street and open space enclosure which will be replaced with construction activity and site fencing. The sensitivity of the Urban Grain receptor is assessed as Moderate /Low. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be an direct, temporary, short-term, adverse effect which has <u>minor</u> significance.	Moderate/Low	Minor	Local	Short-medium term Temporary	Minor	Adverse direct	Minor Significance	Low
	<u>Operational Phase:</u> The Proposed Schem will introduce a new urban block and activated frontage to the northern edge of All Saints Park. This will follow a similar alignment to the existing library building. The building will create a cohesive block together with the adjacent building of the Faculty of Business and Law solidifying north edge of All Saints Park. The taller element will be a new local level landmark – substantially taller than the existing building or its immediate neieghbours.	- The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - The form is covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance. - New enhanced areas of public realm will surround the new building - including retained mature trees along the Oxford Road frontage. These create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces;	The Proposed Scheme will achieve a good fit within the local level city urban grain, as it closely aligns with the existing building in footprint. The taller building element forms a high quality local landmark that will aid legibility and announce the entrance to this area whilst improving the active frontages to Oxford Road. The sensitivity of the Urban Grain is assessed as Moderate /Low. Whilst the change is a good fit in the townscape, the small scale of change within the wider study area results in a magnitude of change that is considered to be minor which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>minor</u> significance.		Minor	Neighbourhood	Long-term Irreversible	Minor	Beneficial direct	Minor Significance	High
Building Heights	<u>Construction Phase:</u> There will be a small change to the height datum of the local area due to the partial demolition of the existing building and loss of enclosure to All Saints Park and Oxford Road frontage.	n/a	The proposal will cause a small change in the local building height datam around All Saints Park and the main Oxford Road Corridor due to the demolition of the existing building. There will be some partial loss of street and open space enclosure which will be replaced with construction activity and site fencing. The sensitivity of the Urban Grain recepor is assessed as Moderate /Low. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be an direct, temporary, short-term, adverse effect which has <u>minor</u> significance.	Moderate/Low	Minor	Local	Short-medium term Temporary	Minor	Adverse direct	Minor Significance	Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The height of the proposed building will increase the local datum from 7 storeys to maximum of 13 storeys. The main body of the building will remain at 5 storeys whilst a taller element to the Oxford road frontage will form a new landmark. This taller element is consistent with tall contemporary development within the study area.	- Proposed Development responds to the local height datum of contemporary developments within the wider study area. - The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. - Landmark building helps define the entrance to the wider university campus. - Lower element steps down to adjacent university buildings, surrounding Listed buildings and All Saints Park.	The Proposed Scheme will achieve a good fit within the local building height datum, as it is an appropriate location for a taller landmark structure defining the entrance to the university campus whilst stepping down to lower adjacent buildings and All Saints Park. The sensitivity of Building Height is assessed as Moderate /Low. Whilst the change is a good fit in the townscape, the small scale of change within the wider study area results in a magnitude of change that is considered to be minor which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>minor</u> significance.		Minor	Neighbourhood	Long-term Irreversible	Minor	Beneficial direct	Minor Significance	High
Movement & Linkages	<u>Construction Phase:</u> Construction works will create partial barriers to pedestrian and vehicle movement immediately around the site. Likely to have some impact on the pedestrian movement along Oxford Road due to the partial loss of public realm and new perimeter site fencing required. Potential for the pedestrian and cycle environment is likely to be negatively impacted by the dust from the construction Presence of construction vehicles on roadways could increase local vehicular traffic.	‘Draft Construction Management and Phasing Plan’ & a full traffic management plan will be developed - Any temporary public road or footpath closures associated with the construction phase will be agreed with Manchester City Council highways department and relevant diversion signage put in place. - Loading and unloading of material deliveries will occur within the site boundary unless exceptional circumstances require special measures to be instigated. - Dust & noise control & the erection of perimeter fencing to a specified standard.	The proposal will cause a small change to pedestrian and cycle movement immediately around All Saints Park and the main Oxford Road Corridor due to the demolition of the existing building and new site fencing. There is the potential for increased construction traffic on the local road network although a traffic management plan will be formed to minimise this. The sensitivity of the Urban Grain receptor is assessed as Moderate /Low. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be a direct, temporary, short-term, adverse effect which has <u>minor</u> significance.	Moderate/Low	Minor	Local	Short-medium term Temporary	Minor	Adverse direct	Minor Significance	Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The proposed development will enhance the pedestrian connections along Oxford Road and towards the Faculty of Business and Law through the delivery of new high quality public realm and planting. Creation of a new north-south pedestrian linkage through the ground floor of the proposed building adding further permeability to the site.	• The proposal establishes an improved cycle and pedestrian environment around the Site. • New north-south pedestrian connection ‘The Art Walk’ connecting the Site to the site of John R. Dalton Building underneath the Mancunian Way	The Proposed Scheme will achieve a good fit within the local movement network, as it will deliver new public realm and pedestrian routes around the new building and linking to current enhancement works to All Saints Park – and replacing existing poor quality routes. No additional vehicular routes are proposed, with enhanced cycle parking facilities to promote active travel. The sensitivity of Movement and Linkages is assessed as Moderate /Low. Whilst the change is a good fit in the townscape, the small scale of change within the wider study area results in a magnitude of change that is considered to be minor which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>minor</u> significance.		Minor	Neighbourhood	Long-term Irreversible	Minor	Beneficial direct	Minor Significance	High
Environmental Designations & Public Open Space	<u>Construction Phase:</u> The public open space in the area in front of the library and Faculty of Business and Law spilling into the All Saints Park could potentially be negatively affected during the construction phase by restricted movement and construction activities close to site boundaries/ within the immediate area.	• ‘Draft Construction Management and Phasing Plan’ • Material storage within main site boundary. • Dust & noise control & the erection of perimeter fencing to a specified standard.	The proposal will cause a small adverse change to the environment of the public open spaces and pedestrian realm around the northen edge of All Saints Park and the main Oxford Road Corridor due to the demolition of the existing building and new site fencing, that could effect the appreciation of the park. The sensitivity of the Public Open Space receptor is assessed as Moderate /Low. The magnitude of change is considered to be minor which is adverse in nature. Therefore, there is likely to be an direct, temporary, short-term, adverse effect which has <u>minor</u> significance.	Moderate/Low	Minor	Local	Short-medium term Temporary	Minor	Adverse direct	Minor Significance	Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Proposed development will result in an improved public realm within and around the Site, contributing positively to the wider network of public open space. Creation of the ‘Art Walk” will enhance the network of public open space between the campuses.	New enhanced areas of public realm will surround the new building - including retained mature trees along the Oxford Road frontage. These create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces;	The Proposed Scheme will achieve a good fit within the local open space, as it will deliver new public realm and pedestrian routes around the new building and linking to current enhancement works to All Saints Park – and replacing existing poor quality routes. The sensitivity of Public Open Space is assessed as Moderate /Low. Whilst the change is a good fit in the townscape, the small scale of change within the wider study area results in a magnitude of change that is considered to be minor which is beneficial in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>minor</u> significance.		Minor	Neighbourhood	Long-term Irreversible	Minor	Beneficial direct	Minor Significance	High
Site Character	<u>Construction Phase:</u> Construction phase will see the partial removal of the existing library building on Site, and removal of areas of public realm around the northern edge of All Saints Park. The existing site character will be substantially changed by these works – with loss of built form and frontage to the park and Oxford Road and new construction activities that could effect the appreciation of the public spaces and park immediately around it.	‘Draft Construction Management and Phasing Plan’ - Material storage within main site boundary. - Dust & noise control & the erection of perimeter fencing to a specified standard.	The proposal will cause a partial change to the site character with the demolition of the existing campus building and impact of construction works on the adjacent public open spaces and pedestrian realm around the northern edge of All Saints Park and the main Oxford Road Corridor. The sensitivity of the Public Open Space receptor is assessed as Moderate /Low. The magnitude of change is considered to be moderate which is adverse in nature. Therefore, there is likely to be an direct, temporary, short-term, adverse effect which has <u>moderate</u> significance.	Moderate/Low	Moderate	Local	Short-medium term Temporary	Moderate	Adverse direct	Moderate Significance	Low

Terminology for Townscape Effect:

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

Appendix 7.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The Proposed Development will transform the character of the Site from old library building into a contemporary multi-functional library building more in keeping with the vibrant and contemporary context of Oxford Road corridor. The proposal appropriately relates to the surrounding urban grain and contemporary architectural style, creates a new landmark and new pedestrian linkages that connect with the wider network and increase the Site's permeability towards John Dalton campus to the north. Areas of improved public realm will help to create activity and opportunities for dwelling. Frontages will allow for visual connection to the exterior and therefore provide surveillance and activity on site edges, where currently the interface between building and public realm is of poor quality. The Site sits within Oxford Road corridor, in the City Centre. The creation of a landmark 'tower' together with original, contemporary architectural style provides a more fitting townscape response to the Site's location compared to the previous library building.	• Scale, massing and architectural style in keeping with the University campus and the envisioned character outlined in the MMU Estate Strategy 2017-2027. • Improved frontages address key site edges and interfaces • High-quality public realm and new pedestrian connections establish a more permeable Site. • New construction is going to re-use a good amount of existing structure to save material usage • Built form steps up to key corner and gateway, creating a marker that defines the node.	The Proposed Scheme will achieve a good fit within the local townscape, as it will delivers a major new campus building and surrounding public realm to the site. The new building is designed with a taller landmark structure that defines the entrance to the university campus whilst stepping down to lower adjacent buildings and All Saints Park. The sensitivity of the Site is assessed as Moderate /Low. The proposed change is a good fit in the townscape, with elements that will result in a benefit to the existing townscape condition. The magnitude of change is therefore considered to be moderate which is beneifical in nature. Therefore, there is likely to be a direct, irreversible, long-term, effect which is considered to have <u>moderate</u> significance.		Moderate/ Major	Neighbourhood	Long-term Irreversible	Moderate	Beneficial direct	Moderate Significance	High

Terminology for Townscape Effect:

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