

Appendix 9.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Townscape Character	Townscape character is illustrated in Figure 9.4 of Appendix 9.3. Site character is illustrated in Figure 9.10 of Appendix 9.3. North Campus The Site lies within the North Campus Character Area within Manchester City Centre, as set out within Manchester City Centre Strategic Plan. The area is currently characterised by a mix of building typologies and public spaces of varying quality. Modern development sits alongside historic industrial buildings at the interface created by the railway viaduct, with predominantly historic townscape to the north and contemporary university buildings to the south. Mayfield and Piccadilly areas to the east are also subject to large scale regeneration proposals as well as the recent redevelopment within the Kampus character area to the north of the Proposed Scheme which incorporates uses such as residential, restaurant and commercial space. The recent redevelopment of London Road fire station includes mixed uses; hotel, retail/leisure space, live/work spaces, office space and an events space. Components which contribute to defining townscape character are described in more detail below. <u>Historical Development & Heritage Designations</u> The historical development and heritage within the Site and surrounding context is illustrated in Figure 9.2 and 9.3 of Appendix 9.3. Historic mapping shows how the Site has been a component of the tight urban grain of the City Centre, although this does not continue into the site itself. The Site is located within Whitworth Street Conservation Area which is characterised by textile warehouses reflecting the industrial Victorian and Edwardian heritage. There are a number of listed buildings in the vicinity of the Site, notably the Grade II Listed Manchester South Junction and Altrincham Railway Viaduct and Grade II* Listed London Road Fire Station, which contribute a significant heritage element to the overall townscape appearance and character/ in contrast to more modern development to the north and south. <u>Urban Grain</u> Urban grain within the Site and surrounding site context is illustrated in Figure 9.5 of Appendix 9.3. There is a clear grain and historic street pattern throughout the wider area, although this is absent in the Proposed Scheme, which consists of a cleared site since the demolition of the buildings. There is significant capacity to respond and integrate better to the general pattern of urban grain in the surrounding area. <u>Land Uses</u> Land use within the Site and surrounding site context is illustrated in Figure 9.6 of Appendix 9.3. At present, there are no existing uses on the site as it is currently cleared for construction. A number of other residential / student residential blocks are located in the immediate vicinity. The Proposed Scheme is surrounded on the south and west by higher education uses. Within the university campus are a number of open green spaces, including Vimto Park immediately to the west of the Proposed Scheme. To the north east is Piccadilly Station (a major public transport hub for trains and trams) and city centre commercial / retail, entertainment and hotel uses in the wider area. <u>Building Heights</u> Building heights within the Site and surrounding site context are illustrated in Figure 9.7 of Appendix 9.3. There is an established general height of approximately 6 storeys throughout the historic parts of the study area, reflecting the prevalence of large warehouse buildings. Taller blocks of contemporary city centre development are located close to Piccadilly station, including the newly completed 16 storey high Kampus development. The station itself is raised up, providing a dominant presence on its western edge, but also a degree of severance. The viaduct also creates a physical separation along the southern edge of the Proposed Scheme due to its height and limited permeability. The general moderate height of the university campus is frequently punctuated by taller towers. <u>Movement and Linkages</u> Movement and linkages within the Site and surrounding site context are illustrated in Figure 9.8 of Appendix 9.3. Pedestrian Bus services run on most of the primary and secondary routes surrounding the Proposed Scheme. The Proposed Scheme is close to London Road, a key primary route and approach to the city from the south, connecting to the Mancunian Way	Low/ Medium	Medium	Medium

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, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible.
Size/Scale of Effect:	Major, Moderate, Minor, Negligible.	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

	(ring road). North east of the Proposed Scheme, London Road links to Whitworth Street, a primary east-west route through the city centre. Granby Road and Echo Street which bound the Proposed Scheme on the northern and eastern edges respectively are minor local access roads. <u>Public Open Space</u> Public open space within the Site and surrounding site context is illustrated in Figure 9.9 of Appendix 9.3. There are no formal designations affecting the Proposed Scheme. Adjacent is Vimto Gardens, primarily serving university students, along with a number of other open spaces within the campus. Sackville Gardens is also within the vicinity and is an important strategic green space in the city centre. The receptor value is considered to be Low/Medium reflecting the cleared nature of the Site itself but the presence of higher quality townscape surrounding it. It is considered that the receptor has ‘medium’ ability to incorporate change given the large-scale regeneration proposed in the immediate context and the current condition of the site. The resulting sensitivity of this receptor is Medium.			
Topography & Site Levels	The topography of the Proposed Scheme and surrounding area is shown in Figure 9.11 of Appendix 9.3. The underlying topography of the study area is generally flat with small level changes. The periphery of the Proposed Scheme lies approximately 40m AOD. The university campus is set at a lower level, approximately 35m AOD, to the south of the rail viaduct and Altrincham Street. The buildings on the eastern edge of the Site are at street level. The previous clearance of the Site for construction has levelled the ground to level a uniform platform. The townscape value is Low, with a Low susceptibility to change, given the previous localised level changes. The overall sensitivity is Low.	Low	Low	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, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible.
Size/Scale of Effect:	Major, Moderate, Minor, Negligible.	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Appendix 9.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded 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 – North Campus	<u>Operational Phase:</u> The Proposed Scheme will introduce a new scale and massing to the Site which is not currently present due to previous demolition. The Proposed Scheme will infill the existing gap in development in this key part of the city. The pattern and containment of the streets next to the site will be improved due to new street frontage and public realm areas, with new residential uses bringing life and activity at street level. The proposals will bring new uses to a cleared site and be consistent with change happening within the wider area. At the site level, the proposals will completely change the character of the plot, moving from cleared site and hoardings through to new residential neighbourhood that will link into the wider changes in North Campus.	The proposal represents a high quality contemporary addition to the cityscape in line with aspirations to transform the North Campus townscape character area. Key Design considerations include: • The scale and architectural design of the building reflect its status as a landmark development at a gateway site to the city. • Materials take reference from the surrounding context, with red brick cladding which respects the conservation area setting. • New areas of public realm and roof gardens enhance biodiversity and provide sustainable drainage as well as amenity benefits for residents. • At street level new Yorkstone flags, quality concrete paving and resurfaced asphalt, replaces and enhances the existing palette of poor-quality materials. • New tree planting to form green beacons visible from each connecting street corner along Granby Row.	The proposal introduces new elements that achieve a good fit with the North Campus townscape character area, reflecting the wider plans to transform the area. The scale of the new buildings will result in a partial change to the wider City skyline. The potential impacts at the local level are balanced by the substantial improvement to the street condition and strengthened relationship to the adjacent park. The magnitude of effect is considered to be Medium which is Beneficial in nature. This would have Moderate Effect which is Beneficial in nature and is considered Significant.	Medium	Moderate	Neighbourhood	Long Term Irreversible	Medium	Beneficial Direct	Moderate Effect. Significant	High

Terminology for Townscape Effect:

Townscape Value:
Susceptibility to Change:
Overall Sensitivity of Receptor:

High, Medium, Low
High, Medium, Low
High, Medium, Low

Size/Scale of Effect:
Geographical Extent of Effect:

Major, Moderate, Minor, Negligible.
Site, Local, Neighbourhood, City

Duration:
Reversibility:
Overall Magnitude of Effect:

Long-term, Medium-term, Short-term
Temporary/ Irreversible
Major, Moderate, Minor, Negligible.

Nature of Effect:
Significance:

Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Significant, Moderate Significance, Minor Significance, Not Significant

Appendix 9.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded 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
Topography & Site Levels	<u>Operational Phase:</u> The proposed development will work with the existing levels, including a lower ground floor utilising the sunken part of the Proposed Scheme. The new building will address the level change adjacent to Granby Row and Vimto Park – reducing the severance and improving pedestrian environment.	No additional mitigation proposed over that embedded into the proposed development.	The proposed development makes use of the existing level changes around the site and contributes to a good fit within the wider street scene. Access to the lower ground floor level is provided via a ramp down into a servicing yard which is located along the edge of the existing railway viaduct. As such the effect is considered to be Negligible Effect which is Beneficial in nature and therefore would be Not Significant .	Low	Minor	Site	Long Term Irreversible	Small	Beneficial Direct	Negligible Effect. Not Significant	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, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible.
Size/Scale of Effect:	Major, Moderate, Minor, Negligible.	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant