09/02/23

ISSUED

Plot 10b First Street

Townscape and Visual Impact Assessment

Appendix 12.4: Key Views and Photomontages

Document Control

File Name	Prepared by	Checked by	Planning	Views
3098-ID-002-01-12.4 Key views and photomontages	MM	GW	Deloitte	Virtual Planit

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12.2 Viewpoints location map

12.3 Views and photomontages



Figure 1 of Appendix4 - Zone of visual influence (ZVI) Mapping and viewpoint selection (source - Google Earth Pro Viewshed

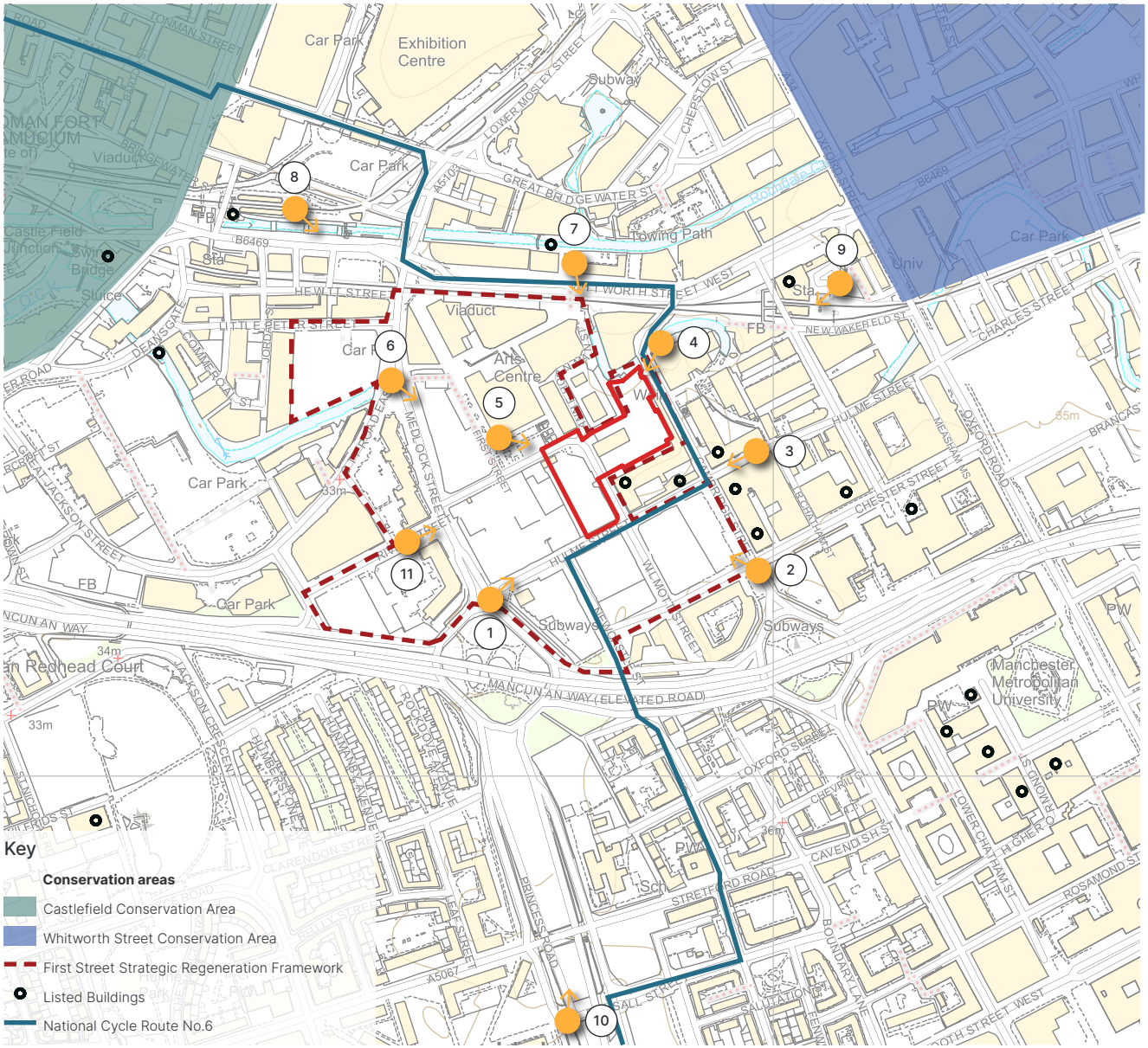


Figure 2 of Appendix 4 - Viewpoints location map

VIEWPOINTS

FULL RENDER	**Viewpoint 1:** View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way.
FULL RENDER	**Viewpoint 2:** View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.
FULL RENDER	**Viewpoint 3:** View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.
WIRELINE	**Viewpoint 4:** View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.
FULL RENDER	**Viewpoint 5:** View from public square within First Street development looking south east.
WIRELINE	**Viewpoint 6:** View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.
WIRELINE	**Viewpoint 7:** View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.
WIRELINE	**Viewpoint 8:** Elevated view south from platform of Deansgate Tram Stop - over city skyline.
WIRELINE	**Viewpoint 9:** View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.
FULL RENDER	**Viewpoint 10:** View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.
WIRELINE	**Viewpoint 11:** View from River Street looking east over Medlock Street.

12.3 Views and Photomontages

View 1: Baseline | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10a photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10a + cumulative photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 1: Plot 10b photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10b + cumulative photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
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View 1: Plot 10a and 10b together photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10a and 10b + cumulative photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



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View 2: Baseline | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10a | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10a + cumulative photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View	Cumulative Developments
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View 2: Plot 10b photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10b + cumulative photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View	Cumulative Developments
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View 2: Plot 10a and 10b together photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10a and 10b + cumulative | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



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View 3: Baseline | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View 3 : Plot 10a photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View 3 : Plot 10a + cumulative photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



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View 3 : Plot 10b photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View 3: Plot 10b + cumulative photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



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View 3: Plot 10a and 10b together photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



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View 4 : Baseline | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4: Plot 10a photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4 : Plot 10a + cumulative photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



Plot 10A

View	Cumulative Developments
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View 4: Plot 10b photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4 : Plot 10b + cumulative photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
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09	01 - Plot 11 First Street
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View 4 : Plot 10a and 10b together photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4: Plot 10a and 10b + cumulative | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



Plot 10A Plot 10B

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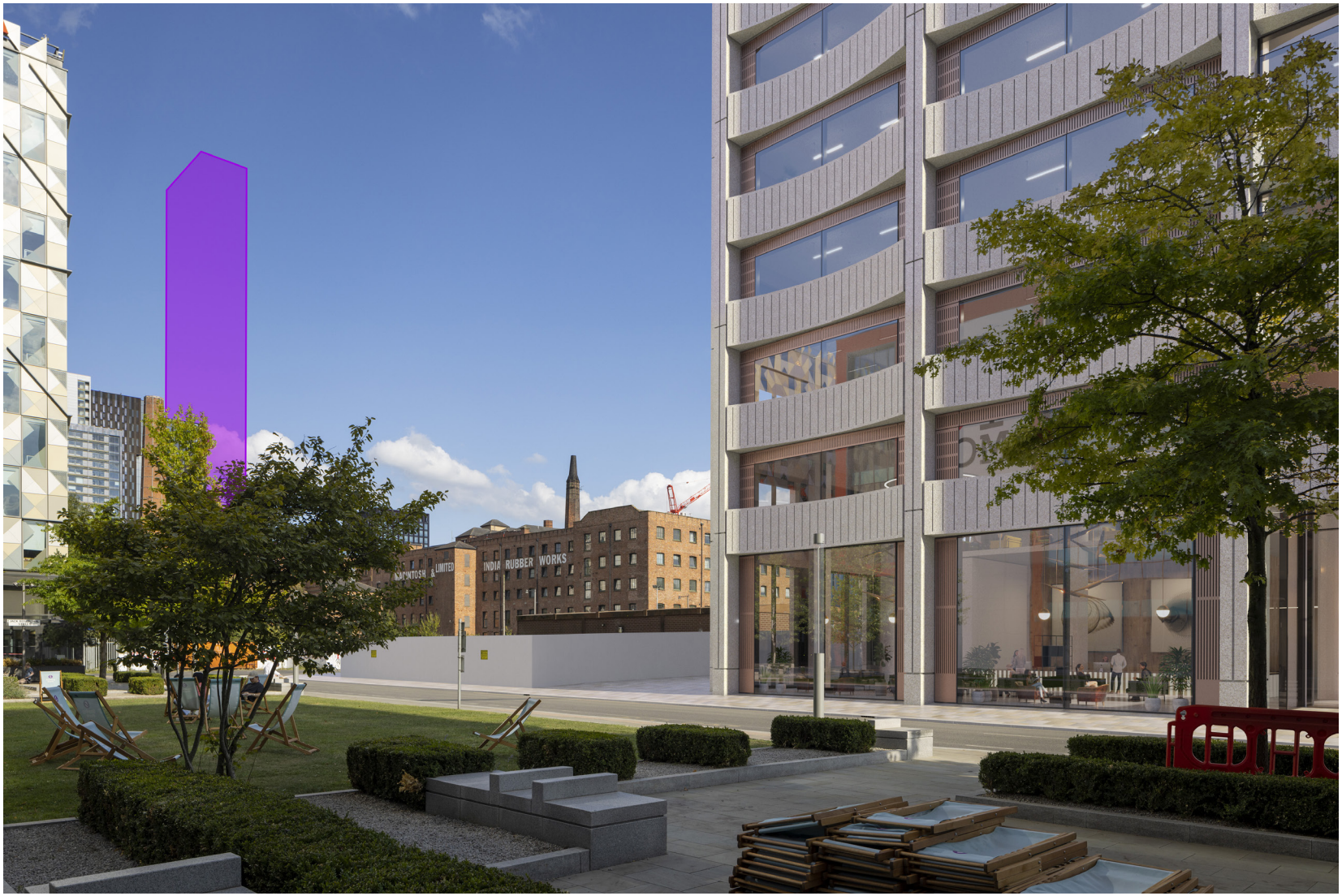
View 5 : Baseline | View from public square within First Street development looking south east.



View 5: Plot 10a photomontage | View from public square within First Street development looking south east.



View 5 : Plot 10a + cumulative photomontage | View from public square within First Street development looking south east.

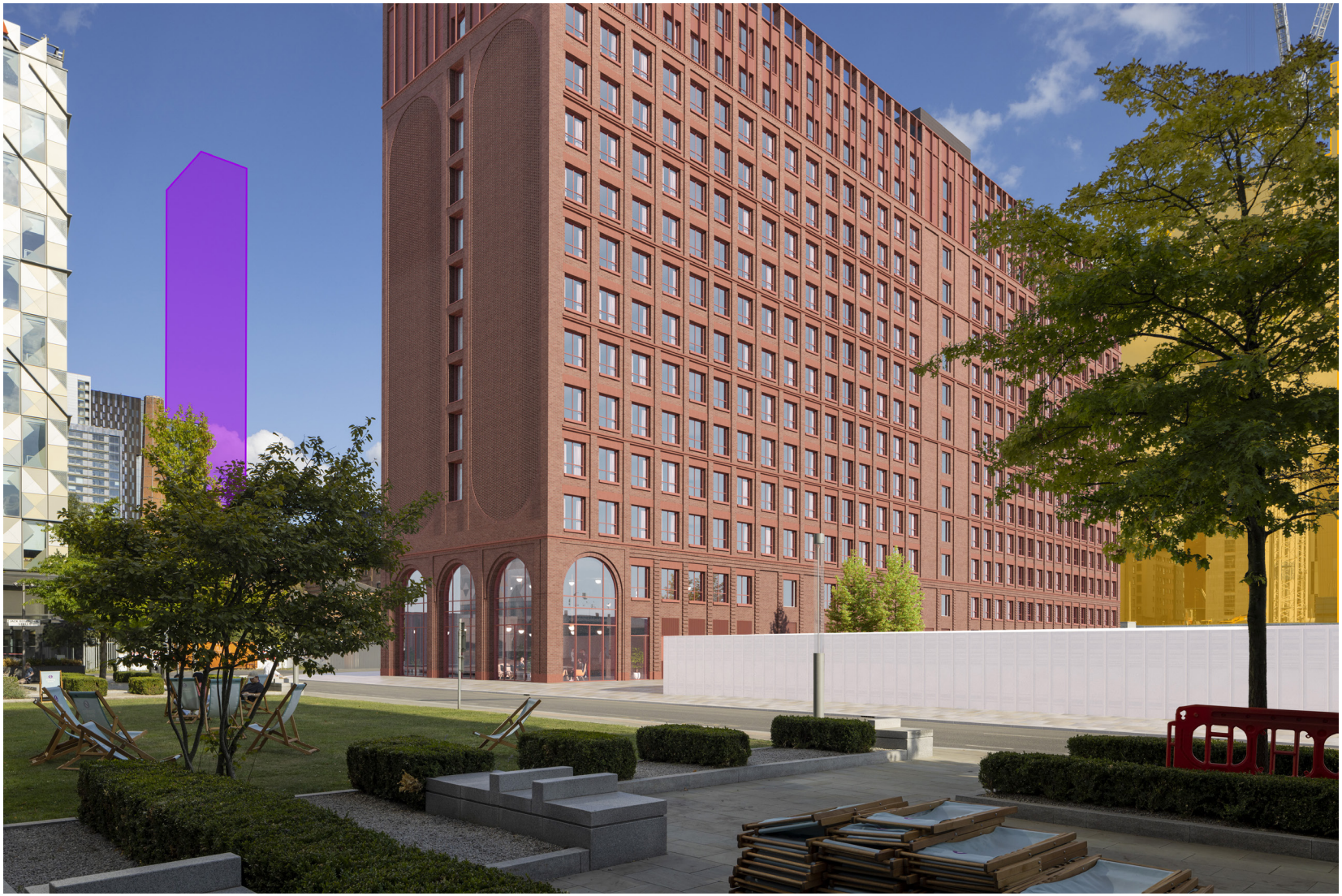


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View 5: Plot 10b photomontage | View from public square within First Street development looking south east.



View 5 : Plot 10b + cumulative photomontage | View from public square within First Street development looking south east.



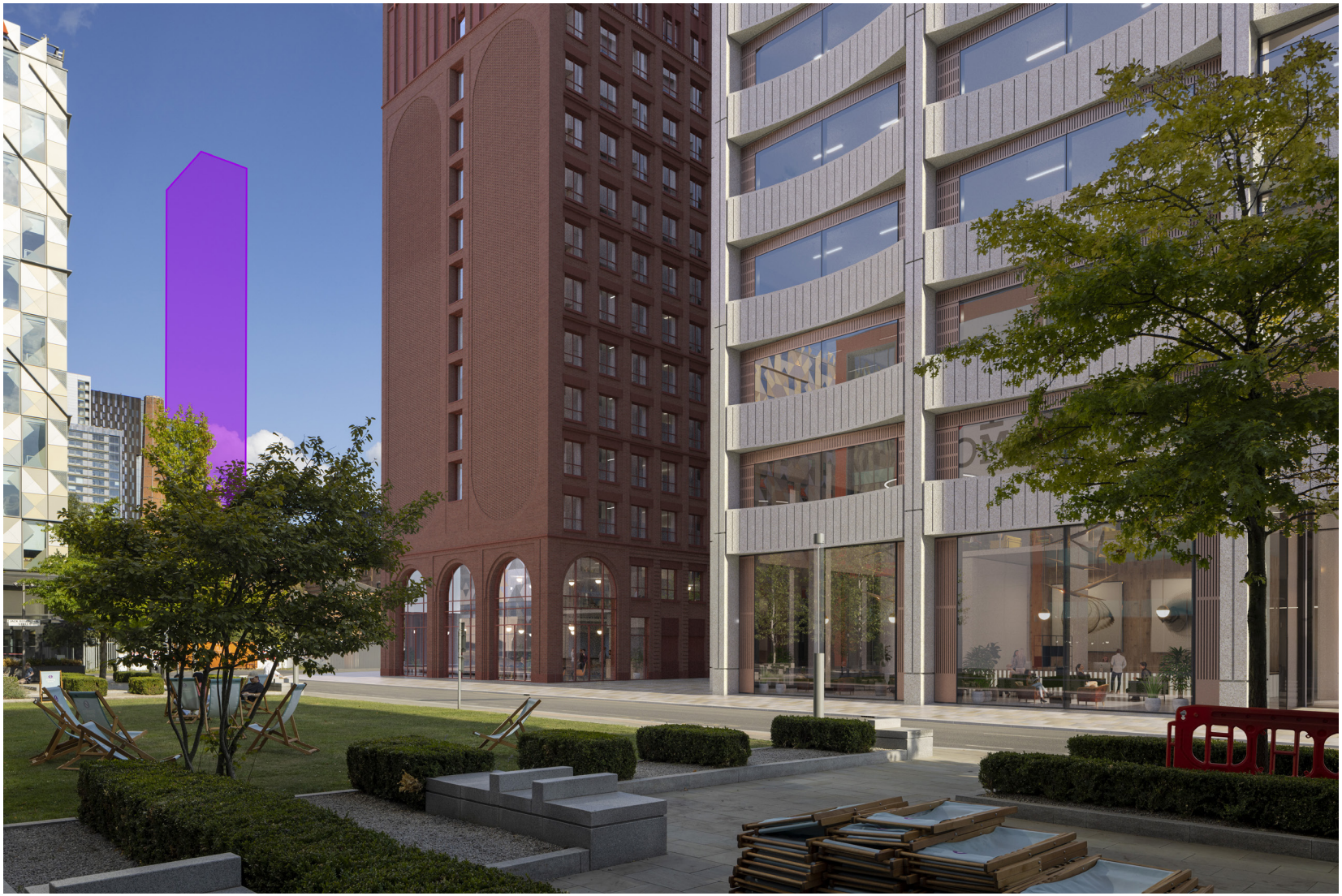
Plot 10A

View	Cumulative Developments
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View 5 : Plot 10a and 10b together photomontage | View from public square within First Street development looking south east.



View 5: Plot 10a and 10b + cumulative | View from public square within First Street development looking south east.



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View 6 : Baseline | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



View 6: Plot 10a photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.

Plot 10A



View 6 : Plot 10a + cumulative photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



Plot 10A Plot 10B

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View 6: Plot 10b photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



Plot 10B

View 6 : Plot 10b + cumulative photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
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View 6: Plot 10a and 10b + cumulative | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



Plot 10A Plot 10B

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View 7 : Baseline | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7 : Plot 10a photomontage | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7: Plot 10a + cumulative photomontage | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



Plot 10A

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View 7: Plot 10b | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7: Plot 10b + cumulative photomontage | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7: Plot 10a + 10b | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



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View 7: Plot 10a and 10b + cumulative | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



Plot 10A Plot 10B

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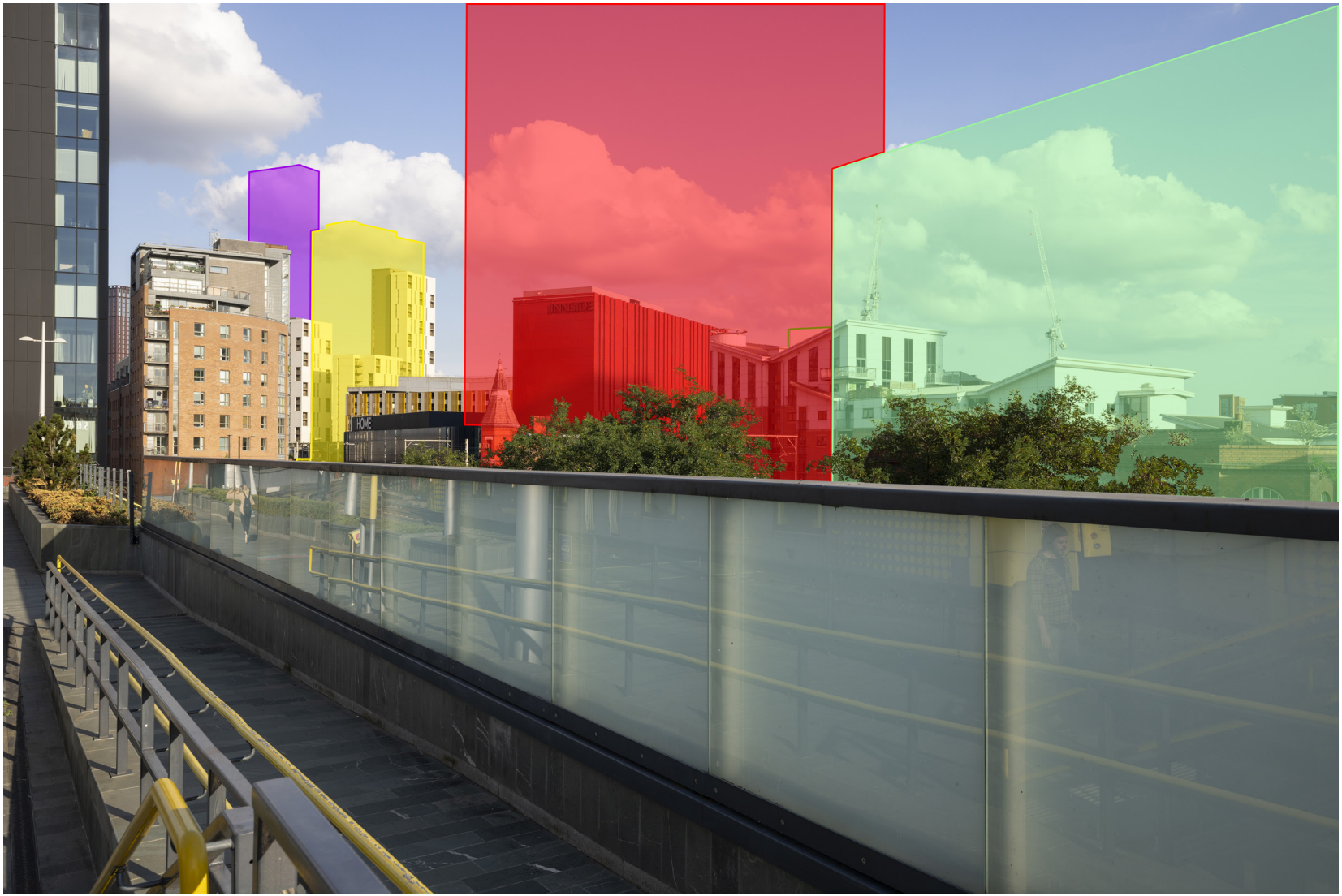
View 8 : Baseline | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10a photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10a + cumulative photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



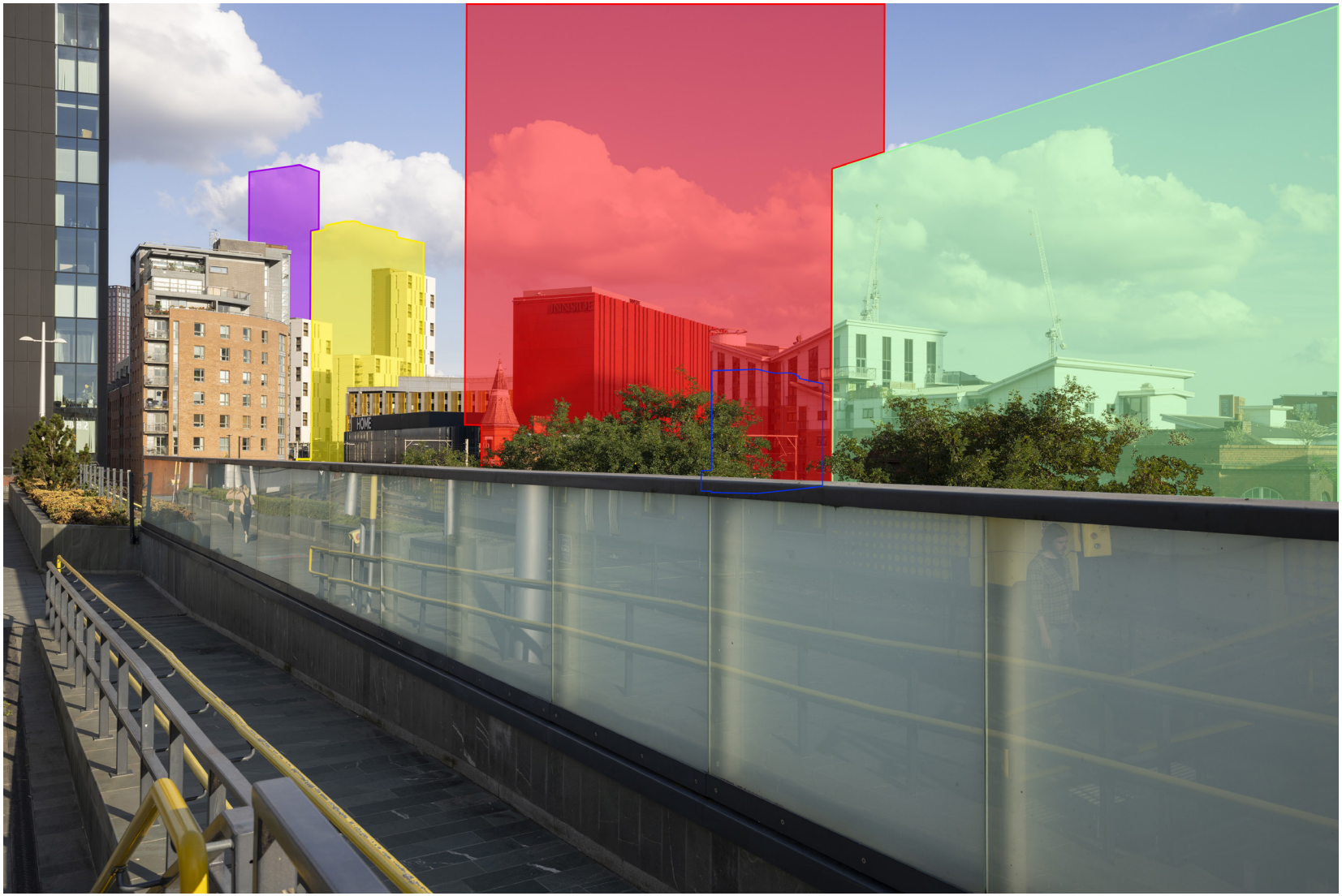
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View 8: Plot 10b photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10b + cumulative photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



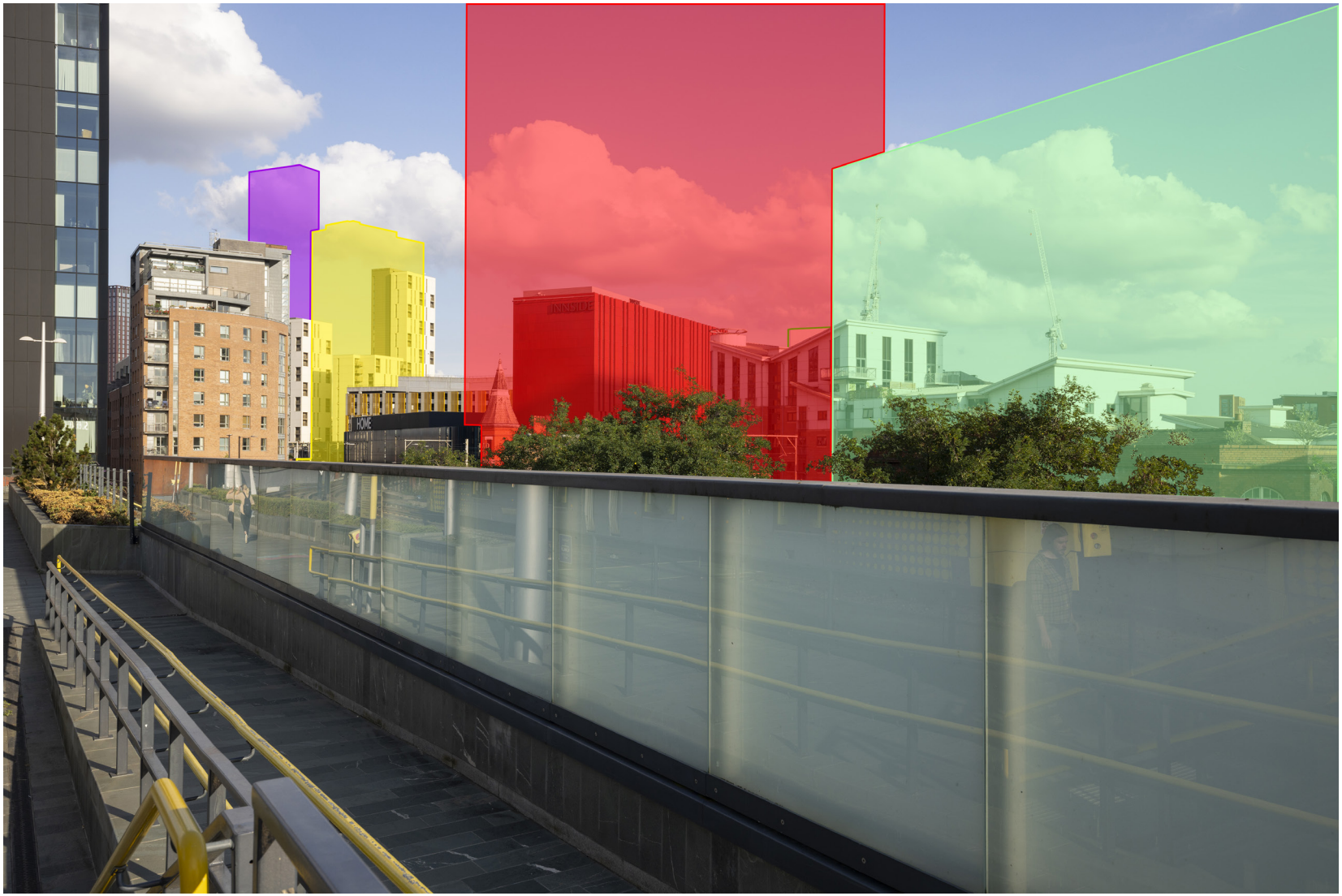
Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 8: Plot 10a and 10b together photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10a and 10b + cumulative photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



Plot 10A Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 9 : Baseline | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10a photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10a + cumulative photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 9: Plot 10b photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10b + cumulative photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 9: Plot 10a and 10b together photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10a and 10b + cumulative | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



Plot 10A Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 10 : Baseline | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



View 10: Plot 10a photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



Plot 10A

View 10: Plot 10a + cumulative photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 10: Plot 10b photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



View 10: Plot 10b + cumulative photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 10: Plot 10a and 10b together photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.

Plot 10A Plot 10B



View 10: Plot 10a and 10b + cumulative | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



Plot 10A
Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 11 : Baseline | View from River Street looking east over Medlock Street.



View 11: Plot 10a photomontage | View from River Street looking east over Medlock Street.



View 11: Plot 10a + cumulative photomontage | View from River Street looking east over Medlock Street.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 11: Plot 10b photomontage | View from River Street looking east over Medlock Street.



View 11: Plot 10b + cumulative photomontage | View from River Street looking east over Medlock Street.



Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 11: Plot 10a and 10b photomontage | View from River Street looking east over Medlock Street.



View 11: Plot 10a and 10b + cumulative photomontage | View from River Street looking east over Medlock Street.



Plot 10A Plot 10B

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
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07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

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