Appendix 8.5

VIEWS

NOTE

Jackson's Row Developments Ltd (hereinafter referred to as 'the Applicant') is seeking to construct a major development proposal known as St Michael's, Jackson's Row, Manchester, UK

The planning application for the development was originally registered in January 2017. Following feedback, the decision was taken to revise the scheme. Revised plans and documents were submitted in November 2017 and the development was granted planning permission in June 2018.

Through the detailed design process, a number of relatively minor improvements to the original scheme have been identified; these will also provide technical and functional improvements through the next stage design process. The Applicant wishes to progress these proposed changes, which are considered to require amendments to the original scheme, through a Section 73 application.

An Environmental Statement, produced in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, was submitted in support of the Approved Development in 2017. The 2017 Environmental Statement comprised three volumes, as follows:

Volume 1: Main Text and Figures;
Volume 2: Technical Appendices;
Volume 3: Non-Technical Summary

With reference to Volumes 1 and 2 of the 2017 Environmental Statement, it has been decided that rather than updating and re-submitting the entire Volumes in support the Section 73 application, an 'Addendum' to the 2017 Environmental Statement should be submitted. This is because the Proposed Amendments to the scheme are minor in nature and the potential to affect the environmental assessment is limited.

This Environmental Statement Volume 2 (2017) appendix formed part of the application package for the June 2018 approved scheme and remains valid, except for views 13, 14, 15, 16, 21 and 27 which have been revised to reflect the development as now proposed (the Approved Scheme with the Proposed Amendments). Only these views have been selected to be updated as they have been considered the only views with the potential to result in further significant effects.

REFERENCE
PL1556.1

PROJECT
ST. MICHAELS

DOCUMENT
APPENDIX 8.5 - ST MICHAELS VERIFIED VIEWPOINTS

STATUS
PLANNING

DATE
22.11.17

DOCUMENT CONTROL

FILE NAME

PL1556.1-ID-002-07-VIEWS REVISED

PREPARED BY **CH**	
CHECKED BY **PS**	



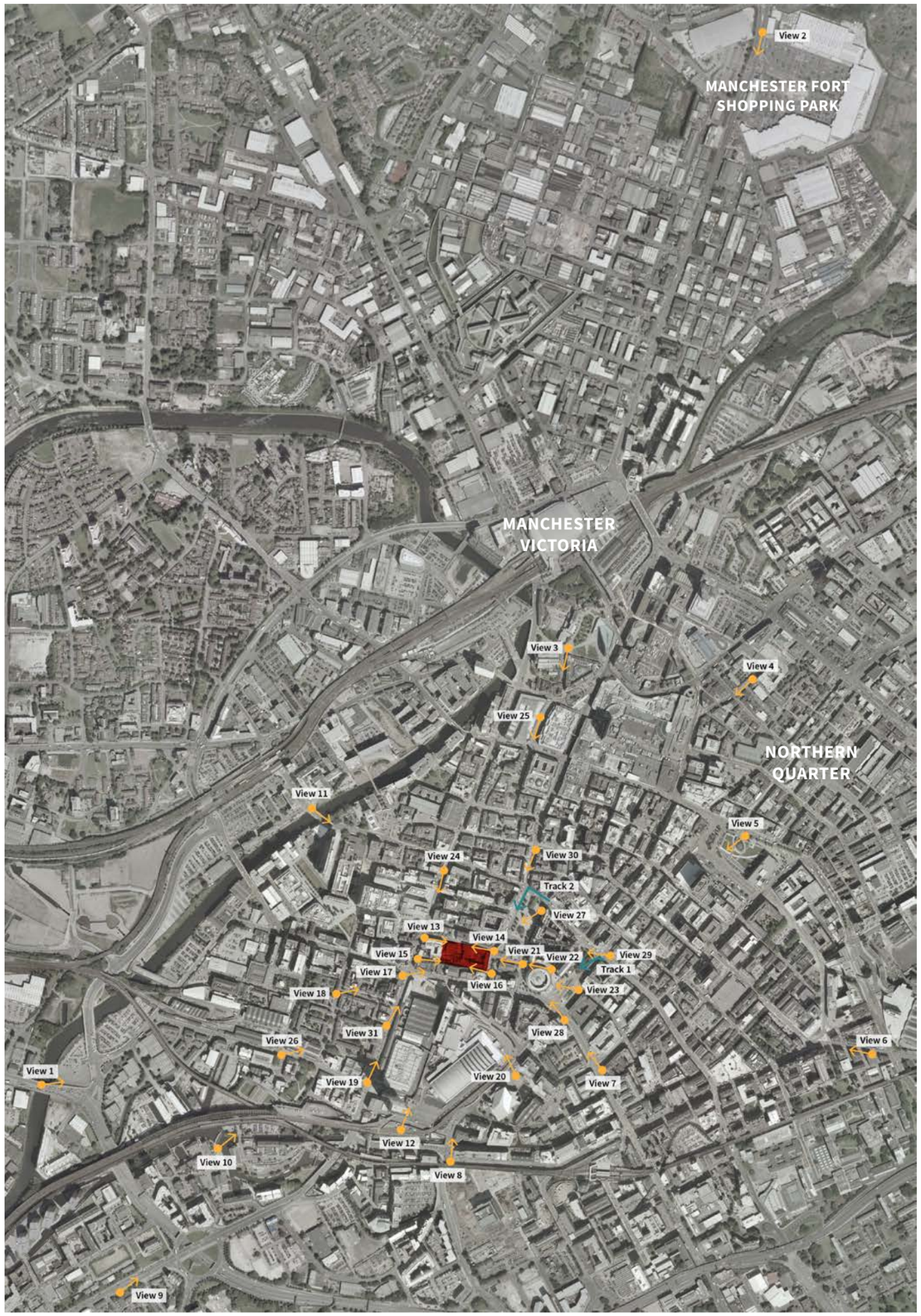
KEY

- Extent of Proposed Site
- Static Viewpoint
- Kinetic Viewpoint

N

NOT TO SCALE

VIEWPOINTS (VIEWPOINT 1, 3-31)



KEY

- Extent of Proposed Site
- Static Viewpoint
- Kinetic Viewpoint

N

NOT TO SCALE

LONG DISTANCE VIEWPOINT (VIEWPOINT 2)

VIEWPOINT LOCATIONS

Viewpoint 1: View from Regent Road Bridge looking north-east

Viewpoint 2: View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre

Viewpoint 3: View from Cathedral Gardens looking south

Viewpoint 4: View facing south-west from the corner of High Street and Copperas Street

Viewpoint 5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street

Viewpoint 6: View facing along Fairfield Street from the corner of South Pump Street

Viewpoint 7: View facing north-west from the corner of Oxford Street and Whitworth Street

Viewpoint 8: View facing north across Whitworth Street from the arches of First Street

Viewpoint 9: View facing north-east along Chester Road from the corner of Angela Street

Viewpoint 10: View facing north-east from Bridgewater Canal Tow Path

Viewpoint 11: View facing south-east from the bridge along Bridge Street

Viewpoint 12: View facing north from the platform of Deansgate/ Castlefield Tram Stop

Viewpoint 13: View east along Jackson's Row from its junction with Deansgate

Viewpoint 14: View west along Jackson's Row from its junction with Southmill Street

Viewpoint 15: View east along Bootle Street from its junction with Deansgate

Viewpoint 16: View west along Bootle Street from its junction with Southmill Street

Viewpoint 17: View north-east from the corner of Deansgate and Quay Street

Viewpoint 18: View north-east from Byrom Street

Viewpoint 19: View facing north along Deansgate from the corner of Tonman Street

Viewpoint 20: View north-west across Lower Mosley Street from the centre of Barbirolli Square

Viewpoint 21: View facing west along Central Street from the entrance to Library Walk

Viewpoint 22: View west from the centre of Library Walk

Viewpoint 23: View west across St. Peters Square from northern corner of 1 St. Peter's Square

Viewpoint 24: View south-west along Deansgate from the junction with Wood Street

Viewpoint 25: View south from the centre of New Cathedral Street

Viewpoint 26: View north-east from the junction of Liverpool Road and Stone Street

Viewpoint 27: View facing south-west across Albert Square

Viewpoint 28: View facing north-west from corner of Oxford Street and Lower Mosley Street

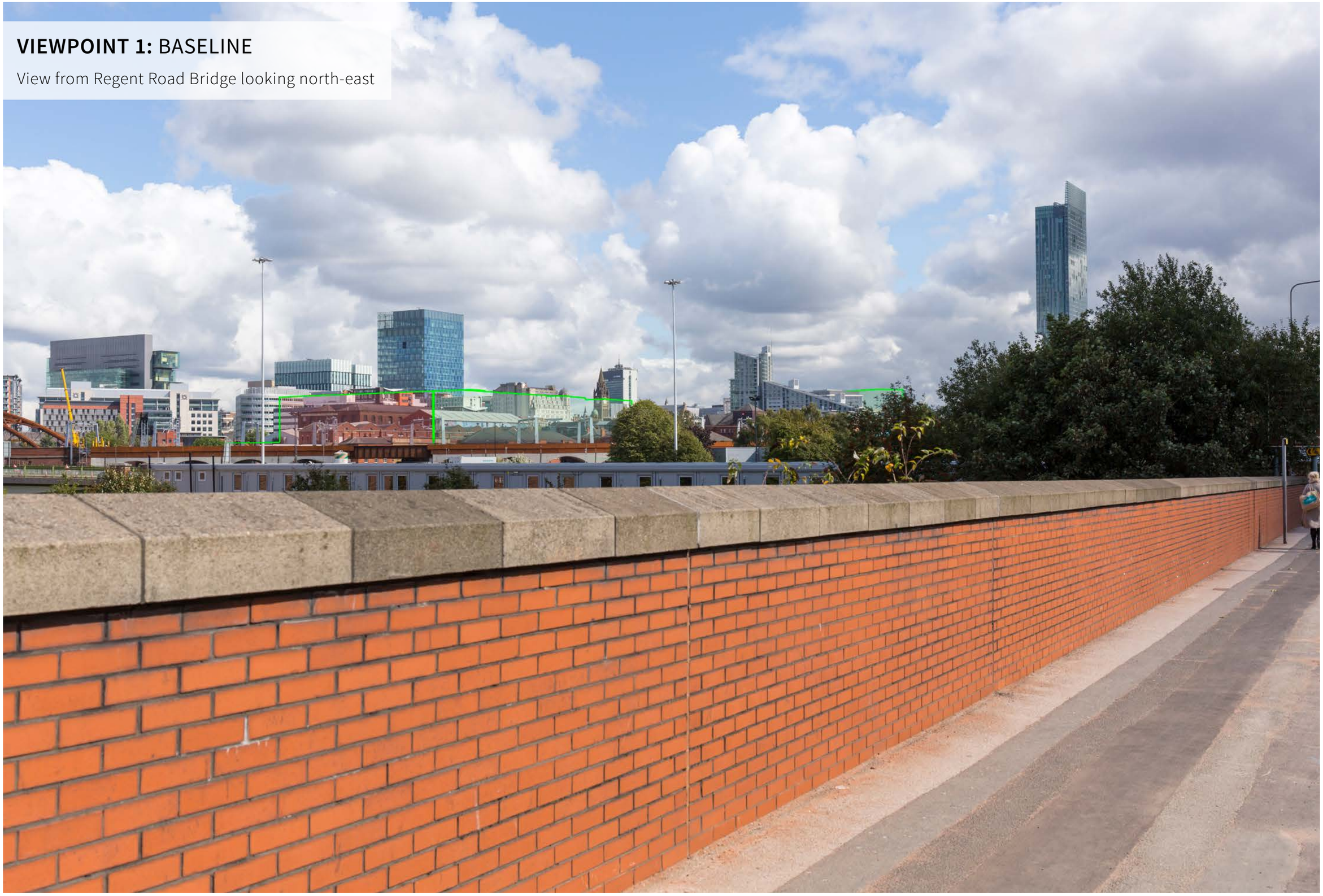
Viewpoint 29: View facing north-west along Princess Street from the corner with Lower Mosley Street

Viewpoint 30: View facing south along Cross Street opposite the junction with south King Street

Viewpoint 31: View facing north along Deansgate from the corner with Camp Street

VIEWPOINT 1: BASELINE

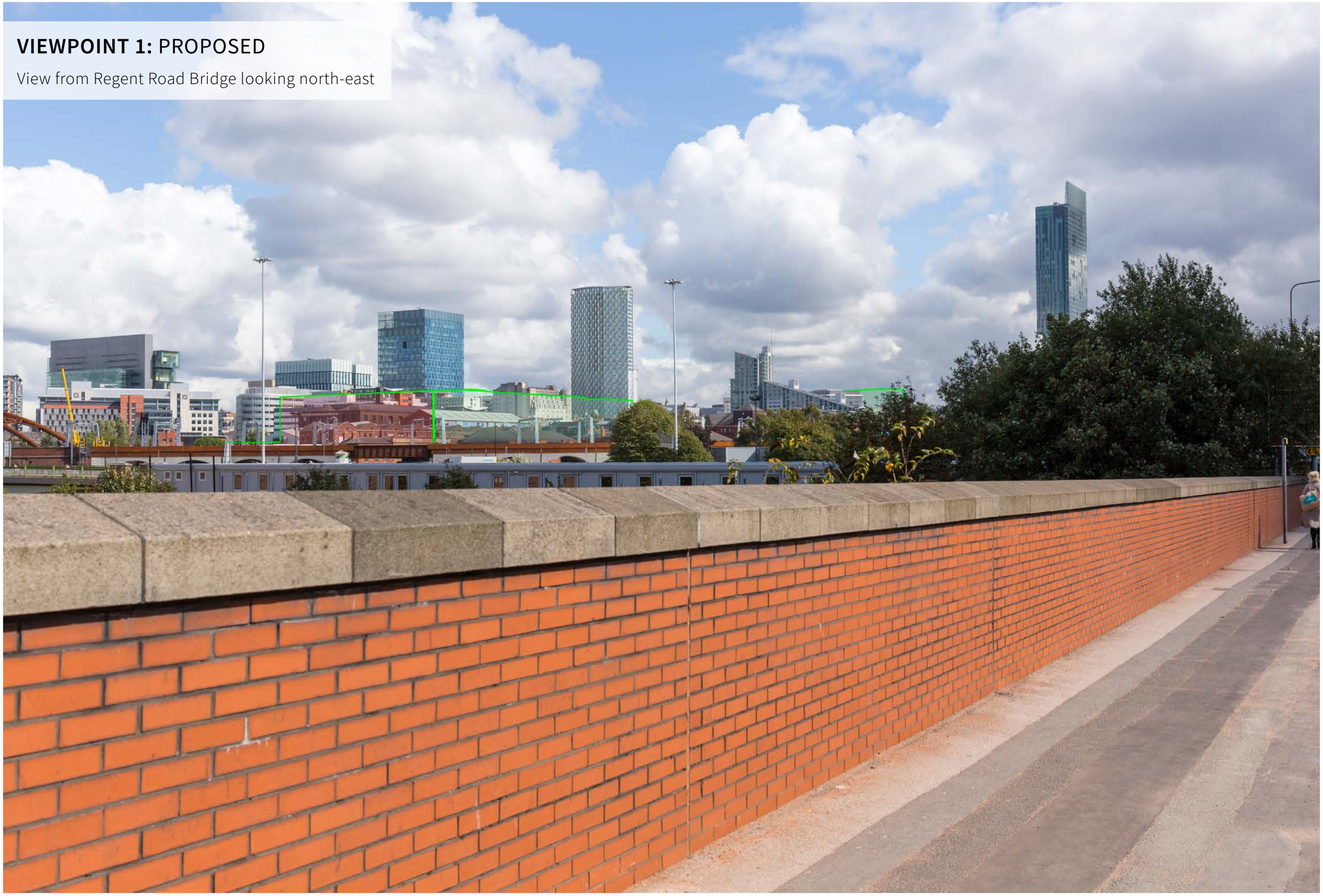
View from Regent Road Bridge looking north-east



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 1: PROPOSED

View from Regent Road Bridge looking north-east



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 1: PROPOSED + CUMULATIVE

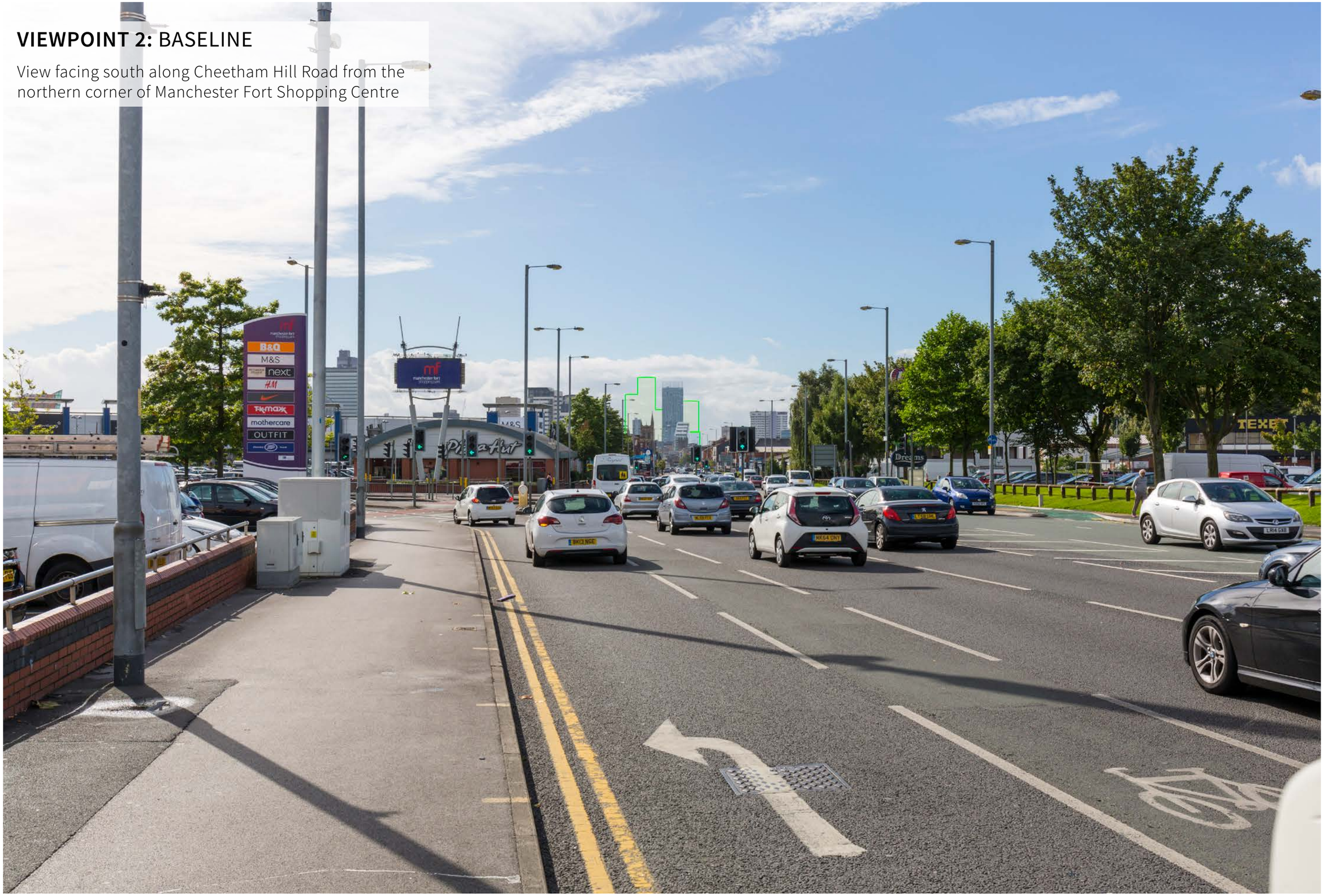
View from Regent Road Bridge looking north-east



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 2: BASELINE

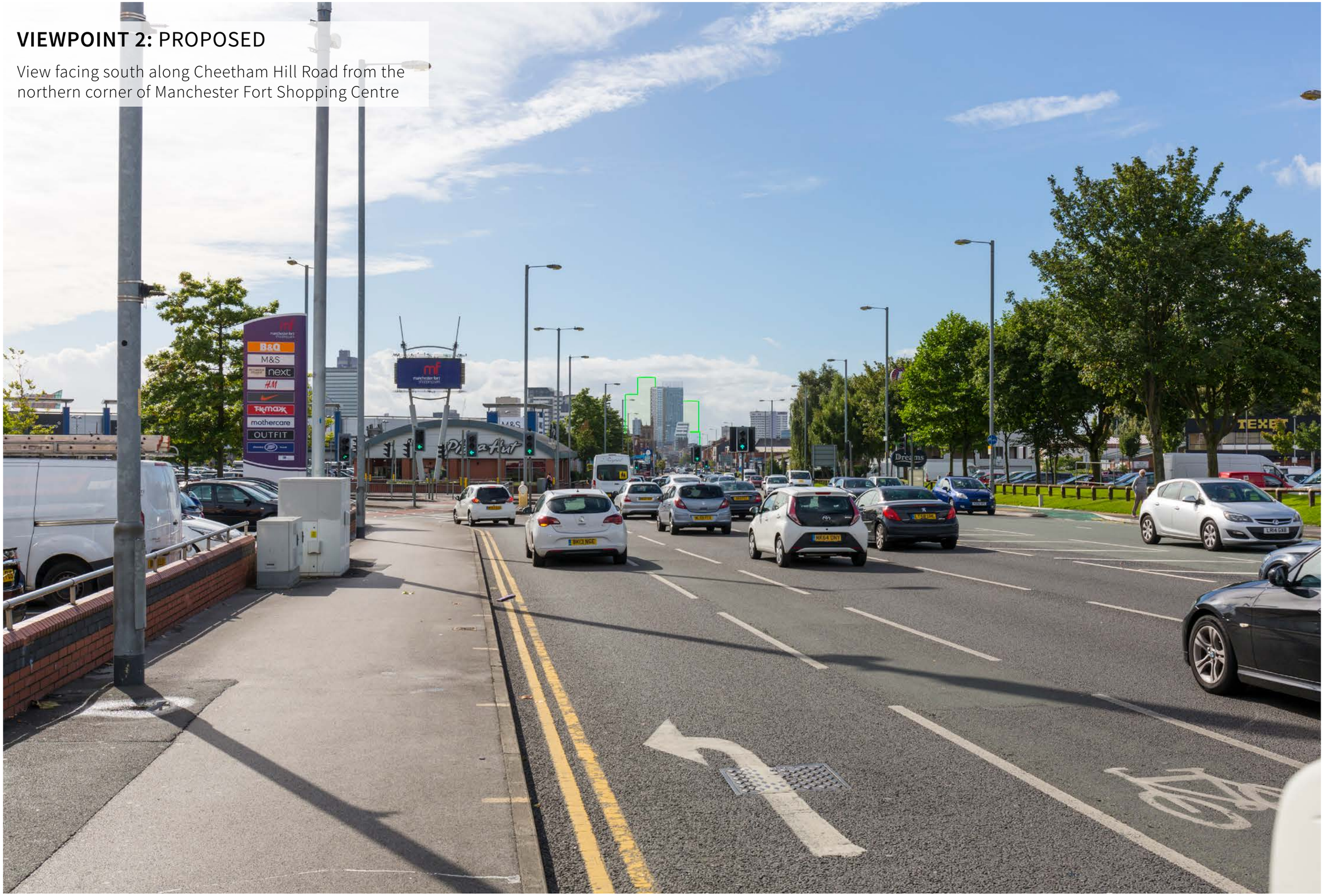
View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 2: PROPOSED

View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 2: PROPOSED + CUMULATIVE

View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 3: BASELINE

View from Cathedral Gardens looking south



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 3: PROPOSED

View from Cathedral Gardens looking south



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 3: PROPOSED + CUMULATIVE

View from Cathedral Gardens looking south



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 4: BASELINE

View facing south-west from the corner of High Street and Copperas Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 4: PROPOSED

View facing south-west from the corner of High Street and Copperas Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 4: PROPOSED + CUMULATIVE

View facing south-west from the corner of High Street and Copperas Street



This image dates from the 2017 assessment and had not been updated.

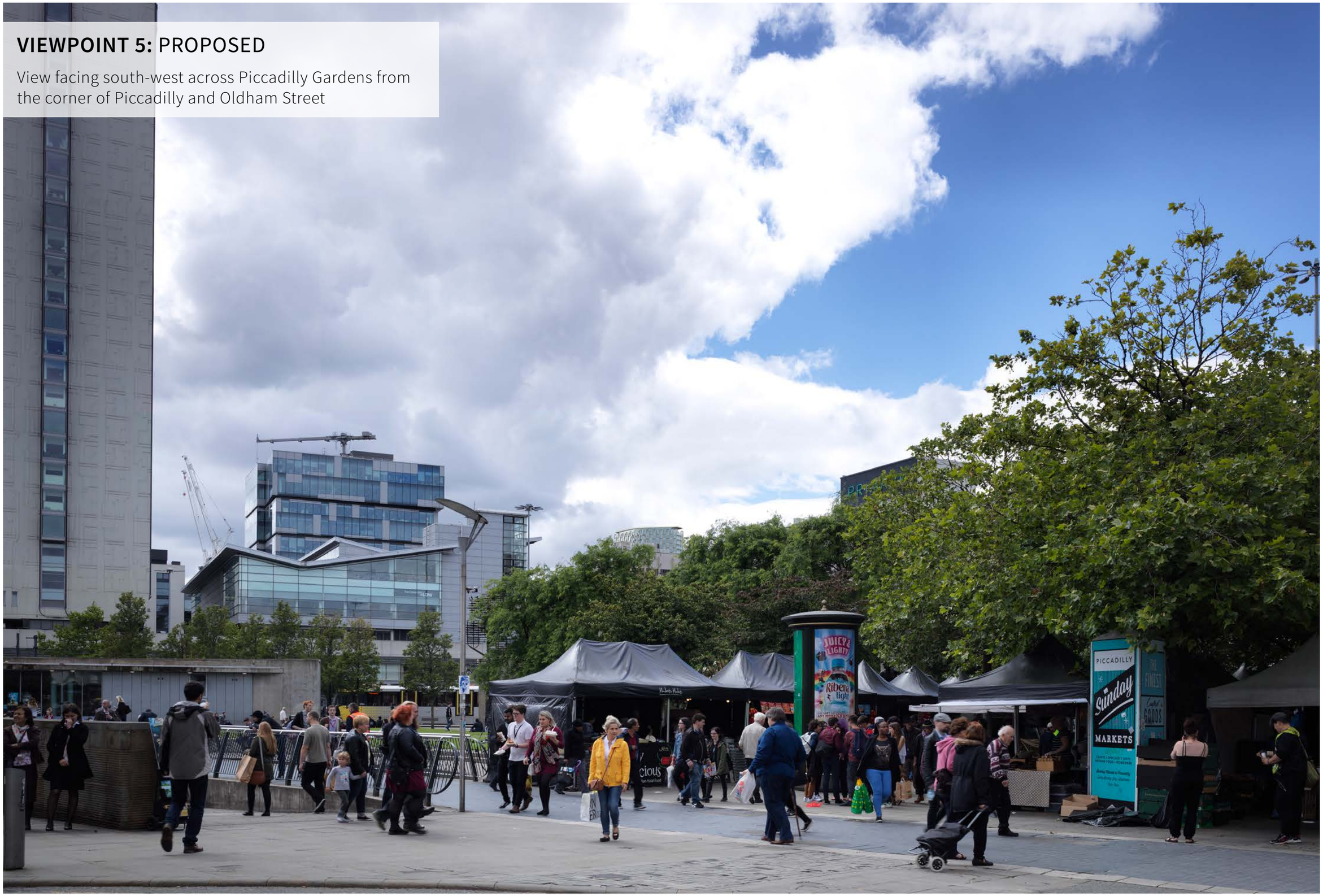
VIEWPOINT 5: BASELINE

View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 5: PROPOSED

View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street



This image dates from the 2017 assessment and had not been updated.

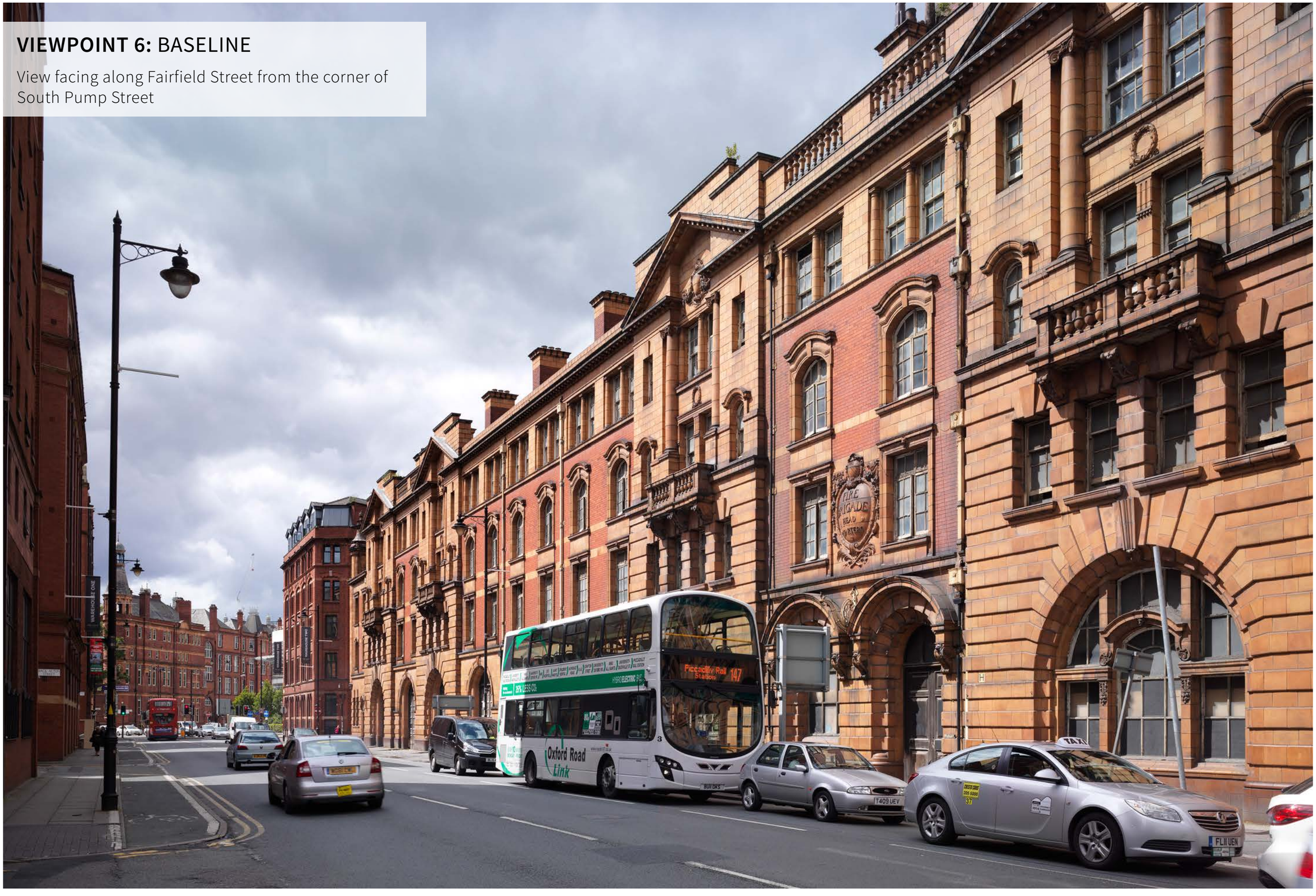
VIEWPOINT 5: PROPOSED + CUMULATIVE

View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 6: BASELINE

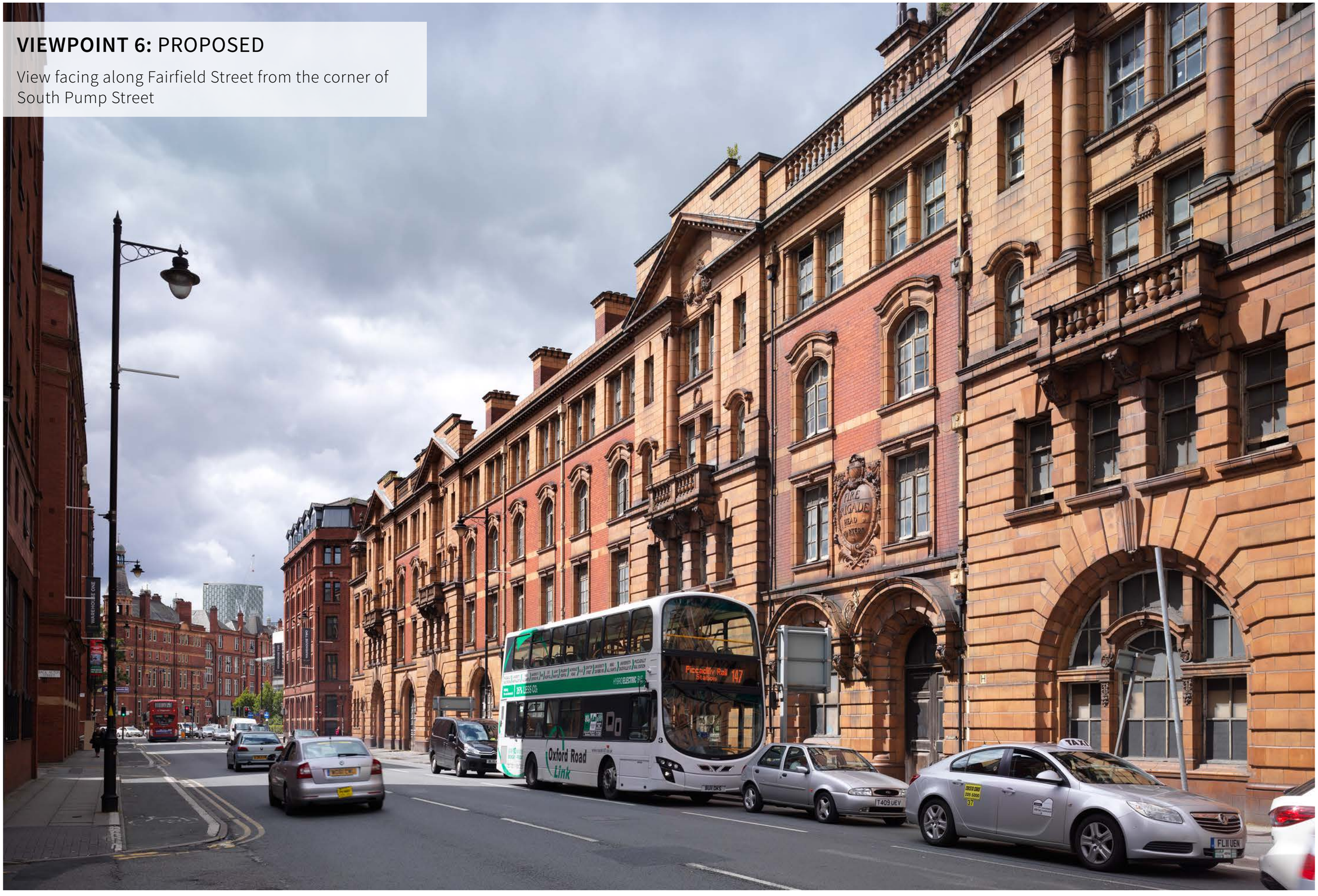
View facing along Fairfield Street from the corner of South Pump Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 6: PROPOSED

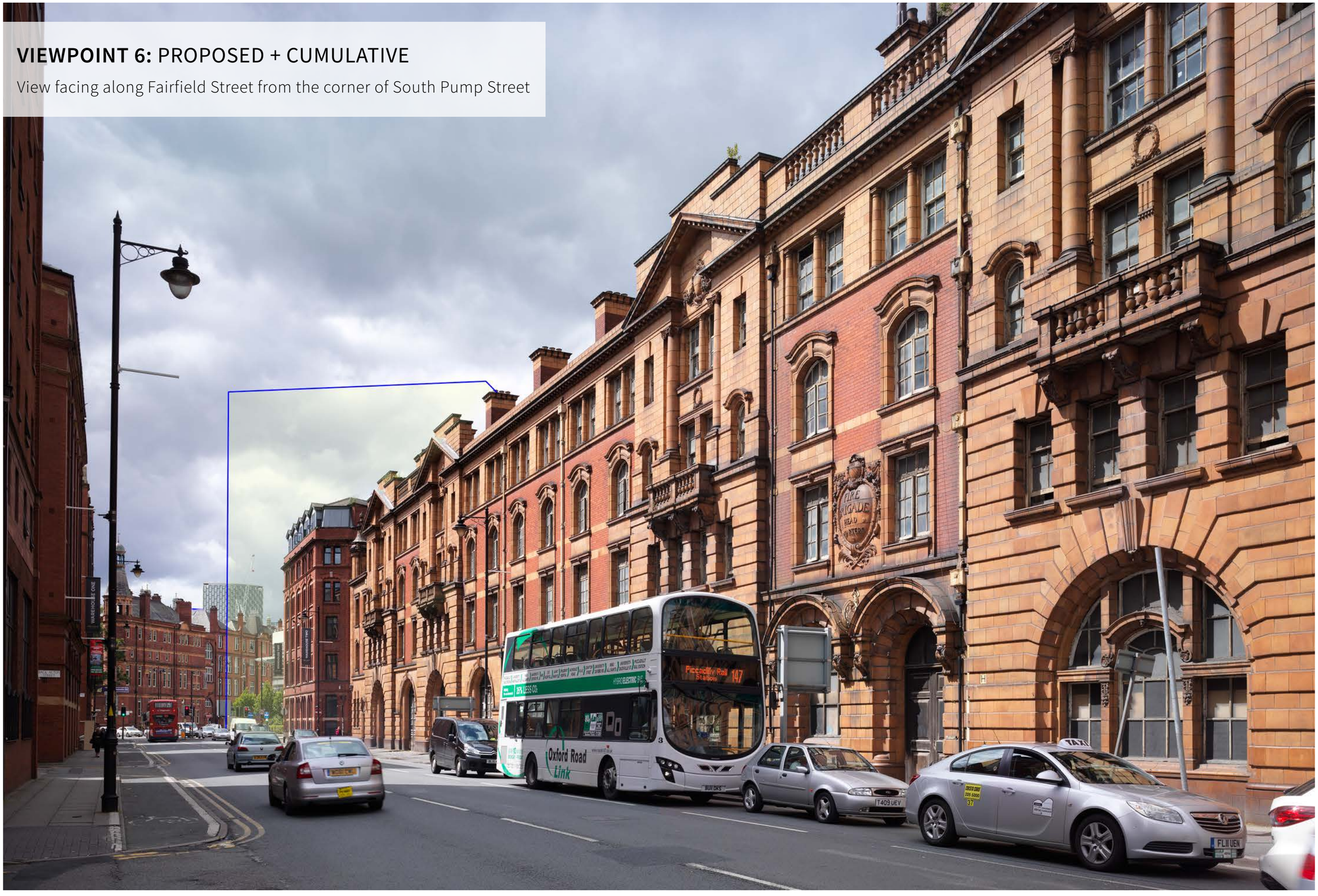
View facing along Fairfield Street from the corner of South Pump Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 6: PROPOSED + CUMULATIVE

View facing along Fairfield Street from the corner of South Pump Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 7: BASELINE

View facing north-west from the corner of Oxford Street and Whitworth Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 7: PROPOSED

View facing north-west from the corner of Oxford Street and Whitworth Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 7: PROPOSED + CUMULATIVE

View facing north-west from the corner of Oxford Street and Whitworth Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 8: BASELINE

View facing north across Whitworth Street from the arches of First Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 8: PROPOSED

View facing north across Whitworth Street from the arches of First Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 8: PROPOSED + CUMULATIVE

View facing north across Whitworth Street from the arches of First Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 9: BASELINE

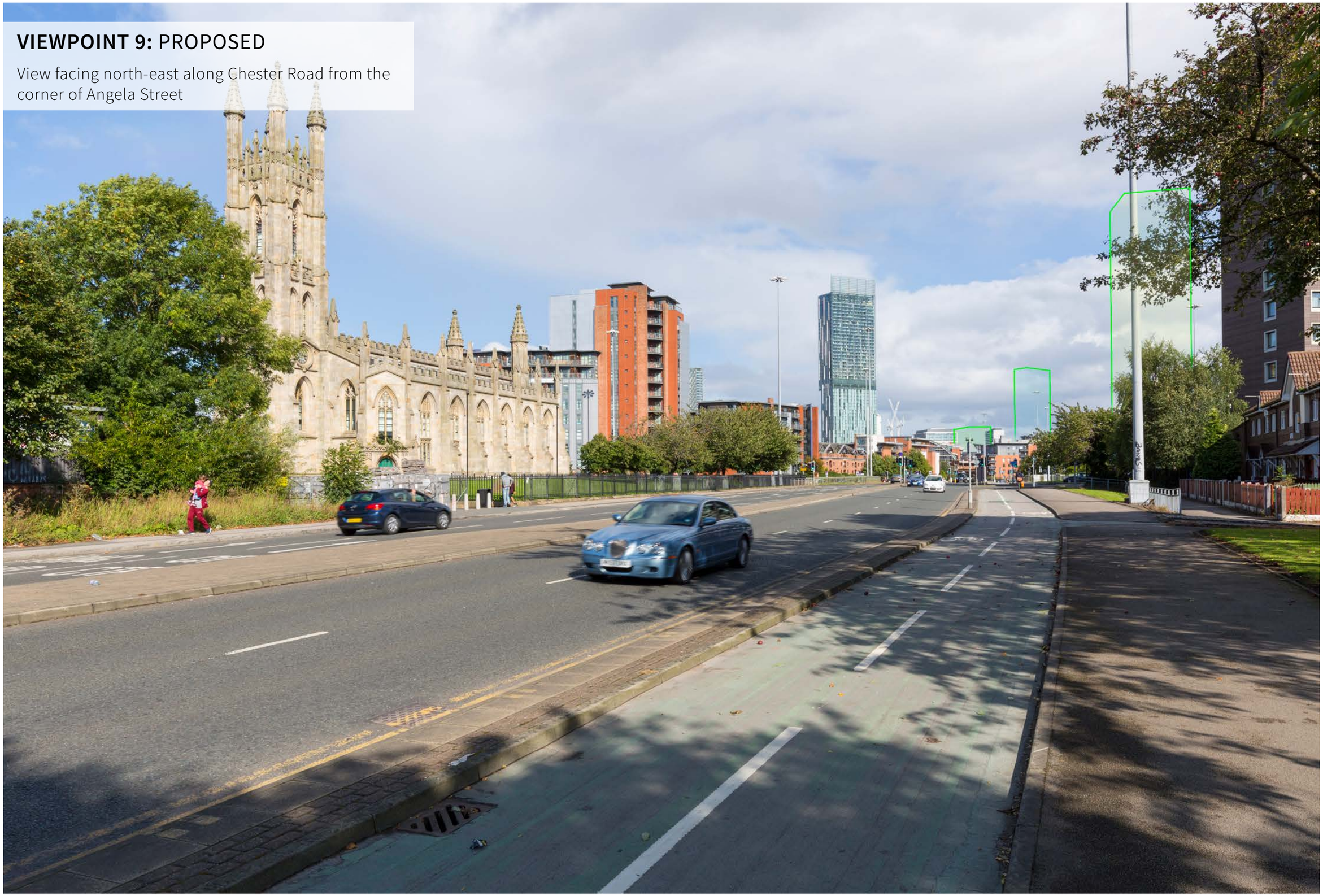
View facing north-east along Chester Road from the corner of Angela Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 9: PROPOSED

View facing north-east along Chester Road from the corner of Angela Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 9: PROPOSED + CUMULATIVE

View facing north-east along Chester Road from the corner of Angela Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 10: BASELINE

View facing north-east from Bridgewater Canal Tow Path



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 10: PROPOSED

View facing north-east from Bridgewater Canal Tow Path



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 10: PROPOSED + CUMULATIVE

View facing north-east from Bridgewater Canal Tow Path



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 11: BASELINE

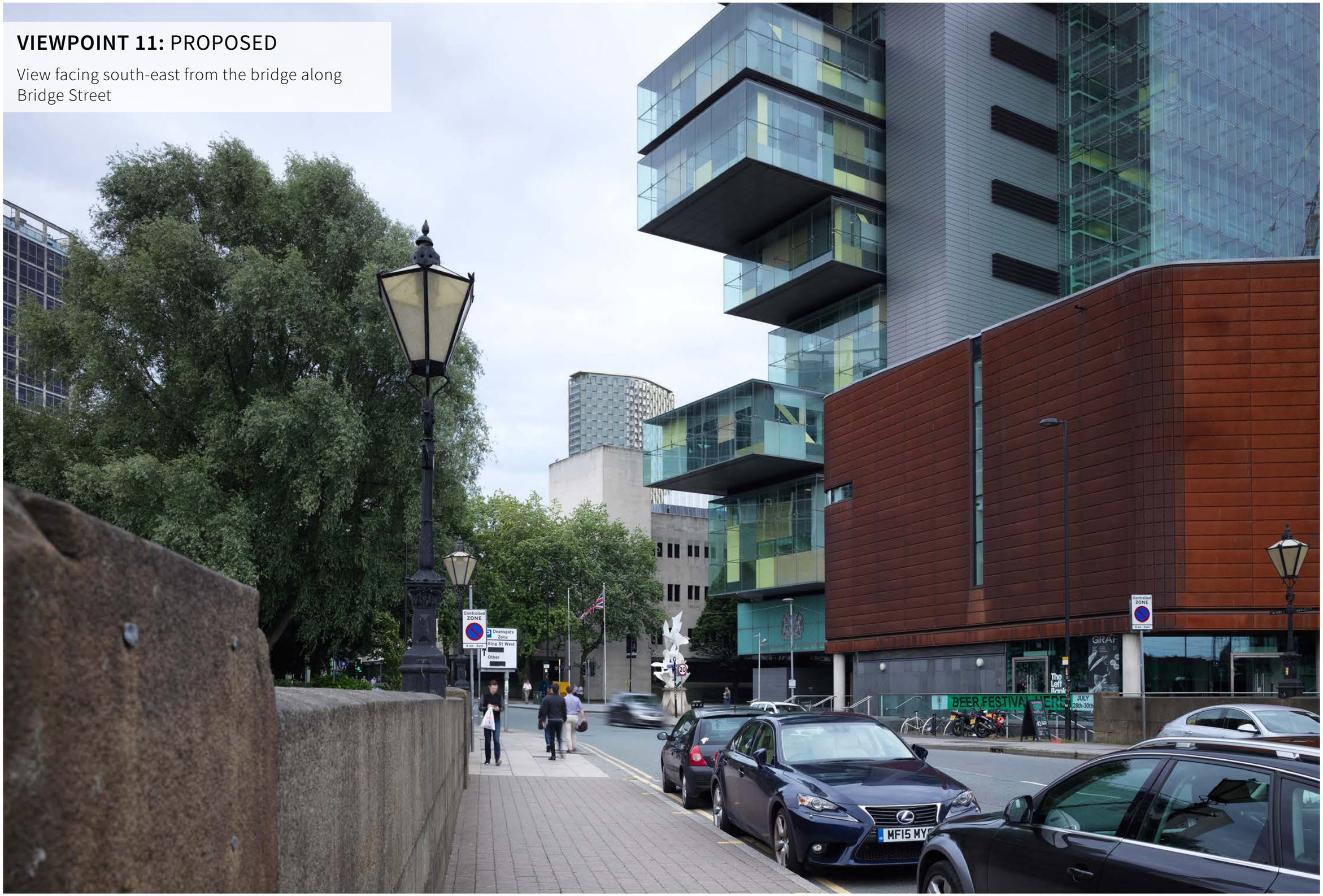
View facing south-east from the bridge along Bridge Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 11: PROPOSED

View facing south-east from the bridge along Bridge Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 11: PROPOSED + CUMULATIVE

View facing south-east from the bridge along Bridge Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 12: BASELINE

View facing north from the platform of Deansgate/ Castlefield Tram Stop



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 12: PROPOSED

View facing north from the platform of Deansgate/ Castlefield Tram Stop



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 12: PROPOSED + CUMULATIVE

View facing north from the platform of Deansgate/ Castlefield Tram Stop



This image dates from the 2017 assessment and had not been updated.

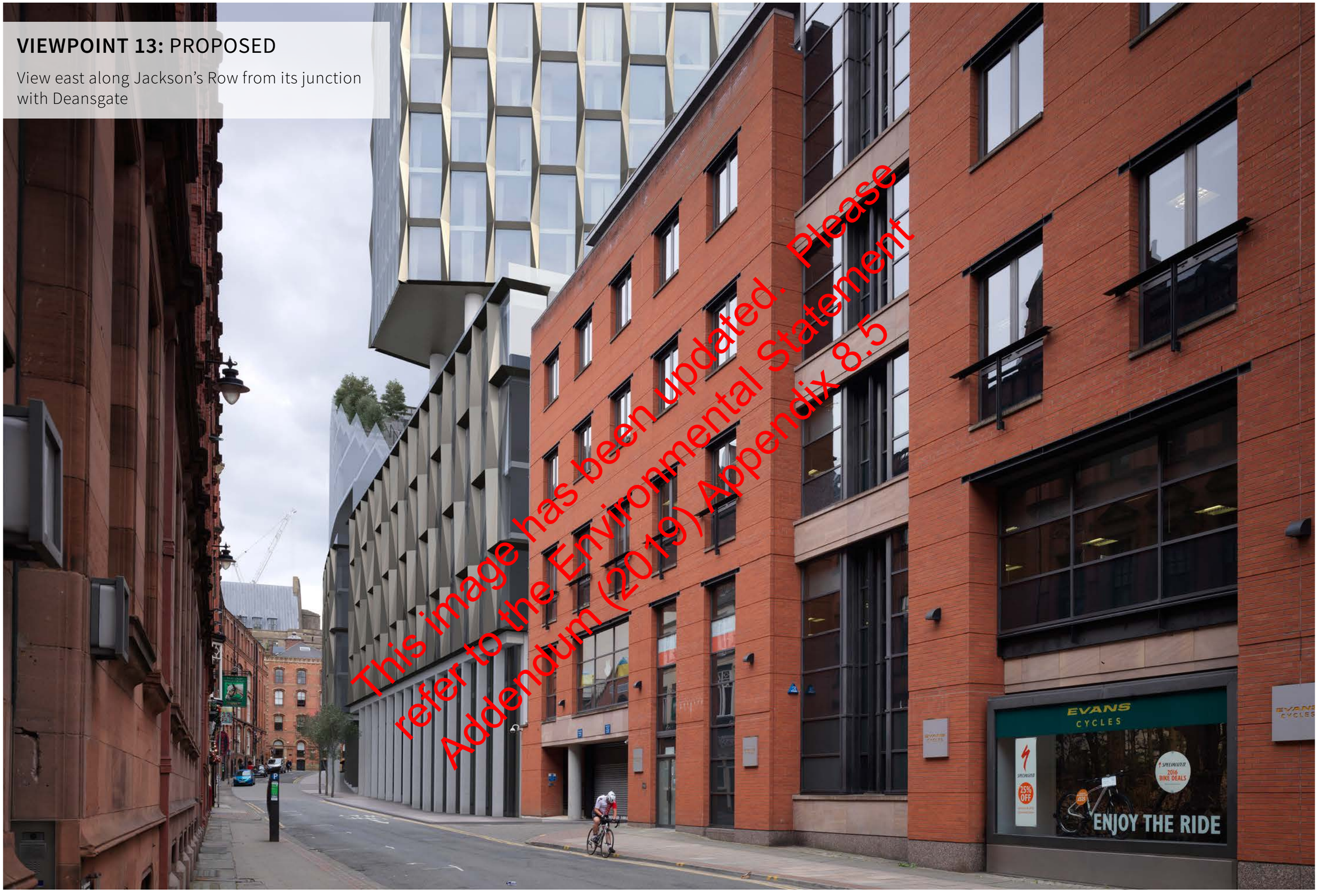
VIEWPOINT 13: BASELINE

View east along Jackson's Row from its junction with Deansgate

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 13: PROPOSED

View east along Jackson's Row from its junction with Deansgate



VIEWPOINT 13: PROPOSED + CUMULATIVE

View east along Jackson's Row from its junction with Deansgate

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 14: BASELINE

View west along Jackson's Row from its junction with Southmill Street



VIEWPOINT 14: PROPOSED

View west along Jackson's Row from its junction with Southmill Street

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 14: PROPOSED + CUMULATIVE

View west along Jackson's Row from its junction with Southmill Street



VIEWPOINT 15: BASELINE

View east along Bootle Street from its junction with Deansgate

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 15: PROPOSED

View east along Bootle Street from its junction with Deansgate

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 15: PROPOSED + CUMULATIVE

View east along Bootle Street from its junction with Deansgate

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 16: BASELINE

View west along Bootle Street from its junction with Southmill Street



This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

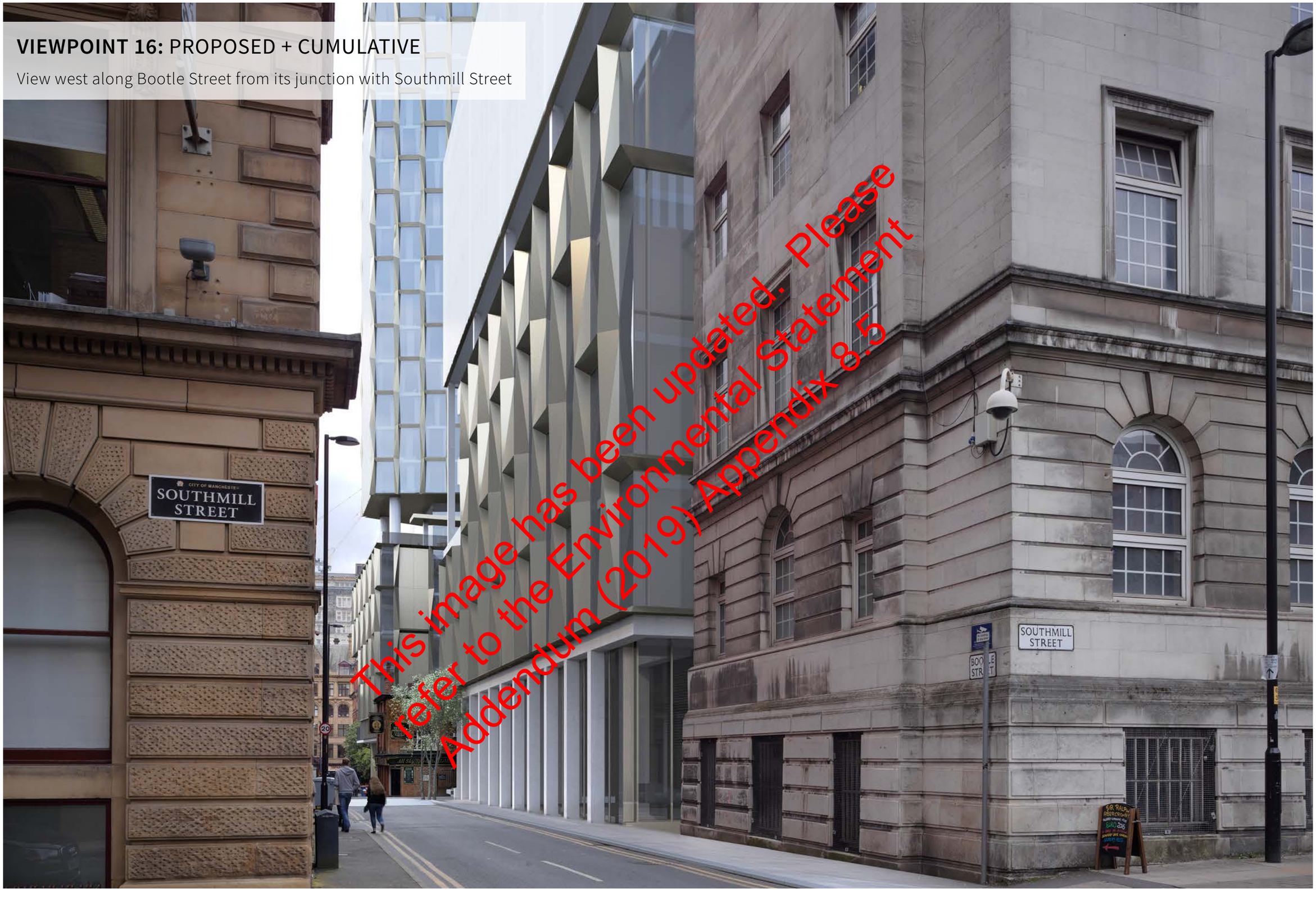
VIEWPOINT 16: PROPOSED

View west along Bootle Street from its junction with Southmill Street

This image has been updated. Please refer to the Environmental Statement Addendum (2019) Appendix 8.5

VIEWPOINT 16: PROPOSED + CUMULATIVE

View west along Bootle Street from its junction with Southmill Street



VIEWPOINT 17: BASELINE

View north-east from the corner of Deansgate and Quay Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 17: PROPOSED

View north-east from the corner of Deansgate and Quay Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 17: PROPOSED + CUMULATIVE

View north-east from the corner of Deansgate and Quay Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 18: BASELINE

View north-east from Byrom Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 18: PROPOSED

View north-east from Byrom Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 18: PROPOSED + CUMULATIVE

View north-east from Byrom Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 19: BASELINE

View facing north along Deansgate from the corner of Tonman Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 19: PROPOSED

View facing north along Deansgate from the corner of Tonman Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 19: PROPOSED + CUMULATIVE

View facing north along Deansgate from the corner of Tonman Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 20: BASELINE

View north-west across Lower Mosley Street from the centre of Barbirolli Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 20: PROPOSED

View north-west across Lower Mosley Street from the centre of Barbirolli Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 20: PROPOSED + CUMULATIVE

View north-west across Lower Mosley Street from the centre of Barbirolli Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 21: BASELINE

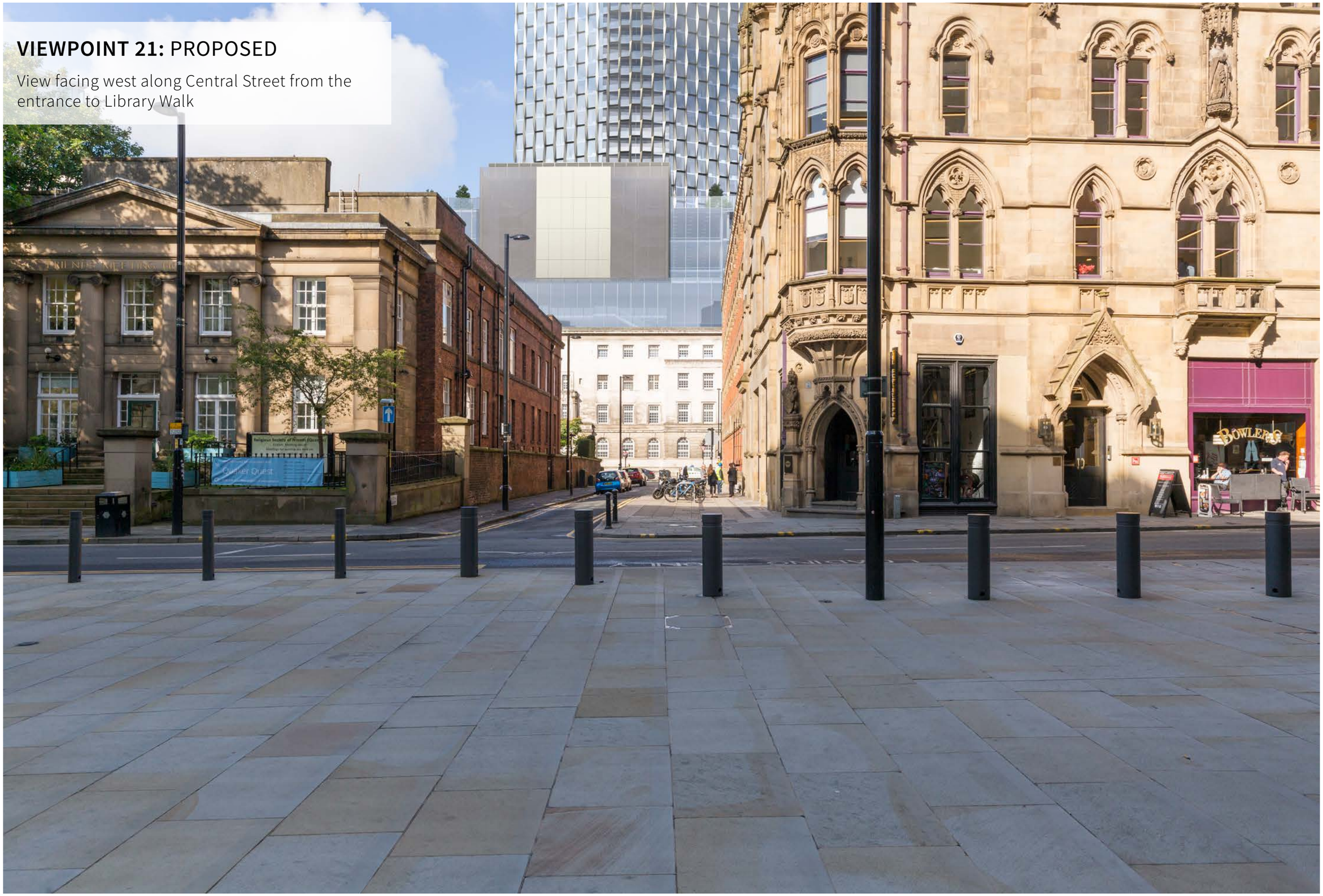
View facing west along Central Street from the entrance to Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 21: PROPOSED

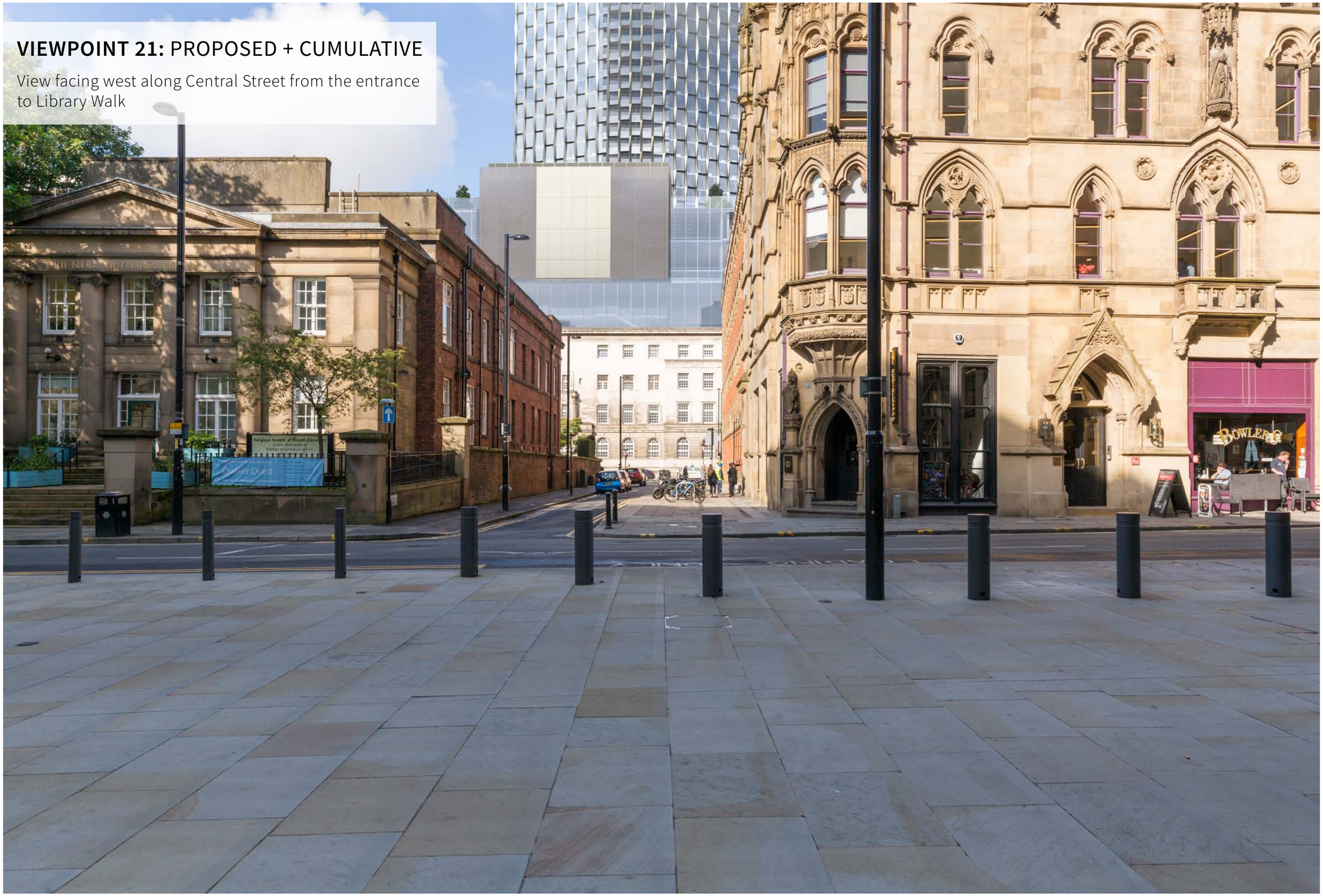
View facing west along Central Street from the entrance to Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 21: PROPOSED + CUMULATIVE

View facing west along Central Street from the entrance to Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 22: BASELINE

View west from the centre of Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 22: PROPOSED

View west from the centre of Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 22: PROPOSED + CUMULATIVE

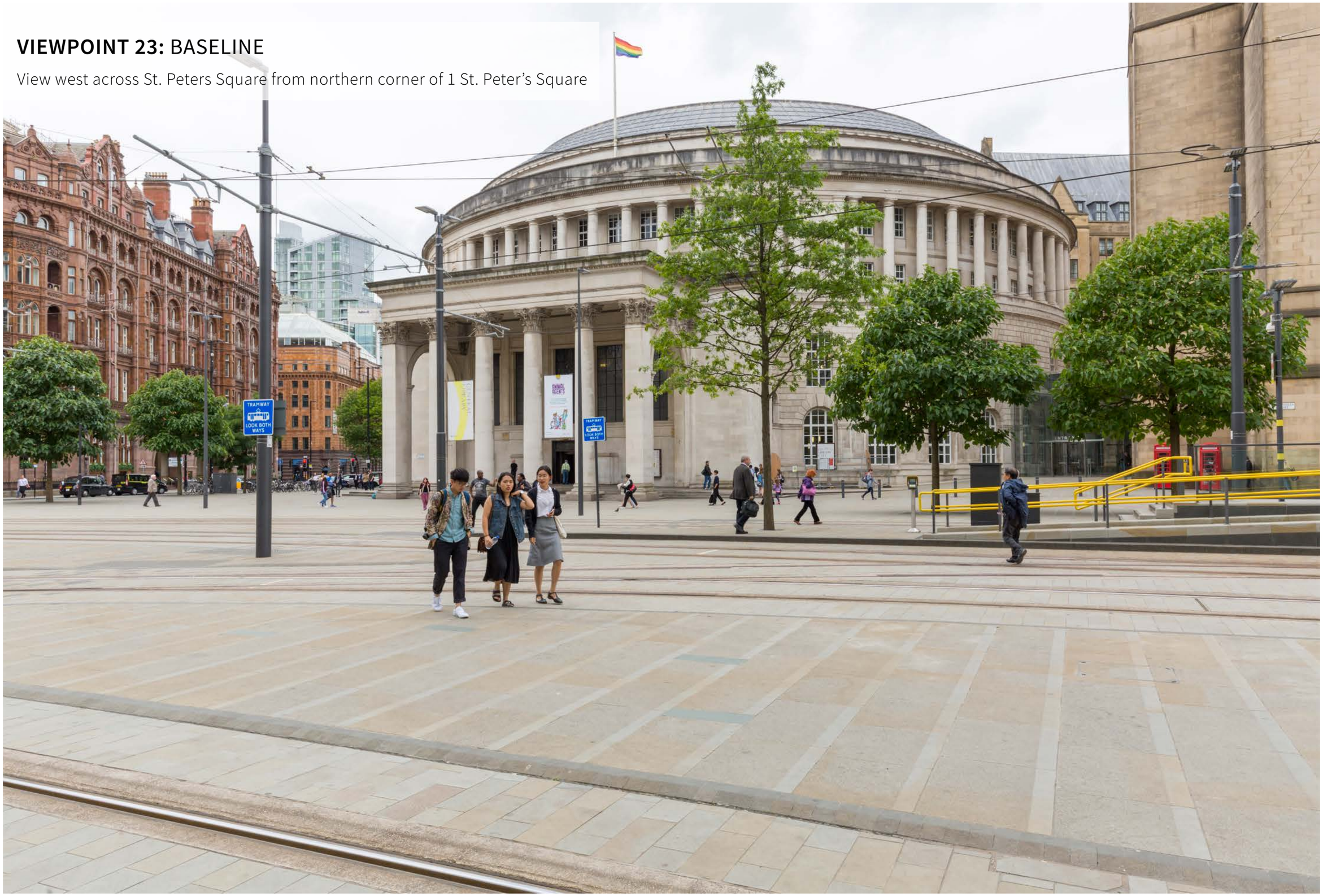
View west from the centre of Library Walk



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 23: BASELINE

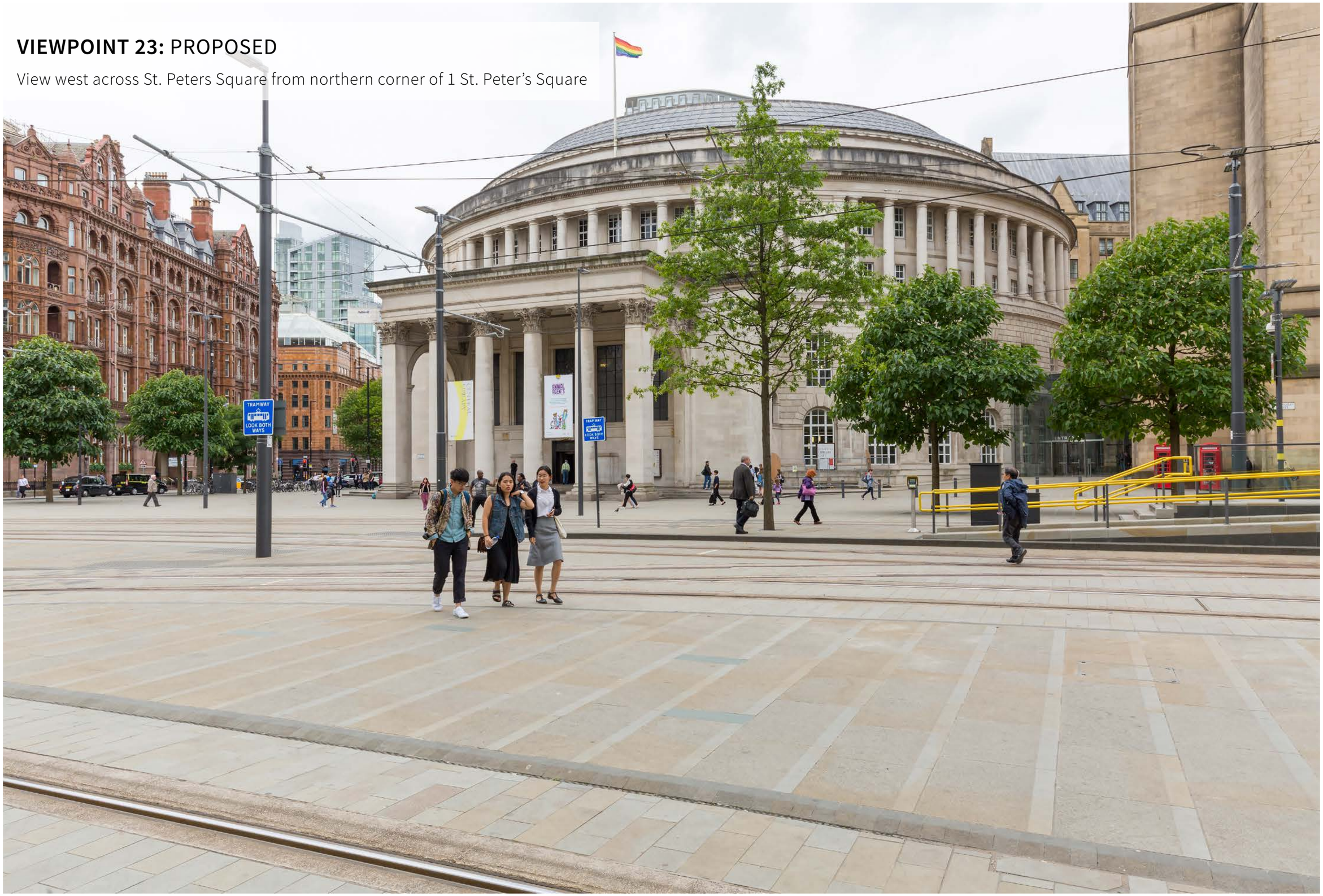
View west across St. Peters Square from northern corner of 1 St. Peter's Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 23: PROPOSED

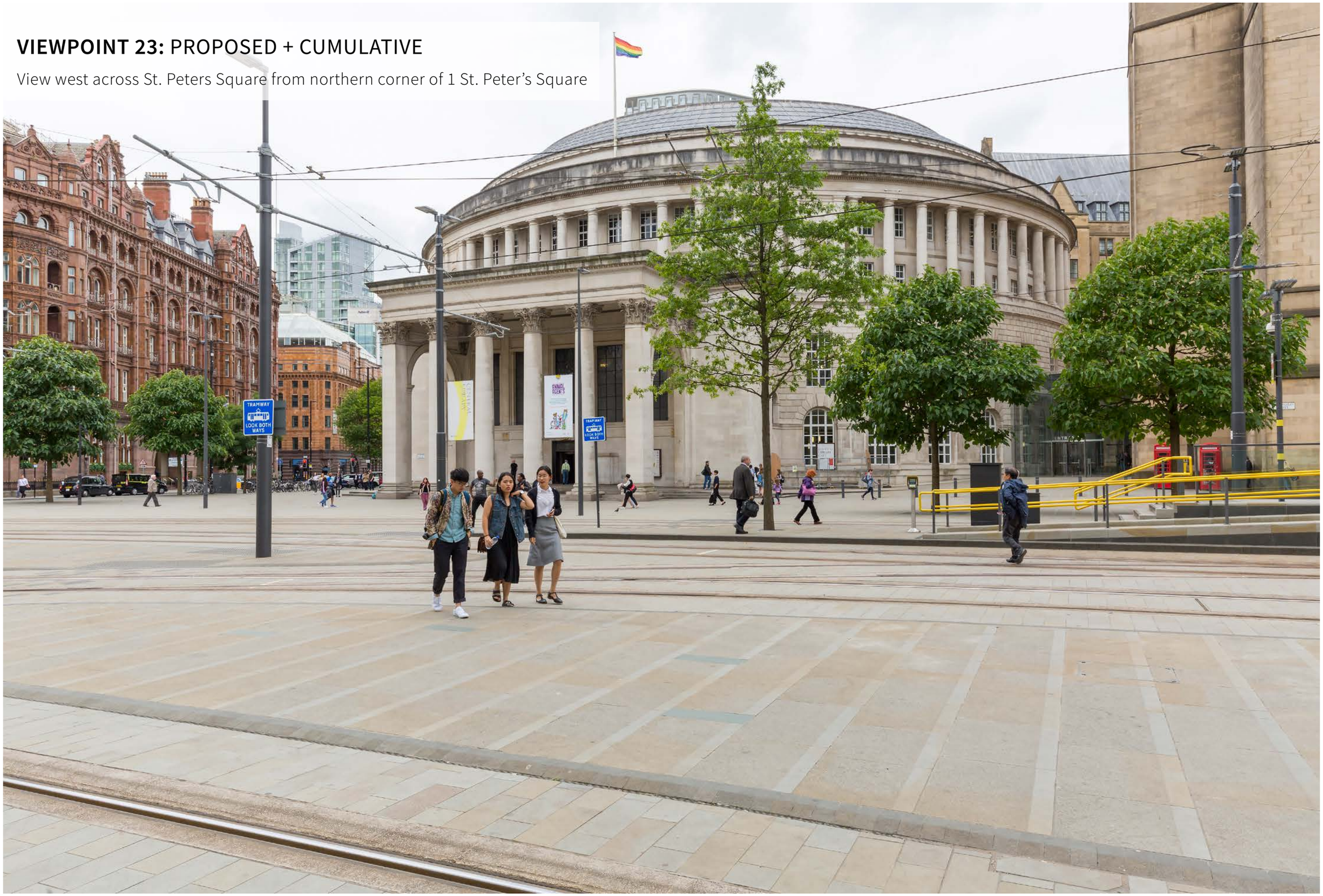
View west across St. Peters Square from northern corner of 1 St. Peter's Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 23: PROPOSED + CUMULATIVE

View west across St. Peters Square from northern corner of 1 St. Peter's Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 24: BASELINE

View south-west along Deansgate from the junction with Wood Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 24: PROPOSED

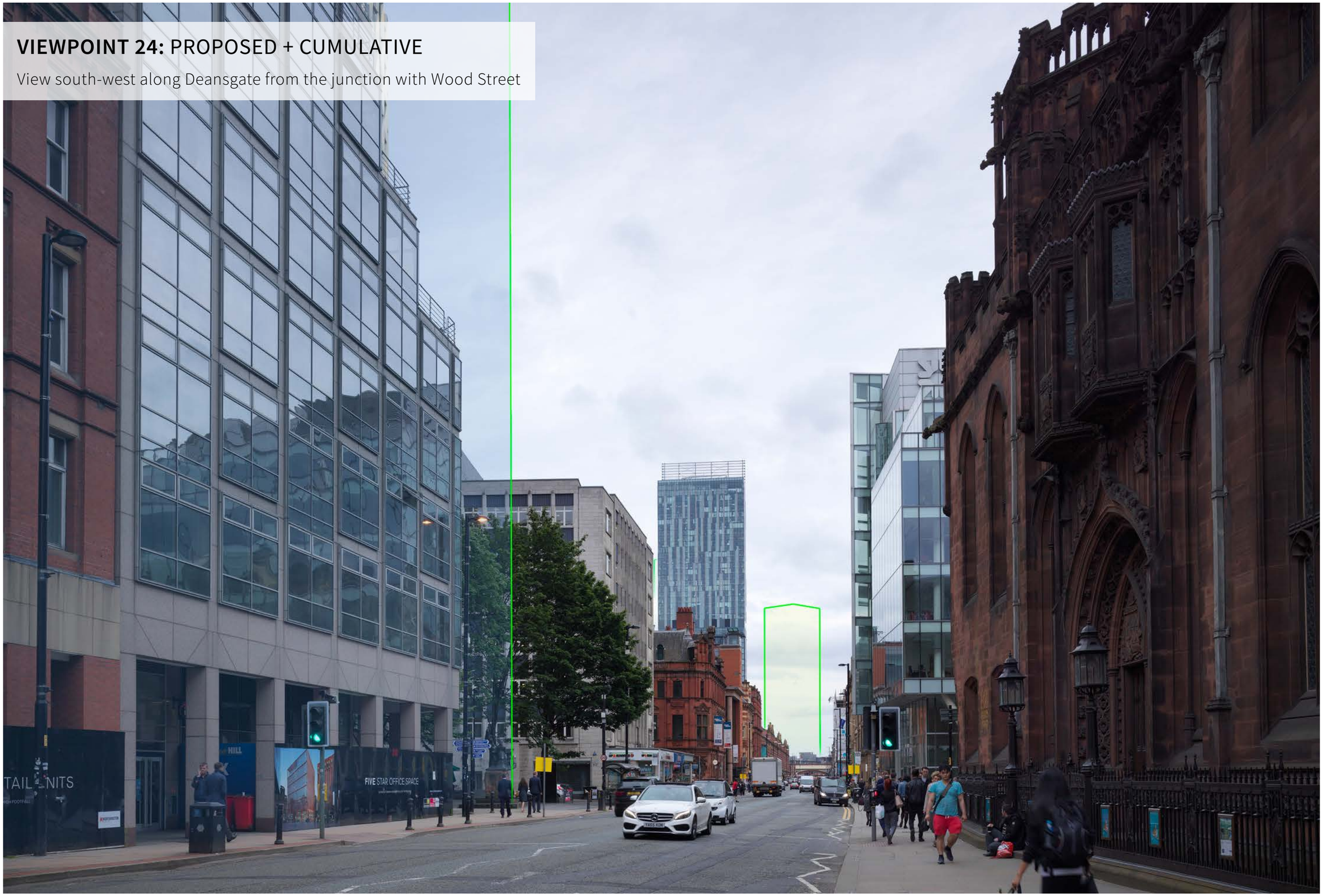
View south-west along Deansgate from the junction with Wood Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 24: PROPOSED + CUMULATIVE

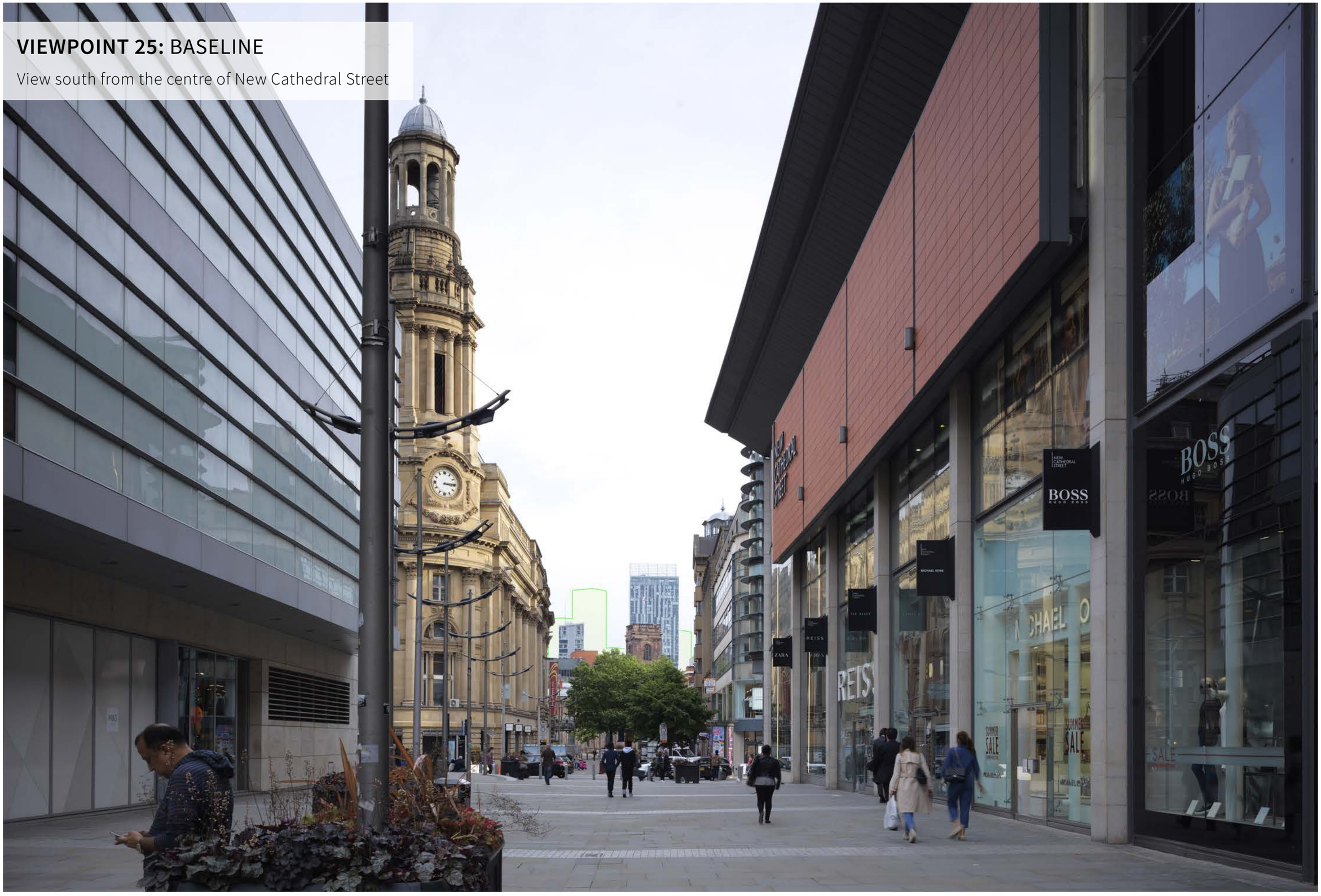
View south-west along Deansgate from the junction with Wood Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 25: BASELINE

View south from the centre of New Cathedral Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 25: PROPOSED

View south from the centre of New Cathedral Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 25: PROPOSED + CUMULATIVE

View south from the centre of New Cathedral Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 26: BASELINE

View north-east from the junction of Liverpool Road and Stone Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 26: PROPOSED

View north-east from the junction of Liverpool Road and Stone Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 26: PROPOSED + CUMULATIVE

View north-east from the junction of Liverpool Road and Stone Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 27: BASELINE

View facing south-west across Albert Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 27: PROPOSED

View facing south-west across Albert Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 27: PROPOSED + CUMULATIVE

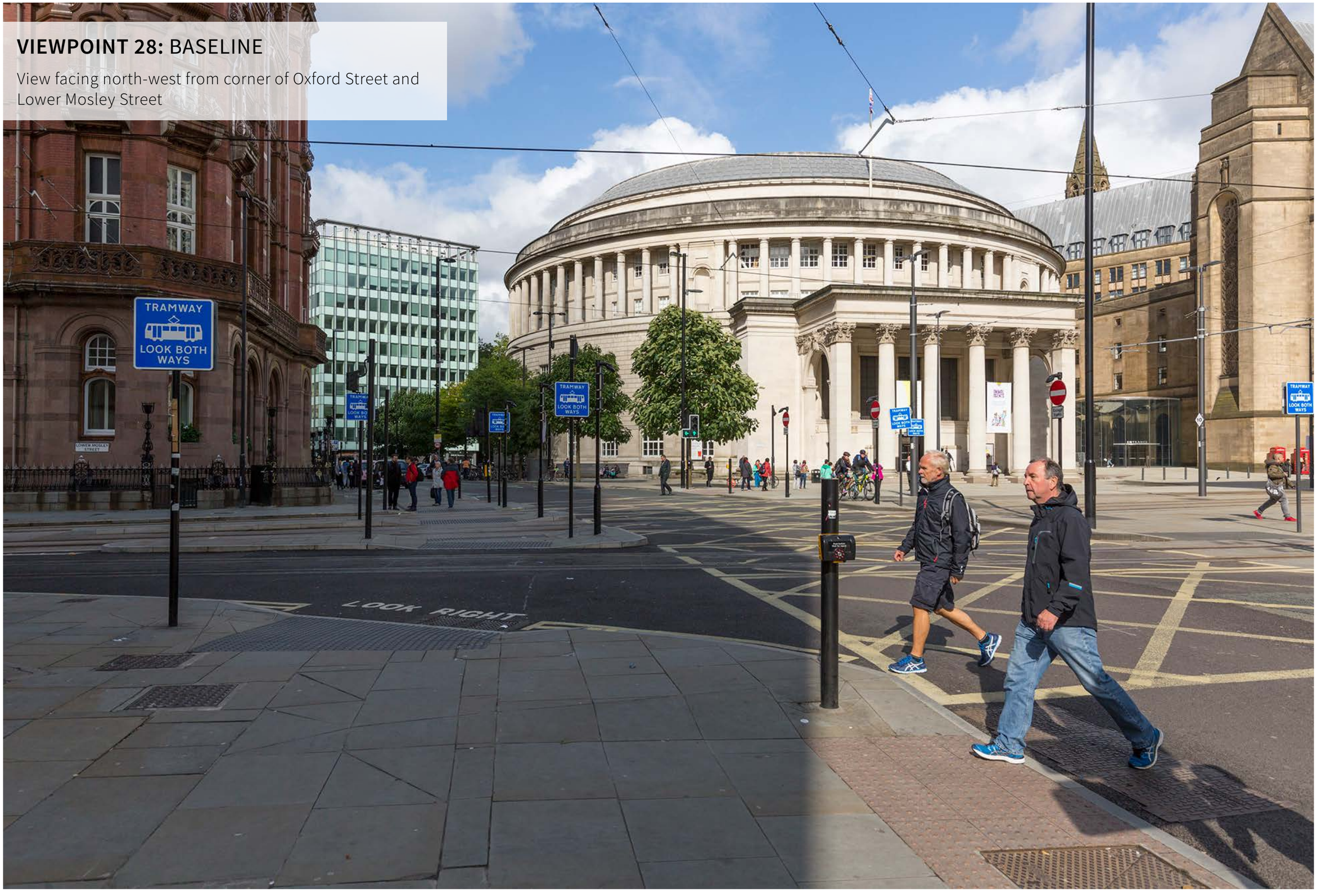
View facing south-west across Albert Square



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 28: BASELINE

View facing north-west from corner of Oxford Street and Lower Mosley Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 28: PROPOSED

View facing north-west from corner of Oxford Street and Lower Mosley Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 28: PROPOSED + CUMULATIVE

View facing north-west from corner of Oxford Street and Lower Mosley Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 29: BASELINE

View facing north-west along Princess Street from the corner with Lower Mosley Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 29: PROPOSED

View facing north-west along Princess Street from the corner with Lower Mosley Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 29: PROPOSED + CUMULATIVE

View facing north-west along Princess Street from the corner with Lower Mosley Street

This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 30: BASELINE

View facing south along Cross Street opposite the junction with south King Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 30: PROPOSED

View facing south along Cross Street opposite the junction with south King Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 30: PROPOSED + CUMULATIVE

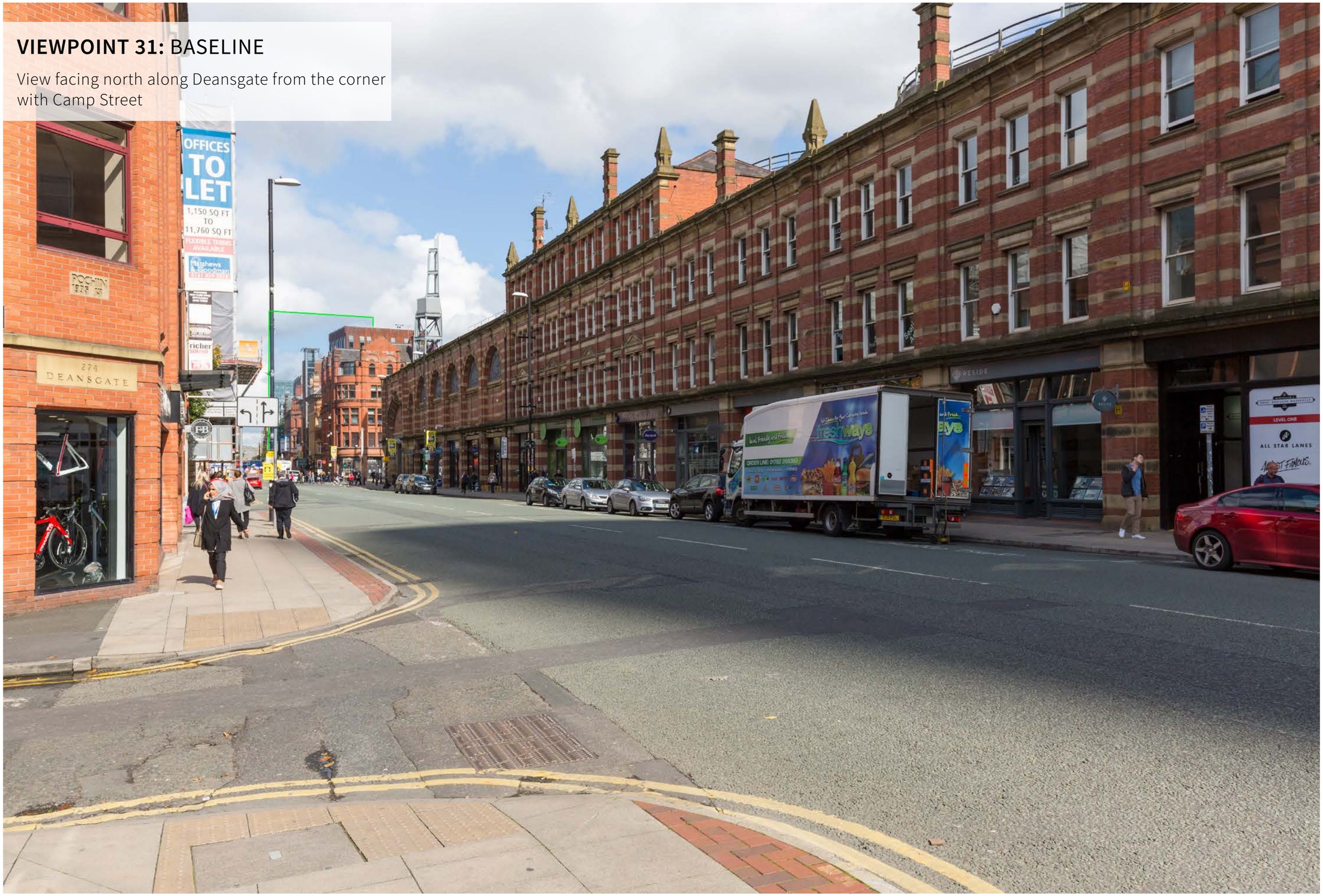
View facing south along Cross Street opposite the junction with south King Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 31: BASELINE

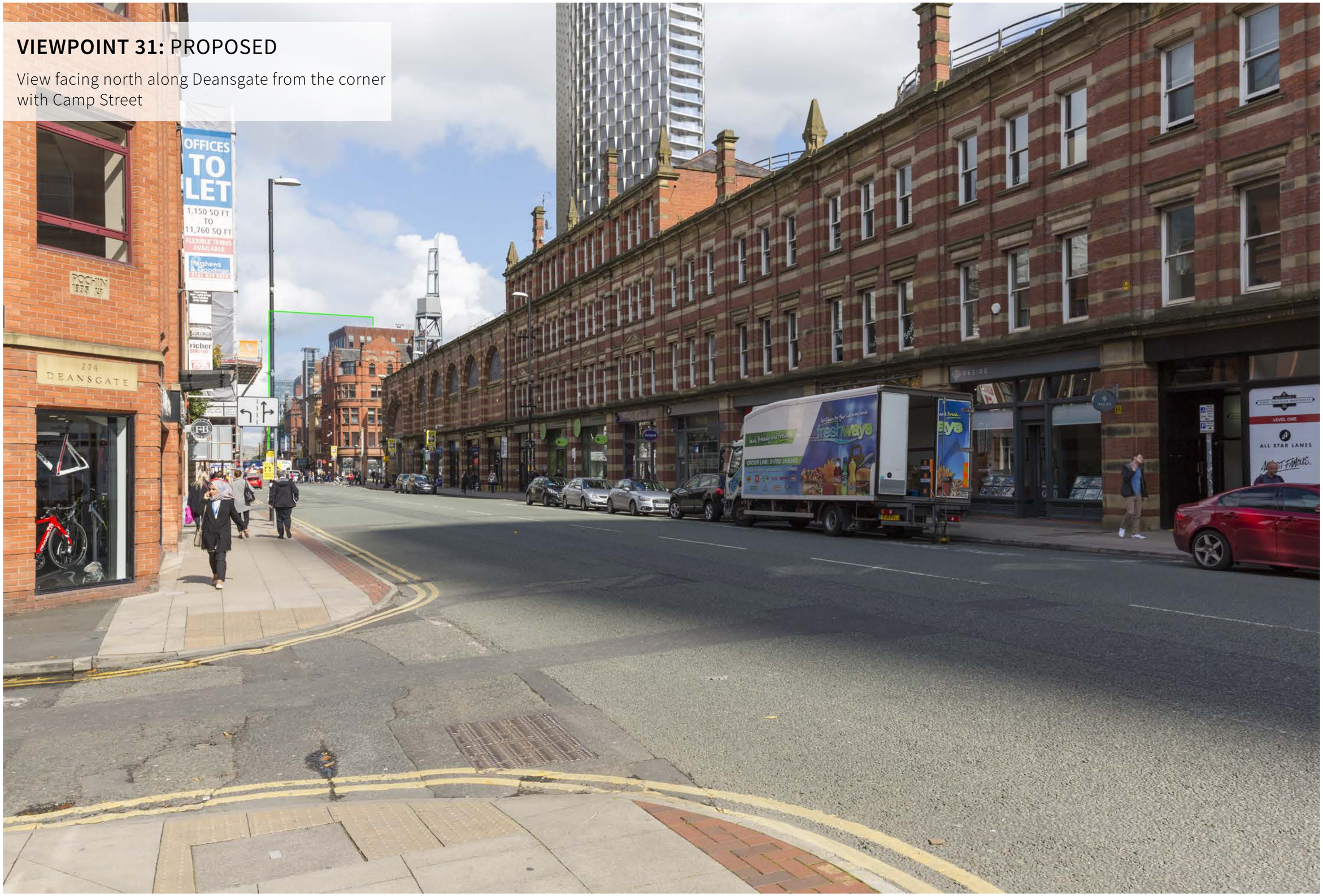
View facing north along Deansgate from the corner with Camp Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 31: PROPOSED

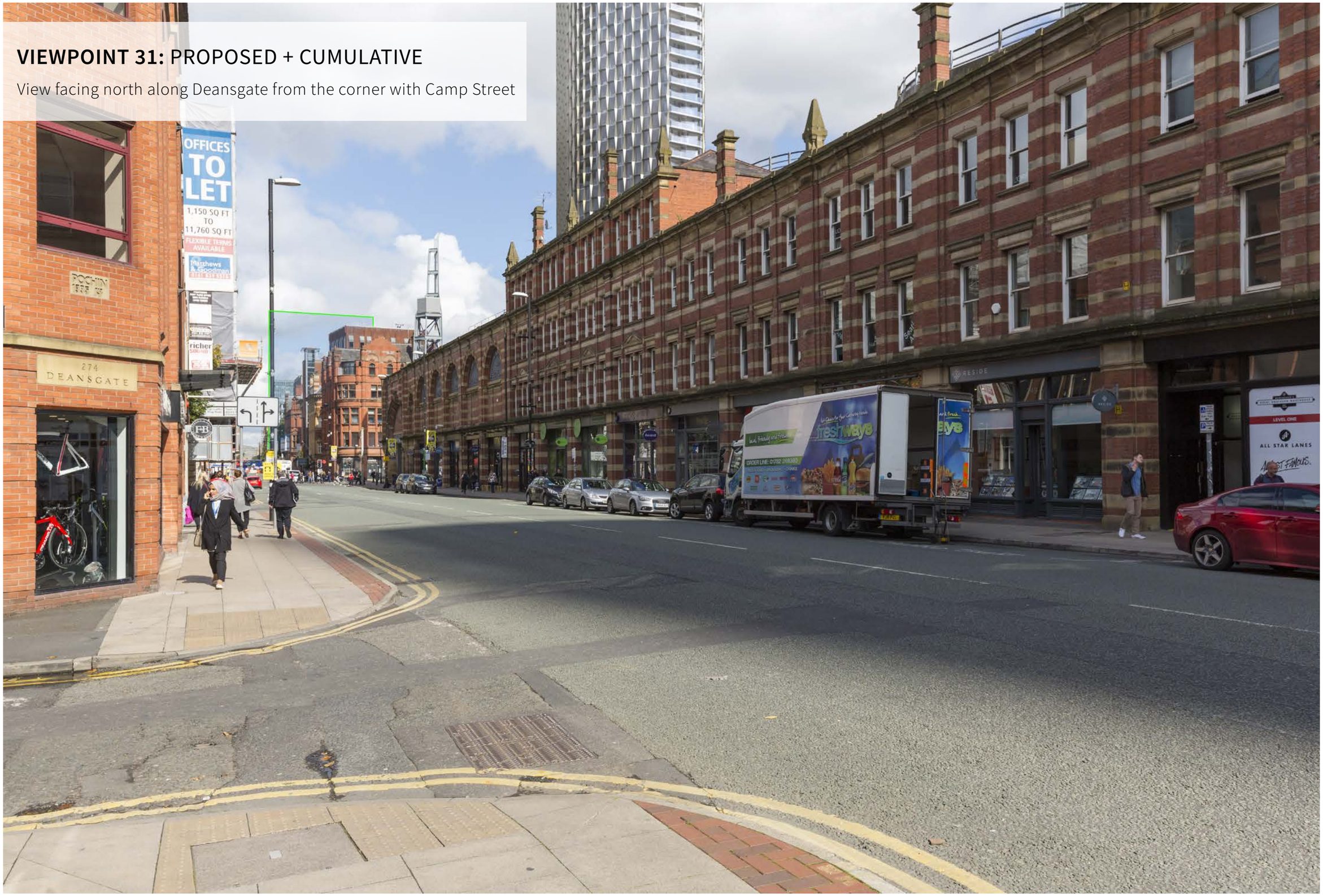
View facing north along Deansgate from the corner with Camp Street



This image dates from the 2017 assessment and had not been updated.

VIEWPOINT 31: PROPOSED + CUMULATIVE

View facing north along Deansgate from the corner with Camp Street



This image dates from the 2017 assessment and had not been updated.

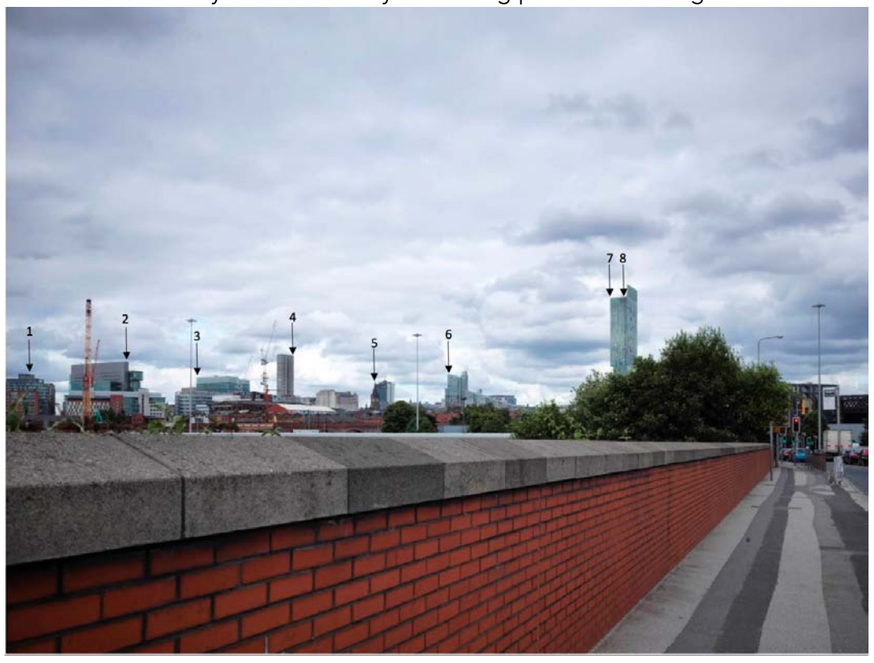
VISUALLY VERIFIED VIEWS METHODOLOGY

Photography

Virtual Planit commissioned Sean Conboy for all of the photography on St Michaels. Sean has worked on many verified projects and has over 25 years of professional experience. The aim with the photography is to create an image similar to that perceived by the human eye. The lens and camera configuration can affect this perception but it is critical to maintain data accuracy especially if the proposed development is a considerable distance from the view position.

The equipment used in this instance was: Hasselblad H5D-60 camera. The angle of view in landscape orientation is 70 degrees. Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.65 metres. The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required. Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference.

Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.655m metres.



L5

Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
382593.542	397711.942	29.497	1.655	1	48	42	14	86	01	43
				2	54	47	06	84	53	49
				3	59	33	06	85	53	24
				4	66	48	59	84	07	11
				5	73	10	32	85	55	51
				6	78	50	31	85	21	56
				7	91	34	37	79	43	24
				8	92	52	43	78	45	11

Survey

Virtual Planit have a long standing relationship with Powers and Tiltman, experienced RICS surveyors, who are familiar and experienced with verified work.

In preparation for the surveys, a series of key points were identified in each of the photographs used to verify the shots, particularly on the clearly visible corners of buildings. Care is taken to ensure a good spread of points including points close to the camera, points near the target development, together with points at ground and roof level, and points across the width of the image. A wide spread enables a more thorough and accurate analysis. The surveyor would then add a further series of additional reference points, in order to provide a comprehensive range of point reference across the photograph. It is these 2d points on the photograph that are surveyed to give each a 3 dimensional co-ordinate value.

The points were surveyed by a professional survey team using GPS. The survey points are related back to the Ordnance Survey National Grid - selected as it is the most widely used and also allows captured data to be incorporated into other digital products.

3D model and camera matching.

Virtual Planit were supplied with a digital 3D model of the proposed scheme by the architect. The model is related back to the Ordnance Survey grid and absolute (AOD) heights.

The same 3D model is used as the basis for each of the photographs, and was certified as being correct by the architect.

This 3D model was precisely aligned to the survey information using proprietary 3D modelling and rendering software, using the following information for each of the views.

- Specific details of the camera and lens used.
- The photograph, rotated if necessary to ensure the horizon line is level
- The surveyed viewpoint co-ordinates.
- The surveyed co-ordinates of points on existing buildings or immovable objects within the photograph.

- The 3D model of the proposed scheme.

The information listed above is used to situate the virtual camera in each case, such that the 3D model, survey points and model align exactly with the photograph.

Wirelines and rendering.

A render is a technical term referring to the process of creating a two-dimensional output image from a 3D model. Using the virtual camera described previously, the 3D modelling and rendering software produces a render of the proposed building.
Where the required output is a wireline view and not a fully rendered image, the wireline is created by utilising a basic render; devoid of material, texture and lighting information; but fully representative of the building form, and using tools within the compositing software package (in this case Adobe Photoshop) placing a thin coloured line at the exact edge of the rendered building, defining the building envelope.
Where the required output is fully rendered, the output image from the modelling and rendering software displays the predetermined materials, textures and lighting. All materials specifications, textures and daylighting are applied to model prior to rendering. After rendering the fully rendered building is combined with the photograph in proprietary digital 'paint' software (again Adobe Photoshop) to produce the photomontage image.
In order to achieve the most photorealistic result, colour correction adjustments may be made to the rendered image. For example hue, saturation and brightness values of the rendered image may be adjusted to better match the colour tones of the photograph. For example, poor air quality at the time of photography may necessitate the rendered image to be 'degraded' to ensure that it behaves visually as the other buildings within the photograph. This is an iterative process and is reliant on the skill of the artist and good communication between the artist and the architect to ensure their vision for the material and texture qualities is maintained. The design team then signed off on the appearance of the scheme in the views.
'Masks' are created where the line of sight to the proposed scheme is interrupted by foreground buildings or elements such as lampposts, vehicles and street furniture.

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