

# Appendix 8.2

TVA BASELINE AND EFFECT

This Appendix has been replaced in full.  
Please refer to the Environmental  
Statement Addendum (2019)

| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                                                 |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                |                          |                                 |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------------|
| Viewpoint No. and Location                                                                                | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                                                     | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Type of View and Number of Users                                                                                                                                                                                                                     | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 1: View from Regent Road Bridge looking north-east                                                        | <u>Designation:</u> View of Grade I Listed Town Hall spire // Water Street Townscape Character Area<br><br><u>Distance to site:</u> c. 1km south-west                                                                                           | The evolving Manchester skyline is apparent in this view. The tip of the Town Hall spire is noticeable at the centre of view, however its legibility is partially obscured by City Tower rising behind it and the development surrounding Grape Street rising before it (as a future baseline scheme). The Beetham Tower dominates the skyline, with clear views of Great Northern Tower, Civil Justice building and the newly completed No. 1 Spinningfields also apparent in the rapidly evolving skyline. These have become the new city markers, replacing the heritage markers representing the core of the city. The open view is caused by development plots yet to come forward, therefore the view is likely to be temporary.                                                                                      | Open view of skyline. Few pedestrian viewers as high wall of bridge obscures the view for the majority of vehicular traffic. Viewers of the city skyline would expect to see an evolving city – which is currently apparent.                         | Low            | Low                      | Low                             |
| 2: View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre | <u>Designation:</u> Grade II Listed St. Chad Church<br><br><u>Distance to site:</u> c. 2.4km north                                                                                                                                              | Cluttered viewpoint on the northern approach into Manchester. The Beetham Tower is clearly visible at the centre of the view, marking the city centre down Cheetham Hill Road. This has since been supplemented by the development of Owen Street, shown here as a future baseline scheme, which will rise and form a cluster of towers. Road infrastructure prevalent in the foreground. The Oratory Church of St. Chad is visible and provides a sole piece of heritage value within the view, albeit one which has been obscured by the development of Owen Street. The viewpoint is popular for travellers into the city centre, however most are not likely to be appreciating the view given the extent of road infrastructure - only requiring a marker to the city centre – provided by the existing tower cluster. | View framed by trees and the shopping centre. Glimpse of the city along Cheetham Hill Road. A high number of people are likely to experience the view, within the context of travelling along Cheetham Hill Road into the city centre                | Low            | Low                      | Low                             |
| 3: View from Cathedral Gardens looking south                                                              | <u>Designation:</u> Grade I Listed Manchester Cathedral, Grade II Listed Corn Exchange, Grade II Listed Royal Exchange // Cathedral Conservation Area// Medieval Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 775m north | The view is dominated by significant heritage assets, including the Grade I Listed Cathedral. This heritage is visible in relation to new development containing Selfridges and Harvey Nichols which draw the eye due to their bold signage and advertising. The view is taken from the south-western corner of Cathedral Gardens and represents a likely wayfinding and/or appreciation point of the city within a significant portion of public realm. Owen Street – as a representation of future baseline, rises in the gap between the turrets of the Royal Exchange and Selfridges, limiting the appreciation of the Grade I Listed feature and adding a further contemporary element into the view.                                                                                                                  | Framed view between the historical Cathedral and Corn Exchange. View further framed by Royal Exchange turret and contemporary advertising for Harvey Nichols. Potential for a high number of viewers, particularly when Cathedral Gardens is active. | High           | High                     | High                            |
| 4: View facing south-west from the corner of High Street and Copperas Street                              | <u>Designation:</u> Grade II Listed Former Wholesale Fish Market, 104-106 High Street and 75-77 High Street // Smithfield Conservation Area // Northern Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 950m north-east     | The viewpoint is characterised by low density heritage assets, including the retained façade of Grade II Listed frontages facing onto a controlled street of interesting townscape value. The viewpoint is not particularly popular, however the character of view is moderately important to the route. The Arndale car park provides a distinctive closure of the street at the back of the view, highlighting a clear contrast against the red brick, detailed facades of High Street.                                                                                                                                                                                                                                                                                                                                   | View is relatively contained by the surrounding townscape. Low number of viewers.                                                                                                                                                                    | Low            | Medium                   | Low/ Medium                     |
| 5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street       | <u>Designation:</u> Retail Core Townscape Character Area<br><br><u>Distance to site:</u> c. 720m north-east                                                                                                                                     | View from the northern edge of Piccadilly Gardens, facing into the significant public space. The viewpoint is cluttered, both at street level and across the surrounding townscape. A mixture of architectural styles and cranes suggest a city in flux. The busy, bustling environment hinders the ability to stop and appreciate the view. The character of the view includes no heritage, and there are no markers to guides the viewer towards the heart of the city.                                                                                                                                                                                                                                                                                                                                                   | High number of viewers. Open view above the townscape surrounding Piccadilly Gardens and landscape within                                                                                                                                            | Medium         | Low                      | Low/ Medium                     |
| 6: View facing along Fairfield Street from the corner of South Pump Street                                | <u>Designation:</u> Grade II* London Road Fire Station, Grade II Shena Simon 6 <sup>th</sup> Form College // Whitworth Conservation Area // Piccadilly Townscape Character Area<br><br><u>Distance to site:</u> c. 1km south-east               | The view is characterised by red brick and terracotta heritage buildings, with a complicated roofscape and detailed fenestration. The roadway represents a busy bus corridor and the arrival point into the city centre for a number of vehicular travellers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Moderate number of viewers, travelling along route - fleeting, however a first glimpse within the city arriving through gateway                                                                                                                      | Medium         | Medium                   | Medium                          |

#### Terminology for Visual Impact:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, High  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change

Geographical Extent of Impact: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change  
 Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                       |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                           |                |                          |                                 |
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| Viewpoint No. and Location                                                      | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                                                                   | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Type of View and Number of Users                                                                                                                                                                                                          | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 7: View facing north-west from the corner of Oxford Street and Whitworth Street | <u>Designation:</u> Grade II* Listed Central Library, Town Hall Extension and the Broadhurst and Lee Building. Grade II Listed Palace Theatre and Princes Building // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 560m south-east | Mixed townscape in the view. The view is framed, with strong enclosure onto the street, terminating in the Central Library and pitched gable of the Town Hall Extension. Heritage dominant in the view, however mixed in with contemporary architecture including the Portland Stone One St. Peter's Square. The view represents the arrival point from Oxford Road station or from travellers along Oxford Road.                                                                                                                                                                                                                                                                                                                                                | Framed View. High number of viewers – potential to be enjoying the view as waiting to cross the street. Due to the location of Oxford Road Station, this is likely to be the less busy side of the street, however vista is more apparent | Medium         | Medium                   | Medium                          |
| 8: View facing north across Whitworth Street from the arches of First Street    | <u>Designation:</u> Grade II* Listed Manchester Central and Grade II Listed 13-17 Albion Street // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 500 south                                                                          | The character of the view is defined by the busy road junction and the lower levels of Axis tower (included as a future baseline scheme) and the Beetham Tower. The arched roof of Manchester Central is modest in height, and the view is primarily of the back and side of the listed building. Axis partially obscures this view, causing the listed building to fall into the background of the view. Greater Northern Tower breaks the ridgeline above this listed building. The view is characterised by urban influences including the contemporary Beetham Tower and Axis Tower, roadway and elevated tram track. Heritage assets which would have previously been more dominant in this view have become secondary to the baseline viewpoint character. | View framed by Beetham Tower, the future baseline scheme of Axis and listed 13-17 Albion Street. High number of travelling viewers, mostly vehicular users where view is fleeting                                                         | Low/ Medium    | Low                      | Low                             |
| 9: View facing north-east along Chester Road from the corner of Angela Street   | <u>Designation:</u> Grade II* Listed St. George Church // Castlefield Conservation Area // Castlefield Townscape Character Area<br><br><u>Distance to site:</u> 1km south-west                                                                                | The view is dominated by St. George Church. This is visible in the context of the busy vehicular arrival route into Manchester City Centre. The backdrop of the view is characterised as a wall of contemporary development along the edge of the Bridgewater Canal/ River Medlock – framed by the ongoing construction of Owen Street to the right of the view, which forms a future baseline development. The Beetham Tower and Citygate Central building are also clearly apparent. It is expected that the majority of vehicular travellers approaching the visible major junction are unlikely to be appreciating the view.                                                                                                                                 | High number of travelling viewers, where view is fleeting. View is open. Historic value of St. George Church is lost within the surrounding context.                                                                                      | Low/ Medium    | Low                      | Low                             |
| 10: View facing north-east from Bridgewater Canal Tow Path                      | <u>Designation:</u> Grade II Listed Merchants Warehouse // Castlefield Conservation Area // Castlefield Townscape Character Area<br><br><u>Distance to site:</u> c. 740m south-west                                                                           | The corner of Grade II Listed Merchants Warehouse forms the edge of the view. This has been redeveloped with contemporary features which reflect the Beetham Tower just beyond. Canal edge forms the dominant feature, with the elevated busy railway route partially obscured across the left of the view. The view addresses the recreational route along the Bridgewater Canal.                                                                                                                                                                                                                                                                                                                                                                               | High number of viewers along Canal Towpath. Contemporary features in view framing the right, railway infrastructure and trees framing the left                                                                                            | Low/ Medium    | Medium                   | Medium                          |
| 11: View facing south-east from the bridge along Bridge Street                  | <u>Designation:</u> Spinningfields Townscape Character Area<br><br><u>Distance to site:</u> c. 470m north-west                                                                                                                                                | The arrival point into the city from Salford Central train station is addressed by this view. The contemporary Civil Justice building dominates the viewpoint and provides a key gateway landmark. No further markers aid in finding within the view to other areas of the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not a particularly popular viewpoint. Travellers are not appreciating views, rather require a route into the city. Cultural association of Manchester gateway and Crown Court                                                             | Low/ Medium    | Low                      | Low                             |
| 12: View facing north from the platform of Deansgate/ Castlefield Tram Stop     | <u>Designation:</u> Grade II* Manchester Central. Spire of Grade I Listed Town Hall // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 430m south                                                                                     | View from the platform of Deansgate/ Castlefield tram stop, as a major arrival point for the city. The view directly faces the back of Manchester Central, which forms a distinctive architectural form within the view. The Town Hall spire is apparent at the centre of the view. The Beetham Tower forms the edge of the view, and provides an unprecedented scale against other features in the view. Great Northern Tower forms the other dominant feature of the view, with its unique stepped architecture and materiality which reflects the Beetham Tower. Landmark (a future baseline scheme) rises to the right of the view to ensure contemporary development is read in and amongst the heritage assets.                                            | Open view. High number of viewers who utilise the view to orientate themselves after disembarking the tram, or appreciating the view whilst waiting to embark                                                                             | Medium         | Medium                   | Medium                          |
| 13: View east along Jackson's Row from its junction with Deansgate              | <u>Designation:</u> Grade II* Listed Town Hall Extension and Grade II Listed Elliott House, 1-5 Central Street and Lloyds House // Deansgate Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 50m west          | The scene is framed by heritage assets on the left of the view, terminated by the partially visible Grade II* Listed 1-5 Central Street and the roofscape of the Town Hall Extension. 201 Deansgate forms the dominant feature of the view and comprises of six storeys of predominantly inactive contemporary frontage along Jackson's Row. Rising slightly up Jackson's Row, the Manchester Reform Synagogue is noticeable due to its mid-C20th architecture alongside a small amount of surface car parking. Cranes above the immediate townscape add an urban feeling expected from the heart of the city centre.                                                                                                                                            | View framed by heritage and 201 Deansgate. Few viewers along this minor street, however the potential exists for fleeting views from pedestrians travelling along Deansgate.                                                              | Low            | Low                      | Low                             |

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 Number of Viewers: Few, Moderate, High  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
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Geographical Extent of Impact: (Descriptive)  
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 Significance: Significant, Moderately Significant, Not Significant

| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                 |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                    |                |                          |                                 |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------------|
| Viewpoint No. and Location                                                | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                               | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Type of View and Number of Users                                                                                                                                                                                                                   | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 14: View west along Jackson's Row from its junction with Southmill Street | <u>Designation:</u> Grade II Listed Lloyds House and 184-186 Deansgate // Deansgate Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 10m north-east                         | The view is characterised by the dominance of Bootle Street Police Station. This is split between the Portland stone frontage along Southmill Street and a functional frontage along Jackson's Row. Grade II Listed Lloyds House frames the opposite edge of the view, pushing the viewers eye down the hill and towards Deansgate which at this point, is defined by the Listed 184-186 Deansgate. The contemporary form of Invicta House (a future baseline scheme) rises above 184-186 Deansgate and provides a contemporary feature to the view. A lack of activity is apparent within the character of the view. The falling levels along the Police Station frontage cause an unwelcoming environment, preventing overlooking onto the pavement.                                                                                                                                                                                                              | The view is framed by Bootle Street Police Station and Lloyds House. A small number of users are likely to experience the view, given the lack of destinations, and the unwelcoming environment limiting use as a shortcut across the city centre. | Low            | Low                      | Low                             |
| 15: View east along Bootle Street from its junction with Deansgate        | <u>Designation:</u> Grade II* Listed Central Library and Grade II Listed Onward Buildings // Deansgate Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 60m south-west      | The view is framed along Bootle Street by Onwards Buildings and 201 Deansgate adding a contemporary character. Onward Buildings are less impressive along Bootle Street than its Deansgate frontage. The glimpse of the Central Library terminates the view up Bootle Street and reminds the viewer of the location within the core of the city. Within the view, Bootle Street expresses its character as a tertiary street. Activity along the length of Bootle Street is limited, with bins and surface car parking visible. Cranes above the immediate townscape add an urban feeling expected from the heart of the city centre. This is juxtaposed against the gap visible halfway along Bootle Street.                                                                                                                                                                                                                                                       | Framed view. Few viewers along this minor street, however the potential exists for fleeting views from pedestrians travelling along Deansgate.                                                                                                     | Low            | Low                      | Low                             |
| 16: View west along Bootle Street from its junction with Southmill Street | <u>Designation:</u> Grade II Listed Harvester House, Royal London House and Sunlight House // Deansgate Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 10m south-east     | The view has the character of an urban backstreet and presents a glimpse down Bootle Street. The Police Station façade is dominant, and presents a similar lack of activity onto the street. The Sir Ralph Abercromby pub creates interest along Bootle Street by breaking the building line and stepping into the street. The low stature of the pub creates the feeling of a hidden asset within the city. A number of bins suggests the status of Bootle Street as a minor 'back street'. A mix of architectural styles and materials are apparent in the view. The Orthogonal turret of Sunlight House visible above the blank frontage of 201 Deansgate at the back of the view.                                                                                                                                                                                                                                                                               | Framed View. Few users are likely to experience the view, given the lack of destinations, and the unwelcoming environment limiting use as a shortcut across the city centre.                                                                       | Low            | Low                      | Low                             |
| 17: View north-east from the corner of Deansgate and Quay Street          | <u>Designation:</u> Grade II Listed Onward Buildings, Albert Memorial Hall and Harvester House // Deansgate Conservation Area // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c.100m south-west   | The viewpoint is taken from a key orientation point of the city at the junction between key north-south and east-west routes. The dominant building in the foreground is not listed, although it does provide some heritage and townscape value. Activity at the ground floor is visible, despite dominant road infrastructure. Tower of Albert Memorial Hall prominent heritage feature, as is the corner of the Onward Buildings. The detailed roofscape and façade provides some interest to the view. Although the view is potentially unnatural during the crossing of busy junction                                                                                                                                                                                                                                                                                                                                                                           | Open view experienced by a high number of viewers                                                                                                                                                                                                  | Medium         | Medium                   | Medium                          |
| 18: View north-east from Byrom Street                                     | <u>Designation:</u> Grade II Listed 24, 24a, 26 and 28 St. John Street and The Opera House // St. John Street Conservation Area // St. John's Townscape Character Area<br><br><u>Distance to site:</u> c. 275m south-west | The viewpoint is characterised by the Grade II listed Georgian terrace at the centre of the view. The architecture provides strong regularity highlighting distinctive features such as chimney columns and porches. Contemporary architecture does feature in the view along Byrom Street, juxtaposing between the Georgian terraces and the Grade II Listed Opera House. The trees to the left of the view represent the edge of St. John's Gardens – a precious green space within the heart of the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Open view. Relatively few viewers, however some will be experiencing the oasis of St. John's Gardens.                                                                                                                                              | Medium         | Medium                   | Medium                          |
| 19: View facing north along Deansgate from the corner of Tonman Street    | <u>Designation:</u> Grade II Listed 235-291 Deansgate // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 310m south-west                                                                          | The viewpoint is taken along the strong movement corridor of Deansgate, directly through the heart of Manchester. The Grade II listed frontage of 235-291 Deansgate dominates this viewpoint. The building provides a regular and continuous frontage along this length of Deansgate, with a strong linear pattern both vertically and horizontally, reinforcing its scale. Regular increases to the storey height along the length break up the massing and create interest in the roofscape. The ground floor is activated behind the wide vehicular section of Deansgate. Due to the building to width ratio of Deansgate, large portions of the sky are visible. The viewer is drawn down the length of the building frontage, rather than guided by a marker to the city centre. This view is punctuated by 125 Deansgate – due to its point in construction, it forms a future baseline feature adding a contemporary feel above the listed regular frontage. | Open view experienced by a high number of viewers                                                                                                                                                                                                  | Medium         | Medium                   | Medium                          |

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 Overall Sensitivity of Receptor: High, Medium, Low  
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| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                           |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                           |                |                          |                                 |
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| Viewpoint No. and Location                                                          | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                                                            | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Type of View and Number of Users                                                                                                                                                                                                                                                                                                          | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 20: View north-west across Lower Mosley Street from the centre of Barbirolli Square | <u>Designation:</u> Grade II* Listed Manchester Central and Midland Hotel. Grade II Listed Royale Club and 56-58 Peter Street // Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 280m south-east                               | The view can be characterised by the large mix of architectural styles. Grade II* Listed buildings frame the edges of the view. Within the centre of the view, a mix of more contemporary developments are apparent, with Grade II Listed buildings mixed between. The material palette also varies considerably. The orange tones of the terracotta facing the Midland Hotel reinforces the location within the Civic Quarter. The strength of colour diminishes further from the city core, down to the grey/ blue tones of the Great Northern Tower. The view presents cluttered townscape beyond the infrastructure in the foreground. The development of London Scottish House is included within the future baseline representing its advanced stage of construction. This will add an additional contemporary feature to the view, adjacent to the listed Midland Hotel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Open view. Moderate numbers of viewers are likely to experience this view in Barbirolli Square, either in relation to the cultural attraction of Bridgewater Hall, or directly relating to the office use surrounding the viewpoint location. The experience of Barbirolli Square is not limited by its view.                             | Medium         | Low                      | Low/ Medium                     |
| 21: View facing west along Central Street from the entrance to Library Walk         | <u>Designation:</u> Grade II* Listed Lawrence Buildings and Grade II Listed Friends Meeting House and 1-5 Central Street // St. Peters Square Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 100m east | The viewpoint frames Central Street between the listed Lawrence Buildings to the right of the view and Friends Meeting House. The Lawrence Buildings reflect the Gothic Revival architecture of the Town Hall. Central Street is terminated by the Portland Stone Bootle Street Police Station, marking the eastern edge of the site. No. 1 Spinningfields has recently risen above the Police Station and adds a completely new contemporary architectural style to the viewpoint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Framed view. High number of viewers appreciating the wider architecture of the core of the city, within areas of public space. View will be fleeting during travel towards/ from Albert Square or St. Peters Square for the majority of people.                                                                                           | Medium         | Medium                   | Medium                          |
| 22: View west from the centre of Library Walk                                       | <u>Designation:</u> Grade II* Listed Central Library and Town Hall Extension and Grade II Listed Friends Meeting House // St. Peters Square Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 150m east   | The viewpoint is taken from the managed access route between Central Library and the Town Hall Extension. The viewpoint is characterised by the narrow view between the historic assets, set within the context of contemporary public realm and a contemporary access into the Library. The viewpoint is only accessible during the day, however Library Walk remains a movement route of interest, if not a busy one, through the civic quarter. The limited space between the buildings visible in the view provides an oasis from the busy city beyond, therefore creating an opportunity to sit and relax, as seen in the view. This provides the potential for the view to be enjoyed.<br><br>The Portland stone Bootle Street Police Station terminates the view down Central Street. No. 1 Spinningfields rises above the Police Station, providing architecture to the viewpoint as a modern alternative to the historic architecture which dominates the viewpoint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Framed view. Moderate number of viewers, however this includes visitors there to appreciate the architectural attraction and setting of the Civic Quarter, and cultural association of the Town Hall and Central Library. Viewers are able to stop and appreciate the view, which forms an important part of the experience of the place. | High           | High                     | High                            |
| 23: View west across St. Peters Square from northern corner of 1 St. Peter's Square | <u>Designation:</u> Grade II* Listed Town Hall Extension, Central Library and Midland Hotel // St. Peters Square Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 230m east                              | The viewpoint directly faces Central Library, across St. Peter's Square, a key civic space for the city and major disembarkation point for those arriving into the city from outlying areas on the Metrolink. Recent works to the square have re-orientated the space to benefit the pedestrian and has activated the edges of the space behind the viewpoint location with new Grade A office space. This viewpoint will therefore be visible to a large number guests to the city, visiting the new office space or appreciating the square and its heritage assets, and therefore becomes a major point of impression on visitors to the city. Currently, the viewpoint is dominated by the heritage assets of Central Library, Town Hall Extension and Midland Hotel which together, form a cluster of important city landmarks. Contemporary architecture is visible above the Midland Hotel, as the Great Northern Tower reaches its peak. Roofscape is a noticeable feature to the view with an interesting mix of angular turrets, chimneys and gable ends, reflected in the angular form of Great Northern Tower, all of which is softened by the regular and controlled curved form of the Central Library. Materiality is mixed across the view. The materials of the heritage assets range from terracotta, Portland stone to sandstone – however despite the range, the tones blend to complement each other. The blue/ grey tones of Great Northern Tower stand out as differing from the heritage assets. | Open view for a high number of viewers across a key civic space with cultural associations and heritage value. Major point of arrival into the city. Likely to be visible to residents, workers and visitors to the city.                                                                                                                 | High           | High                     | High                            |
| 24: View south-west along Deansgate from the junction with Wood Street              | <u>Designation:</u> Grade I Listed John Rylands Library and Grade II Listed Elliott House // Deansgate Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c. 170m north-west                                  | The viewpoint faces south along the key movement corridor of Deansgate. The enclosure along Deansgate allows people to be drawn along it, with east-west breaks (marked by the tree canopy in the view) allowing permeation across the city. The viewpoint highlights a mix of architectural styles apparent across Manchester. The view is framed by Grade I Listed John Rylands Library, adjacent to the glazed, contemporary Spinningfields development. 125 Deansgate frames the left of the view (future baseline). Building lines along the corridor are strong to support the enclosure, with Beetham Tower and Owen Street (future baseline) visible as a cluster to mark the southern end of Deansgate and the edge of the core of the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Framed view for a high number of viewers travelling along Deansgate. Whilst the foreground of the view is constantly changing and cluttered with street activity, distant views towards the Beetham are more solid and act as markers for city navigation.                                                                                | High           | Medium                   | Medium/ High                    |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                           |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                        |                |                          |                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------------|
| Viewpoint No. and Location                                                          | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                                                                                                                                                                               | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Type of View and Number of Users                                                                                                                                                                                                                                                                                       | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 25: View south from the centre of New Cathedral Street                              | <p><u>Designation:</u> Grade I Listed St. Ann's Church and Grade II Listed Royal Exchange // St. Ann's Square Conservation Area // Retail Core Townscape Character Area</p> <p><u>Distance to site:</u> c. 600m north</p>                                                                                                                                                 | The viewpoint is taken at the centre of New Cathedral Street, a popular street within the heart of Manchester's retail district. The viewpoint is characterised by a mixed architectural townscape. Both contemporary and historic buildings preserve the historical view through the city, towards St. Ann's Church, a Grade I Listed building. The Beetham Tower, Great Northern Tower and Owen Street (future baseline) also sit within this vista, forming a cluster of towers at the back of the view, with the Beetham Tower located directly behind the tower of St. Ann's Church, forcing the church to be read in conjunction with contemporary townscape. Yellow to terracotta tones are apparent in the view, responding to the materiality of St. Ann's, through Royal Exchange and the modern cladding to the right of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Framed view. High number of viewers however activity in the foreground, and the potential high number of users along the street could limit the opportunity to stop and enjoy the viewpoint. The viewpoint has already experienced contemporary buildings rising within it directly competing with the historic vista. | High           | Medium                   | Medium/ High                    |
| 26: View north-east from the junction of Liverpool Road and Stone Street            | <p><u>Designation:</u> Grade II Listed Museum of Science and Industry, Former Market Hall and Castlefield Information Centre // Castlefield Conservation Area // St. John's Townscape Character Area</p> <p><u>Distance to site:</u> c. 435m south-west</p>                                                                                                               | The viewpoint directly faces the listed MOSI building, alongside on-street parking. The tree framing the right of the view hides the Beetham Tower which provides a major wayfinding marker during travel into the city along Liverpool Road. No other wider city markers exist in the view. Architectural styles are mixed, providing a cluttered character. The Castlefield Urban Heritage Park off the right of the view is a major green space on the edge of the city, however the character of the viewpoint relates closer to Manchester's industrial past, rather than the Roman heritage characterising Castlefield.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Framed view from a tourist/ cultural attraction. Moderate number of viewers arriving into the city from the south-west where the view may be required to provide some markers for wayfinding.                                                                                                                          | Medium         | Medium                   | Medium                          |
| 27: View facing south-west across Albert Square                                     | <p><u>Designation:</u> Grade I Listed Town Hall and Albert Square Memorial, Grade II* Listed Memorial Hall, Grade II Listed Heywoods Statue, Gladstones Statue, St. Andrews Chambers, Carlton House, Lloyds House and Albert Chambers // Albert Square Conservation Area // Civic Quarter Townscape Character Area</p> <p><u>Distance to site:</u> c. 150m north-east</p> | The view faces directly across Albert Square, within the presence of the surrounding historic townscape which characterises the heart of the city. The view is framed by the Grade I Listed Town Hall to the left of the view, and tree canopies to the right of the view, with the Grade I listed Albert Memorial providing the dominant feature drawing the attention of the viewer. The trees attenuate the dominance of Albert Memorial by creating distractions of the surrounding uses, including the perimeter road. Contemporary architecture is apparent in the view. Heron House lies directly behind the Albert Memorial, and acts as 'background architecture' – limiting the amount of attention that may be drawn away from the Albert Memorial. Beetham Tower, Great Northern Tower and Owen Street (future baseline) cluster together to the left of the view and compete again the Albert Memorial for attention. The mix of glazing and grey cladding within these contemporary towers limit their visual impact against blue or grey skies.                                                                                                                                                                                                                                                                                                               | The view is framed at this point and represents a major tourist/ cultural attraction. The view is likely to be experienced by a high number of viewers, with the view forming a major feature of the experience                                                                                                        | High           | High                     | High                            |
| 28: View facing north-west from the corner of Oxford Street and Lower Mosley Street | <p><u>Designation:</u> Spire of Grade I Listed Town Hall, Grade II* Listed Town Hall Extension, Central Library and Midland Hotel // St. Peters Square Conservation Area // Civic Quarter Townscape Character Area</p> <p><u>Distance to site:</u> c. 220m south-east</p>                                                                                                 | <p>The view is located at a decision point where the arrival route of Oxford Road terminates with St. Peters Square at the heart of the city. The character of the view has recently altered with the redevelopment of St. Peters Square, visible to the right of the view. This has introduced a cluttered foreground littered with signage – which has the potential to limit attention on the background consisting of the listed Midland Hotel, Central Library and Town Hall Extension. These three buildings together provide architectural quality and richness to the view, consistent with the expected grandeur of the city core.</p> <p>The location of the view at a crossing point provides the opportunity for users to stop and take in the view, even if it is just for wayfinding. This decision point is likely to lead to an additional focus of appreciation on the townscape to guide users through the heart of the city.</p> <p>The spire of the Grade I Listed Town Hall is visible above the Town Hall Extension, adding further interest in the character of the visible roofscape – defined by a mixture of steep pitches and long sweeping curves, mitigated by clear architectural rhythm. Contemporary architecture is also apparent in the view, with a glazed building visible in the gap between Central Library and the Midland Hotel.</p> | Open view with the potential for a high number of viewers travelling into the city. Travellers may utilise the townscape for orientation, therefore the view forms a moderately important element of the experience.                                                                                                   | High           | Medium                   | Medium/ High                    |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2: Visual Receptors - Baseline and Sensitivity                                 |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                          |                                 |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------------|
| Viewpoint No. and Location                                                                | Designation, Townscape Character Area and Approx. Distance to Site Boundary                                                                                                                                                                                                                                            | Description of Baseline View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Type of View and Number of Users                                                                                                                                                                                                                                                                                                                                                                                    | Value of Views | Susceptibility to Change | Overall Sensitivity of Receptor |
| 29: View facing north-west along Princess Street from the corner with Lower Mosley Street | <u>Designation:</u> Grade I Listed Town Hall, Grade II* Listed Town Hall Extension and Manchester War Memorial // Periphery of George Street and Upper King Street Conservation Area facing into Albert Square Conservation Area // Civic Quarter Townscape Character Area<br><br><u>Distance to site:</u> c.280m east | The view faces across Lower Mosely Street towards the listed Town Hall and Town Hall Extension from the vicinity of the Grade I Listed Manchester Art Gallery. The view is dominated in the foreground by road infrastructure, tramway and street clutter which, coupled with the trees associated with the edge of the recently completed St. Peters Square, limit views of the listed buildings. This does not take the attention away from the Town Hall however. It remains the dominant feature of the view, characterised by its neo-gothic style, in particular its dramatic roofscape. Contemporary architecture is present in the view, framing the right of the viewpoint.                                                                                                                            | Predominantly open view with the potential to be appreciated by a high number of viewers due to the heritage and cultural associations of the immediate townscape. Visitors to the Town Hall and Manchester Art Gallery are likely to appreciate the surrounding townscape, particularly due to the opportunity provided by St. Peters Square.                                                                      | High           | High                     | High                            |
| 30: View facing south along Cross Street opposite the junction with South King Street     | <u>Designation:</u> Grade II* Listed Memorial Hall and Grade II Listed Anglia House, Albert Chambers and Abbey National Building // Albert Square Conservation Area // Central Business District Townscape Character Area<br><br><u>Distance to site:</u> c.250m north-east                                            | The viewpoint is framed by historic townscape which opens up onto Albert Square in the distance. The impression of the view is of a key movement route through the city, supported by the sense of enclosure and nature of the surrounding architectural form. A limited view of contemporary architecture is visible along the horizon of the view, including Axis tower drawing users down the canyon of buildings towards the open Albert Square, marked in the view by tree canopies. Trams add to the foreground of the view and hint towards the bustle and clutter expected within the heart of a city which draws users attention away from the built form. The canyon of townscape steps down as the perspective shrinks the townscape away from the viewpoint.                                        | Framed, travelling viewpoint with limited opportunity to stop and enjoy the townscape. Potential for a high number of viewers.                                                                                                                                                                                                                                                                                      | Medium         | Medium                   | Medium                          |
| 31: View facing north along Deansgate from the corner with Camp Street                    | <u>Designation:</u> Grade II Listed 223-233 Deansgate and 235-291 Deansgate // Periphery between St. Johns and Petersfield Townscape Character Area<br><br><u>Distance to site:</u> c. 200m south-west                                                                                                                 | The viewpoint is characterised by immediate townscape to the left of the view, and the Grade II Listed units and former entrance to Deansgate Goods Station to the right of the view. The latter building provides regular linearity to the view, both horizontally and vertically, reinforcing scale. Regular increases to the storey height along the length of the journey break up the massing and create interest in the roofscape. Due to the building to width ratio of Deansgate, large portions of the sky are visible. The viewer is drawn down the length of the building frontage, rather than being guided by a marker to the city centre. Contemporary architecture is limited in the view. This is focussed further along Deansgate, marked by 125 Deansgate (as a future baseline development). | The view is framed. It is likely to be experienced by a high number of travelling users, where their view is moderately important, as a key vista through the city. The view is characterised by the dominant heritage asset to the right of the view, however the value of this is only moderately important with local cultural associations. The overall sensitivity of the experience is expected to be medium. | Medium         | Medium                   | Medium                          |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                      |                               |                                     |                             |                          |                 |            |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|-------------------------------------|-----------------------------|--------------------------|-----------------|------------|
| Viewpoint No. and Location                                                                                                          | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                               | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility             | Overall Magnitude of Impact | Nature of Impact         | Significance    | Confidence |
| 1: View from Regent Road Bridge looking north-east<br><br>Construction phase                                                        | Construction works will be visible from this viewpoint. The distance of the viewpoint from the site will limit the impact of works. Visibility of cranes on the horizon will be limited by the urban character of the view, existing visible construction works and the temporary nature of the works. Visibility of further construction works will therefore not feel out of character within the viewpoint.                                      | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Low                                                | Minor                | City-wide                     | Short/Medium-term<br><br>Reversible | Minor                       | Neutral<br><br>Direct    | Not Significant | Medium     |
| Operational phase                                                                                                                   | The Proposed Development is visible on the skyline at the centre of the view. The Scheme obscures the remaining views of the Town Hall spire, replacing the historic marker for the heart of the city with a contemporary landmark. The proposals cause a noticeable change to the view; however, the character of the skyline is considered to be enhanced by the building form.                                                                   | The massing of the Proposed Development provides some interest on the skyline, by filling the gap between the Great Northern Tower and One Spinningfields. The height of the Proposed Development ensures Beetham Tower remains the dominant feature on the skyline, and undulates building heights across the view. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline. The character of the view remains materially unchanged by proposals, with only the loss of the remaining visibility of the Town Hall spire causing a slight negative change to the view. |                                                    | Minor                | City-wide                     | Long-term<br><br>Irreversible       | Minor                       | Beneficial<br><br>Direct | Not Significant | High       |
| Cumulative Impacts                                                                                                                  | Cumulative developments within the foreground of the view, associated with the development adjacent to Trinity Way/ Water Street will completely obscure the Proposed Development, and the rest of the Manchester skyline from view. This impact is solely associated with the cumulative development. The lack of visibility of the Scheme has led to no further in-combination effects resulting from the Proposed Development expected to occur. | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    | Minor                | City-wide                     | Long-term<br><br>Irreversible       | Minor                       | Beneficial               | Not Significant | Medium     |
| 2. View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre<br><br>Construction phase | Construction works will be visible from this viewpoint. The distance of the viewpoint from the site will limit the impact of works. Visibility of cranes on the horizon will be mitigated by the urban character of the view and the temporary nature of the works.                                                                                                                                                                                 | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Low                                                | Negligible           | City-wide                     | Short/Medium-term<br><br>Reversible | Negligible                  | Adverse<br><br>Direct    | Not Significant | Medium     |
| Operational phase                                                                                                                   | The Proposed Development is visible at the centre of the view along the horizon, as a new tower within the cluster formed by Beetham Tower and Owen Street. The proposals will cause a slight change to the view, however this is unlikely to materially affect the overall composition, instead the Scheme is in keeping with, and further supporting the existing tower cluster.                                                                  | The proposed massing is within the scale of the surrounding skyline. The orientation of the tower projects the slender elevation within this viewpoint to add to, yet not dominate the tower cluster.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                    | Minor                | City-wide                     | Long-term<br><br>Irreversible       | Minor                       | Beneficial<br><br>Direct | Not Significant | High       |

Terminology for Visual Impact:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
Number of Viewers: Few, Moderate, High  
Value of Views: High, Medium, Low  
Susceptibility to Change: High, Medium, Low  
Overall Sensitivity of Receptor: High, Medium, Low  
Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change

Geographical Extent of Impact: (Descriptive)  
Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
Reversibility: Yes, within (timescale)/No  
Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change  
Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
Significance: Significant, Moderately Significant, Not Significant

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                                      |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                |                                                    |                      |                               |                              |                             |                  |                 |            |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|-----------------|------------|
| Viewpoint No. and Location                                                                                                | Description of Change                                                                                                                                                                                                                                                                                                                                                                                 | Embedded Mitigation                                                            | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance    | Confidence |
| Cumulative Impacts                                                                                                        | Further committed development is expected to support the emerging tower cluster alongside the Proposed Development. This cumulative development is expected to appear in and amongst Owen Street, therefore is unlikely to extend the cluster in width or height. As such, cumulative development is anticipated to not cause further in-combination effects resulting from the Proposed Development. | No additional mitigation required.                                             |                                                    | Minor                | City-wide                     | Long-term Irreversible       | Minor                       | Beneficial       | Not Significant | Medium     |
| 3: View from Cathedral Gardens looking south<br>Construction phase                                                        | Views of construction works will be mostly obscured by the existing townscape.                                                                                                                                                                                                                                                                                                                        | N/A                                                                            | High                                               | No Change            | Neighbourhood                 | Short/Medium-term Reversible | No Change                   | N/A              | Not Significant | Medium     |
| Operational phase                                                                                                         | The Proposed Development is not visible in the viewpoint. The tower will be obscured by the turret associated with Harvey Nichols.                                                                                                                                                                                                                                                                    | N/A                                                                            |                                                    | No Change            | Neighbourhood                 | Long-term Irreversible       | No Change                   | N/A              | Not Significant | High       |
| Cumulative Impacts                                                                                                        | The Proposed Development is not visible. Further in-combination effects are therefore not anticipated to occur.                                                                                                                                                                                                                                                                                       | No additional mitigation required.                                             |                                                    | No Change            | Neighbourhood                 | Long-term Irreversible       | No Change                   | N/A              | Not Significant | Medium     |
| 4: View facing south-west from the corner of High Street and Copperas Street<br>Construction phase                        | Views of construction works will be obscured by the existing townscape framing the left of the view.                                                                                                                                                                                                                                                                                                  | N/A                                                                            | Low/ Medium                                        | No Change            | Local                         | Short/Medium-term Reversible | No Change                   | N/A              | Not Significant | Medium     |
| Operational phase                                                                                                         | The Proposed Development is not visible in the viewpoint. The towers are obscured by the townscape towards the back of the view.                                                                                                                                                                                                                                                                      | N/A                                                                            |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant | High       |
| Cumulative Impacts                                                                                                        | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                            | No additional mitigation required.                                             |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant | Medium     |
| 5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street<br>Construction phase | An obscured view of construction works of the upper storeys will be visible above the existing contemporary townscape and tree screening. Cranes are already apparent in the view, therefore the visual impact of additional construction works is unlikely to affect the character of the view.                                                                                                      | A single phase construction approach reduces the length of construction works. | Low/ Medium                                        | Negligible           | Local                         | Short/Medium-term Reversible | Negligible                  | Adverse Direct   | Not Significant | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    |                      |                               |                              |                             |                   |                           |            |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|-------------------|---------------------------|------------|
| Viewpoint No. and Location                                                                            | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                       | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact  | Significance              | Confidence |
| Operational phase                                                                                     | The top storeys of the Proposed Development is visible above the townscape and street trees within the centre of the view. Where the Proposed Development is visible, it provides a beneficial wayfinding tool to mark the centre of the city and responds to the surrounding contemporary architecture. The cluttered viewpoint limits the extent of the change, causing a negligible effect which does not alter the character of the view.                                                                                                                                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    | Negligible           | Local                         | Long-term Irreversible       | <b>Negligible</b>           | Beneficial Direct | <b>Not Significant</b>    | High       |
| Cumulative Impacts                                                                                    | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Negligible           | Local                         | Long-term Irreversible       | Negligible                  | Beneficial        | Not Significant           | Medium     |
| 6: View facing along Fairfield Street from the corner of South Pump Street<br>Construction phase      | An obscured view of construction works of the upper storeys will be visible above the heritage assets at the back of the view. Construction works will be visible in the context of existing adjacent cranes. The visual impact of additional construction works is unlikely to affect the character of the view.                                                                                                                                                                                                                                                                                  | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                            | <b>Medium</b>                                      | Negligible           | Local                         | Short/Medium-term Reversible | Negligible                  | Adverse Direct    | Not Significant           | Medium     |
| Operational phase                                                                                     | The Proposed Development emerges at the back of the view, rising about the Shena Simon 6 <sup>th</sup> Form College. The Proposed Development adds a new contemporary feature to the view, differing in architectural form, height and materiality to the character observed within the existing view. The tower will act as a wayfinding marker for the centre of the city along this key gateway route into Manchester. The slight change in the composition of the view does cause a perceptible change, however it is not considered this will materially affect the appreciation of the view. | The contemporary architecture of the tower, in particular the clean, regular form of its silhouette, juxtaposes against the immediate townscape, separating and contrasting from the existing form so as to ensure the heritage assets can be deciphered within the view. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline. |                                                    | Minor                | Local                         | Long-term Irreversible       | <b>Minor</b>                | Beneficial Direct | <b>Minor Significance</b> | High       |
| Cumulative Impacts                                                                                    | Kampus is visible at the end of the vista, replacing the existing contemporary townscape. Construction works and operation of the contemporary scheme will be visible in the portion of the view already characterised by contemporary development. Kampus is likely to obscure a portion of the Proposed Development. It is anticipated that Kampus will support the visibility of the Proposed Development at the back of the view, however as visibility of the Scheme is reduced, this is unlikely to lead to further additional impact being experienced.                                     | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Beneficial        | <b>Minor Significance</b> | Medium     |
| 7: View facing north-west from the corner of Oxford Street and Whitworth Street<br>Construction phase | Views of construction works will be obscured by the existing townscape framing the left of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Medium</b>                                      | No Change            | Local                         | Shot/Medium term Reversible  | No Change                   | N/A               | Not Significant           | Medium     |

#### Terminology for Visual Impact:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, High  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change

Geographical Extent of Impact: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change  
 Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                  |                                                    |                      |                               |                              |                             |                  |                    |            |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|--------------------|------------|
| Viewpoint No. and Location                                                                          | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Embedded Mitigation                                                                                                                                                                                                              | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance       | Confidence |
| Operational phase                                                                                   | The Proposed Development is not visible in the viewpoint. The Scheme is obscured by the townscape framing Oxford Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                              |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant    | High       |
| Cumulative Impacts                                                                                  | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No additional mitigation required                                                                                                                                                                                                |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant    | Medium     |
| 8: View facing north across Whitworth Street from the arches of First Street<br>Construction phase  | An obscured view of construction works of the upper storeys will be visible above the listed building and Great Northern Tower. Due to the limited extent of the view, it is not anticipated that constructions works will materially alter the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A single phase construction approach reduces the length of construction works.                                                                                                                                                   | Low                                                | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Not Significant    | Medium     |
| Operational phase                                                                                   | The upper storeys of the tower area visible above the ridgeline of Manchester Central from this viewpoint, blending with the contemporary Great Northern Tower which has already broken this ridgeline. The Proposed Development sits behind the heritage assets within the view, therefore does not further limit views of Manchester Central. The Proposed Development will add to the vast array of contemporary development which has rapidly altered this viewpoint. However, the Scheme will cause little further change. The towers will provide a further wayfinding marker for the Civic Quarter. Whilst the change is perceptible – the character of the view, namely the dominance of the Beetham Tower and Axis with heritage assets beyond is unlikely to alter materially. | The orientation of the tower projects the slender elevation within this viewpoint, limiting the scale of effect further. The distance of the viewpoint has ensured the tower is overshadowed in scale by Axis and Beetham Tower. |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Neutral Direct   | Not Significant    | High       |
| Cumulative Impacts                                                                                  | The additional view of Manchester Central between Axis and the Proposed Development is likely to lead to further in-combination effects arising from the Proposed Development, due to further loss of visibility of the listed Central building amongst contemporary development. The change is expected to be in-keeping with the contemporary towers characterising the centre of the view.                                                                                                                                                                                                                                                                                                                                                                                            | No additional mitigation required.                                                                                                                                                                                               |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Neutral          | Minor Significance | Medium     |
| 9: View facing north-east along Chester Road from the corner of Angela Street<br>Construction phase | A limited view of construction works will be visible behind the existing contemporary townscape. Cranes are already apparent in the view, therefore the visual impact of additional construction works is unlikely to affect the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A single phase construction approach reduces the length of construction works.                                                                                                                                                   | Low                                                | Negligible           | Local                         | Short/Medium-term Reversible | Negligible                  | Neutral Direct   | Not Significant    | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                           |                                                    |                       |                               |                              |                             |                   |                 |            |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------|-------------------------------|------------------------------|-----------------------------|-------------------|-----------------|------------|
| Viewpoint No. and Location                                                           | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                          | Embedded Mitigation                                                                                                                                                                                                                                       | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact  | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact  | Significance    | Confidence |
| Operational phase                                                                    | A small extent of the Proposed Development is visible at the centre of the view, in the gap between Beetham Tower and the City Gate development. The towers are in keeping with the surrounding contemporary built form, and therefore provide a negligible change to the view which is in keeping with the existing character. Where visible, the Proposed Development provides a wayfinding marker for the heart of the city from this key gateway location. | Where visible, the choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. This further aids the Proposed Development as a wayfinding marker from this location. |                                                    | Negligible            | Local                         | Long-term Irreversible       | Negligible                  | Beneficial Direct | Not Significant | High       |
| Cumulative Impacts                                                                   | A number of committed developments will be visible in this view, namely 2-4 Chester Road, Deansgate South and Manchester Central, strengthening the emerging contemporary tower cluster to the right of the view. Given the distance of this cluster across the view from the Scheme, and the limited visibility of the Scheme, no further in-combination effects resulting from the Proposed Development are expected to occur.                               | No additional mitigation required.                                                                                                                                                                                                                        |                                                    | Negligible            | Local                         | Long-term Irreversible       | Negligible                  | Beneficial        | Not Significant | Medium     |
| 10: View facing north-east from Bridgewater Canal Tow Path<br>Construction phase     | A small extent of construction works may be visible during winter months, when the trees screening the left of the view are not in leaf.                                                                                                                                                                                                                                                                                                                       | A single phase construction approach reduces the length of construction works.                                                                                                                                                                            | Medium                                             | Negligible/ No Change | Local                         | Short/Medium-term Reversible | Negligible/ No Change       | Adverse Direct    | Not Significant | Medium     |
| Operational Phase                                                                    | The Proposed Development is not visible within this viewpoint, as the elevated railway and existing tree coverage obscures the Proposed Development location. During winter months, the roofscape of the Scheme is likely to come into view above the elevated railway infrastructure and through the canopy of the mid-ground trees. It is expected that this will only cause a negligible change to the view.                                                | N/A                                                                                                                                                                                                                                                       |                                                    | Negligible/ No Change | Local                         | Long-term Irreversible       | Negligible/ No Change       | Neutral Direct    | Not Significant | High       |
| Cumulative Impacts                                                                   | A slight view of Manchester Central may occur at the centre of the view. The nature of the impact and obscured view of the Proposed Development ensures no further cumulative impacts are expected.                                                                                                                                                                                                                                                            | No additional mitigation required                                                                                                                                                                                                                         |                                                    | Negligible/ No Change | Local                         | Long-term Irreversible       | Negligible/ No Change       | Neutral/ N/A      | Not Significant | Medium     |
| 11: View facing south-east from the bridge along Bridge Street<br>Construction phase | A view of construction works of the upper storeys will be visible above the existing contemporary townscape at the centre of the view. The works are likely to cause a minor, non-material change to the character of the view.                                                                                                                                                                                                                                | A single phase construction approach reduces the length of construction works.                                                                                                                                                                            | Low                                                | Minor                 | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct    | Not Significant | Medium     |

Terminology for Visual Impact:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
Number of Viewers: Few, Moderate, High  
Value of Views: High, Medium, Low  
Susceptibility to Change: High, Medium, Low  
Overall Sensitivity of Receptor: High, Medium, Low  
Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change

Geographical Extent of Impact: (Descriptive)  
Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
Reversibility: Yes, within (timescale)/No  
Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change  
Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
Significance: Significant, Moderately Significant, Not Significant

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                      |                               |                              |                             |                   |                    |            |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|-------------------|--------------------|------------|
| Viewpoint No. and Location                                                           | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact  | Significance       | Confidence |
| Operational Phase                                                                    | The top portion of the tower of the Proposed Development is visible at the centre of the view, rising above the existing townscape. The tower causes a clearly noticeable change to the view, causing the Proposed Development to form a new addition to the view, and act as a key wayfinding marker for the city from a strategic gateway location. The Proposed Development is visible in the context of surrounding contemporary development.                                                                                                                                                                                                                                                                                                                                                           | The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline.                                                          |                                                    | Minor                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial Direct | Minor Significance | High       |
| Cumulative Impacts                                                                   | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    | Minor                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial        | Minor Significance | Medium     |
| 12: View facing north from the platform of Deansgate/ Castlefield Tram Stop          | A view of construction works of the upper storeys will be visible above the existing contemporary townscape towards the left of the view. Construction works are likely to cause a temporary effect on the appreciation of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Medium                                             | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct    | Minor Significance | Medium     |
| Construction phase                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                      |                               |                              |                             |                   |                    |            |
| Operational Phase                                                                    | The slender elevation of the Proposed Development is visible in the gap between Beetham Tower and Great Northern Tower. The siting of the Scheme does not affect the appreciation of the heritage assets within the view, including the listed Manchester Central structure and the spire of the Town Hall. The Proposed Development does cause a noticeable new feature to the view, however due to the scale of Beetham Tower and the Scheme's proximity to it, it is not expected that the change will materially affect the appreciation of the view.<br><br>Given the location of the viewpoint at a key point of disembarkation for the city, the Proposed Development provides a useful wayfinding tool to mark the centre of the city. This provides a beneficial aspect to the new view character. | The orientation of the tower projects the slender elevation within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city. |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Beneficial Direct | Minor Significance | High       |
| Cumulative Impacts                                                                   | A direct view of the proposed Manchester Central development will entirely obscure the right of the view, limiting views of heritage assets which are currently visible. Manchester Central will frame the right of the view in a similar manner to the framing of the left of the view from Beetham Tower. The Proposed Development will remain visible in the centre of this view. The framing of the view limits the appreciation of the view as a wayfinding marker across the wider city. The Proposed Development does however remain a marker. No further cumulative effects are expected to arise in-combination with cumulative development.                                                                                                                                                       | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Beneficial        | Minor Significance | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                      |                               |                                 |                             |                      |                       |            |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|---------------------------------|-----------------------------|----------------------|-----------------------|------------|
| Viewpoint No. and Location                                                                      | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                          | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility         | Overall Magnitude of Impact | Nature of Impact     | Significance          | Confidence |
| 13: View east along Jackson's Row from its junction with Deansgate<br>Construction phase        | An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.                                                                                          | Low                                                | Moderate             | Local                         | Short/Medium-term<br>Reversible | Moderate                    | Adverse<br>Direct    | Minor<br>Significance | Medium     |
| Operational Phase                                                                               | <p>The Proposed Development replaces the townscape at the centre of the view, causing a loss of the existing townscape heritage of the synagogue and side of the former Police Station from the view.</p> <p>The Scheme will cause a clearly noticeable change to the view, adding a significant mass of contemporary development and reducing views of the sky. The remaining view of the sky does retain the visibility of the Town Hall Extension. The height of the podium broadly follows the scale of the existing building to the right of the view, before stepping up the street.</p> <p>The overall character of the view is altered by the Scheme, shifting the feel of the townscape towards a contemporary character. New entrances onto Jackson's Row can be deciphered, strengthening the impression of activity within the viewpoint. Further activity is noticeable atop the podium, running up the grand stair and through visibility to the lower levels of the tower – providing an impression of surveillance onto the viewer.</p> | The materiality of the Proposed Development reflects the broad colour tones which characterise the Civic Quarter. The anodised façade softens the tone of the building where direct sunlight will hit the building. Entrances at ground level along Jackson's Row and the visibility of glazing helps to mitigate the massing and provide an element of human activity within the viewpoint. |                                                    | Major                | Local                         | Long-term<br>Irreversible       | Moderate                    | Beneficial<br>Direct | Minor<br>Significance | High       |
| Cumulative Impacts                                                                              | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                            |                                                    | Major                | Local                         | Long-term<br>Irreversible       | Moderate                    | Beneficial           | Minor<br>Significance | Medium     |
| 14: View west along Jackson's Row from its junction with Southmill Street<br>Construction phase | An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.                                                                                          | Low                                                | Major                | Local                         | Short/Medium-term               | Moderate                    | Adverse<br>Direct    | Minor<br>Significance | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                      |                               |                              |                             |                   |                    |            |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|-------------------|--------------------|------------|
| Viewpoint No. and Location                                                               | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact  | Significance       | Confidence |
| Operational Phase                                                                        | <p>The character of the viewpoint has been altered by the Proposed Development. Whilst the Southmill Street frontage of the Former Police Station has been retained, this is now visible alongside significant contemporary development. This development fills the viewpoint with the scale of the podium alone, replacing views of the Former Police Station frontage along Jackson's Row with associated retail commercial use. The addition of substantial new use, including retail frontages provide new activity onto Jackson's Row, with a further public access lift onto the roof, beyond the extent of the viewpoint. The new character of activity along Jackson's Row is supported by the retained view along its length to Deansgate, providing a familiar, yet more contemporary feel to the route.</p> <p>It is anticipated that the Proposed Development will cause a major change to the view, with the character of the view undergoing a clearly noticeable change to its composition. The potential for substantial new activity suggests new change will be beneficial due to the proximity to the heart of the City.</p> | The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The materiality of the Proposed Development reflects the broad colour tones which characterise the Civic Quarter. Entrances and retail uses at ground level along Jackson's Row, alongside the visibility of glazing helps to mitigate against the massing and provide an element of human activity within the viewpoint. | Low                                                | Major                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial Direct | Minor Significance | High       |
| Cumulative Impacts                                                                       | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    | Major                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial        | Minor Significance | Medium     |
| 15: View east along Bootle Street from its junction with Deansgate<br>Construction phase | An obscured view of construction works will be visible in this viewpoint. The extent of the works is likely to cause an impact on the view without materially altering the character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.                                                                                                                                                                                                                                            |                                                    | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct    | Not Significant    | Medium     |
| Operational Phase                                                                        | The Proposed Development is visible at the far end of Bootle Street, behind the listed and contemporary buildings framing views towards Central Library. The character of the street is mostly retained in the view, with the library still visible, however the Scheme does cause a perceptible change to the view, adding a contemporary element which has the potential to draw the eye away from the existing vista. The massing of the podium supports the building line and existing height datum of the street, retaining and enhancing views of the retained Sir Ralph Abercromby Public House. An obscured view of the tower exists towards the periphery of the view, further framing views down towards Central Library.                                                                                                                                                                                                                                                                                                                                                                                                             | The responsive nature of the antiques finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year.                                                                                                                                                                                                                                                                                                                                    |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Beneficial Direct | Not Significant    | High       |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    |                      |                               |                              |                             |                   |                    |            |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|-------------------|--------------------|------------|
| Viewpoint No. and Location                                                                      | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact  | Significance       | Confidence |
| Cumulative Impacts                                                                              | The development at 3 St. Peter's Square is visible above the Central Library at the end of the vista along Bootle Street. This adds further contemporary development into the character of the view. The scale of this change is minimum, although it influences a substantial heritage and cultural asset within the city. It is considered that any impact on the Library from this viewpoint is solely caused by 3 St. Peter's Square and no further in-combination effects arise from the Proposed Development.                                                  | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Beneficial        | Not Significant    | Medium     |
| 16: View west along Bootle Street from its junction with Southmill Street<br>Construction phase | An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.                                                                                                                                                                                                                                                                                                                                               | The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.                                                                                                                                                                                                                                                                                                                                                                                       |                                                    | Major                | Local                         | Short/Medium-term Reversible | Moderate                    | Adverse Direct    | Minor Significance | Medium     |
| Operational Phase                                                                               | The Proposed Development replaces the Former Police Station frontage along Bootle Street, however it retains the Southmill Street Police frontage and the Sir Ralph Abercromby Public House. The proposals cause a clear change to the view which is likely to alter the character of the viewpoint. The massing of the podium supports the vista along Bootle Street, albeit with the view narrowed and focussed towards the retained Public House. The tower rises beyond the top of the view and adds a new element of scale not previously apparent in the view. | The materiality of the proposed seeks to broadly respond to the surrounding colour tones of the Civic Quarter. The retention of the Former Bootle Street Police Station and Sir Ralph Abercromby Public House provide familiar markers which provide the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The anodised materials allow interest to be created within the façade as light hits the building. The massing of the podium broadly follows the surrounding building line and massing along Bootle Street. The extent of glazing within the view creates a new impression of surveillance onto Bootle Street. | Low                                                | Major                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial Direct | Minor Significance | High       |
| Cumulative Impacts                                                                              | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Major                | Local                         | Long-term Irreversible       | Moderate                    | Beneficial        | Minor Significance | Medium     |
| 17: View north-east from the corner of Deansgate and Quay Street<br>Construction phase          | A view of construction works of the upper storeys will be visible above the existing townscape at the centre of the view. Construction works are likely to cause an effect that will temporarily alter the appreciation of the view.                                                                                                                                                                                                                                                                                                                                 | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Medium                                             | Moderate             | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct    | Minor Significance | Medium     |

Terminology for Visual Impact:

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|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |                      |                               |                              |                             |                  |                    |            |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|--------------------|------------|
| Viewpoint No. and Location                                                                   | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance       | Confidence |
| Operational Phase                                                                            | The Proposed Development rises the existing townscape at the centre of the view. The proposals cause a clearly noticeable change to the view – through the addition of contemporary development of a substantial new scale which is not already apparent in the view. This is likely to noticeably affect the composition of the view. This development directly juxtaposes the existing townscape of moderate heritage value, rather than tying into the existing built form. Existing listed buildings at either side of the view are not directly affected, however these assets will be limited to views in the context of the Proposed Development. Given that the effect is constrained to the periphery of the view, it is anticipated that this will not materially affect the appreciation of the view. | The Proposed materiality provides a contextual response to the site location, helping to reduce the contrast of the Scheme against the existing townscape. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish some of the width of the wide elevation. |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Adverse Direct   | Minor Significance | High       |
| Cumulative Impacts                                                                           | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    | Moderate             | Local                         | Long-term Irreversible       | Minor                       | Adverse          | Minor Significance | Medium     |
| 18: View north-east from Byrom Street<br>Construction phase                                  | A limited view of construction works of a small portion of the upper storeys will be visible above the existing listed terrace. The works may cause a limited temporary change to the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    | Negligible           | Local                         | Short/Medium-term Reversible | Negligible                  | Adverse Direct   | Not Significant    | Medium     |
| Operational Phase                                                                            | A small extent of the Proposed Development is visible to the right of the view. The Proposed Development punctuates the roofline above the listed terrace, which is a new character to the view. Contemporary development is visible in the baseline, however this is concentrated towards the left of the view and can broadly be considered as contextual through the height and materiality of the surroundings. Although the impact of the Proposed Development is perceptible, it is not expected to materially affect the appreciation of the view due to the clear definition between the historic foreground and the Scheme.                                                                                                                                                                             | The materiality of the proposed seeks to broadly respond to the surrounding colour tones of the Civic Quarter.                                                                                                                                                                                                                                                                                                                                                                                              | Medium                                             | Minor                | Local                         | Long-term Irreversible       | Minor                       | Adverse Direct   | Minor Significance | High       |
| Cumulative Impacts                                                                           | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Adverse          | Minor Significance | Medium     |
| 19: View facing north along Deansgate from the corner of Tonman Street<br>Construction phase | A limited view of construction works of the upper storeys will be visible above the existing listed frontage onto Deansgate. The works may cause a minor, non-material temporary change to the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                              | Medium                                             | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Minor Significance | Medium     |

Terminology for Visual Impact:

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|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |                      |                               |                              |                             |                  |                        |            |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|------------------------|------------|
| Viewpoint No. and Location                                                                                | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance           | Confidence |
| Operational Phase                                                                                         | A small extent of the Proposed Development is visible above the listed structure framing the right of the view. The Proposed Development causes a minor change to the periphery of the view, however does not materially alter the strong enclosure and linearity characterising the view. The Scheme's contemporary character responds to the new character created by the development of 125 Deansgate which draws the attention at the centre of the view. It is not expected that the character of the view will materially alter.                                                                                     | The repetitive vertical nature of the listed building along Deansgate is reflected in the form of the fenestration of the Proposed Development. The materiality of the Proposed Development provides a contextual marker for the centre of the city and provides enough contrast to retain views of the interesting roofscape of the listed building within the foreground. The elliptic shape is accentuated in this view, and has ensured the building curves out of view rather dominating more of the skyline.                                                                                                                                         |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Neutral Direct   | Minor Significance     | High       |
| Cumulative Impacts                                                                                        | No committed developments are anticipated to influence the character of this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Neutral          | Minor Significance     | Medium     |
| 20: View north-west across Lower Mosley Street from the centre of Barbirolli Square<br>Construction phase | An open view of construction works of the tower will be visible in this viewpoint., within the setting of listed buildings. The works are likely to cause a temporary contrast to the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                               | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Low/ Medium                                        | Moderate             | Local                         | Short/Medium-term Reversible | Moderate                    | Adverse          | Minor Significance     | Medium     |
| Operational Phase                                                                                         | The tower of the Proposed Development becomes dominant, tallest feature at the centre of the view, altering the character whereby taller elements sit at the edge of the view. Contemporary architecture is not a new feature of the view. The curved façade can be read from this viewpoint, however the impact of the wide elevation is still read from this location. As the Proposed Development is located behind the existing visible townscape, the cluttered townscape character of the view is retained, with the tower adding to this character by providing a new focus to conflict with the existing features. | The orientation of the tower projects the corner within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city. |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Neutral Direct   | Minor Significance     | High       |
| Cumulative Impacts                                                                                        | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Neutral          | Minor Significance     | Medium     |
| 21: View facing west along Central Street from the entrance to Library Walk<br>Construction phase         | A view of construction works will be visible at the end of Central Street, within the setting of the surrounding listed buildings. The works will cause a temporary change to the character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                   | The use of site hoarding will limit visual impact of groundworks. The delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided. A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                 | Medium                                             | Moderate             | Local                         | Short/Medium-term Reversible | Moderate                    | Adverse Direct   | Moderately Significant | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                      |                               |                              |                             |                  |                        |            |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|------------------------|------------|
| Viewpoint No. and Location                                                           | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance           | Confidence |
| Operational Phase                                                                    | <p>The Proposed Development retains the Portland stone Bootle Street Police Station at the centre of the view, engulfing it with contemporary development and replacing the view of No.1 Spinningfields. The scale of the Proposed Development introduces a new character to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky. The Scheme does sit beyond the heritage in the foreground, therefore alterations to the view does not cause any loss of heritage features, instead the Proposed Development competes for the attention of the view.</p> <p>The Proposed Development suggests activity may add a new character to the view at the back of Central Street.</p> | <p>The elliptic shape of the tower along its wide elevation limits some of the impact of the tower mass from this viewpoint. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The visibility of glazing within the podium helps to mitigate against the massing and provide an element of human activity within the viewpoint.</p>                      | High                                               | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse Direct   | Moderately Significant | High       |
| Cumulative Impacts                                                                   | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse          | Moderately Significant | Medium     |
| 22: View west from the centre of Library Walk<br>Construction phase                  | A view of construction works will be visible within the setting of the existing listed buildings. The works are likely to cause a temporary change to the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The use of site hoarding will limit visual impact of groundworks. The delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided. A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    | Moderate             | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Moderately Significant | Medium     |
| Operational Phase                                                                    | <p>The Proposed Development is visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1 Spinningfields. The setting of Friends Meeting House is impacted by the Proposed Development, which forms a new contemporary feature to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky.</p>                                                                                                                                                                                                                                                                                                                           | <p>The materiality of the Scheme reflects the broad colour tones of the Civic Quarter, creating a shared architectural language between the contemporary and historic forms. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape of the tower along its wide elevation limits some of the impact of the tower mass from this viewpoint. The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The visibility of glazing within the podium helps to mitigate against the massing and provide an element of human activity within the viewpoint.</p> |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse Direct   | Moderately Significant | High       |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                            |                                                    |                      |                               |                              |                             |                  |                        |            |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|------------------------|------------|
| Viewpoint No. and Location                                                                                | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Embedded Mitigation                                                                                                                                                                                                        | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance           | Confidence |
| Cumulative Impacts                                                                                        | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No additional mitigation required                                                                                                                                                                                          |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse          | Moderately Significant | Medium     |
| 23: View west across St. Peters Square from northern corner of 1 St. Peter's Square<br>Construction phase | A limited view of construction works of the top of the tower will be visible above the existing listed building. The works are unlikely to cause a material change to the appreciation of the viewpoint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A single phase construction approach reduces the length of construction works.                                                                                                                                             | High                                               | Negligible           | Local                         | Short/Medium-term Reversible | Negligible                  | Adverse Direct   | Minor Significance     | Medium     |
| Operational Phase                                                                                         | A small extent of the Proposed Development is visible above the roofline of the listed Central Library. The Proposed Development will be read in the context of the heritage assets. The tower does not obscure the library, however the Scheme removes the ability to read the architecture of the library, particularly its sweeping roofscape, without also reading the Proposed Development. The reflectivity of the glazing on a dull day such as in the photograph greys the majority of the glazing, blending the Scheme further into the materiality of the Library roof. This further limits the ability for the Library to be read as a distinctive building. The Proposed Development causes a noticeable change to the composition of the view. | Where visible, the responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Adverse Direct   | Moderately Significant | High       |
| Cumulative Impacts                                                                                        | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No additional mitigation required                                                                                                                                                                                          |                                                    | Minor                | Local                         | Long-term Irreversible       | Moderate                    | Adverse          | Moderately Significant | Medium     |
| 24: View south-west along Deansgate from the junction with Wood Street<br>Construction phase              | Views of construction works will be obscured by the 125 Deansgate framing the left of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                        | Medium/ High                                       | No Change            | Local                         | Short/Medium-term Reversible | No Change                   | N/A              | Not Significant        | Medium     |
| Operational Phase                                                                                         | The Proposed Development is not visible in the viewpoint. The towers are obscured by the development of 125 Deansgate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                                                                                                                                                                                        |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | High       |
| Cumulative Impacts                                                                                        | As the Proposed Development is not visible, no further in-combination effects are expected to arise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No additional mitigation required                                                                                                                                                                                          |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | Medium     |
| 25: View south from the centre of New Cathedral Street<br>Construction phase                              | A view of construction works of the upper storeys will be visible behind the Grade I Listed St. Ann's Church. The works are likely to cause a temporary, noticeable change to the view which will impact the appreciation of the listed building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A single phase construction approach reduces the length of construction works.                                                                                                                                             | Medium/ High                                       | Moderate             | Local                         | Short/Medium-term Reversible | Moderate                    | Adverse Direct   | Moderately Significant | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    |                      |                               |                              |                             |                  |                        |            |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|------------------------|------------|
| Viewpoint No. and Location                                                                    | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance           | Confidence |
| Operational Phase                                                                             | <p>The Proposed Development rises above the Grade I Listed St. Ann's Church to form the backdrop of the vista through St. Ann's Square. The slender elevation of the tower is visible, however this sits directly behind the tower of St. Ann's Church, limiting the legibility of this Grade I listed building and preventing it from being read without appreciating the contemporary townscape beyond. This is not a new character to the view – which is already impacted by Beetham Tower, Owen Street and Great Northern Tower – however the proximity between the Proposed Development and the heritage asset accentuates this relationship.</p> <p>The scale of the Proposed Development confuses the perspective within the view, ensuring the Scheme is the most prominent within the emerging tower cluster. The Scheme causes a clearly noticeable change to the view, despite the character of the view experiencing a tower cluster beyond – particularly due to the increased impact on the legibility of the church.</p> | The orientation of the tower projects the slender elevation within this viewpoint, limiting the scale of effect further. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline. | Medium                                             | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse Direct   | Moderately Significant | High       |
| Cumulative Impacts                                                                            | Minor views of 10-12 Whitworth Street is visible within the emerging tower cluster at the back of the view. The cumulative impact is unlikely to cause a further change above the effect already identified at construction and operation stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Moderate             | Local                         | Long-term Irreversible       | Moderate                    | Adverse          | Moderately Significant | Medium     |
| 26: View north-east from the junction of Liverpool Road and Duke Street<br>Construction phase | Views of construction works will be obscured by the existing townscape framing the left of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    | No Change            | Local                         | Short/Medium-term Reversible | No Change                   | N/A              | Not Significant        | Medium     |
| Operational Phase                                                                             | The Proposed Development is not visible in the viewpoint. The towers are obscured by the Museum of Science and Industry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | High       |
| Cumulative Impacts                                                                            | No committed developments are likely to be perceptible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No additional mitigation required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | Medium     |
| 27: View facing south-west across Albert Square<br>Construction Phase                         | An open view of construction works will be visible in this view causing a temporary yet clearly noticeable change to the character of the view. This is likely to have a direct impact on the setting of the heritage assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | High                                               | Moderate             | Local                         | Short/Medium-term Reversible | Moderate                    | Adverse Direct   | Moderately Significant | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |                      |                               |                              |                             |                  |                    |            |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|--------------------|------------|
| Viewpoint No. and Location                                                                                      | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance       | Confidence |
| Operational Phase                                                                                               | The Proposed Development is clearly visible at the centre of the view, directly behind the Grade I Listed Albert Memorial and rising above the Grade II* Listed Memorial Hall and Grade II Listed Lloyds House. Whilst contemporary towers exist within the current viewpoint, the Proposed Development sits at an entirely new scale, which is alien within the existing view composition. The scale of the podium is also dominant, at a scale beyond the approximate 6 storey datum of the surrounding townscape. The orientation of the tower has caused the wide elevation to sit behind Albert Memorial, preventing this structure from being appreciated from this viewpoint without reading the Proposed Development. | The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade and preventing a more oppressive form onto the square. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The retention of the Former Bootle Street Police Station provides a familiar marker at the back of the view which has the potential to orientate users through the mass of new contemporary development which otherwise dominates the viewpoint. The visibility of glazing within the scheme helps to mitigate against the massing, complement the sky and, within the podium, provide an element of human activity within the viewpoint. |                                                    | Major                | Local                         | Long-term Irreversible       | Major                       | Adverse Direct   | Significant        | High       |
| Cumulative Impacts                                                                                              | Minor views of 10-12 Whitworth Street is visible to the left of the view, within the emerging cluster of contemporary development. The separation between the Scheme and 10-12 Whitworth Street has led to the cumulative impact to be considered unlikely to cause a further change above the effect already identified at construction and operation stage.                                                                                                                                                                                                                                                                                                                                                                 | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Major                | Local                         | Long-term Irreversible       | Major                       | Adverse          | Significant        | Medium     |
| 28: View facing north-west from the corner of Oxford Street and Lower Mosley Street<br>Construction Phase       | A limited view of construction works related to the upper storeys of the tower will be visible at the back of the viewpoint. It is unlikely that this will materially affect the composition of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Medium/ High                                       | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Minor Significance | Medium     |
| Operational Phase                                                                                               | The Proposed Development rises above the contemporary development towards the left of the view. The Scheme sits within the background and despite its height, is unlikely to affect the composition of the heritage assets which define the predominant character within the view.                                                                                                                                                                                                                                                                                                                                                                                                                                            | The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Neutral Direct   | Minor Significance | High       |
| Cumulative Impacts                                                                                              | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | Minor                | Local                         | Long-term Irreversible       | Minor                       | Neutral          | Minor Significance | Medium     |
| 29: View facing north-west along Princess Street from the corner with Lower Mosley Street<br>Construction Phase | A limited view of the upper storeys of construction works will be visible beyond the listed buildings in the mid-ground. Due to the limited visibility and temporary nature, this is unlikely to have a material impact despite the sensitive character of the view.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | High                                               | Minor                | Local                         | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Minor Significance | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                            |                                                    |                      |                               |                              |                             |                  |                        |            |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|------------------------------|-----------------------------|------------------|------------------------|------------|
| Viewpoint No. and Location                                                                                  | Description of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                        | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility      | Overall Magnitude of Impact | Nature of Impact | Significance           | Confidence |
| Operational Phase                                                                                           | The Proposed Development is visible, rising above the Grade II* Town Hall Extension to a height which begins to compete with the legibility of the Grade I Listed Town Hall. Whilst the Scheme does not obscure views of the heritage, its prevents the viewer from appreciating the Town Hall pairing without also reading the Proposed Development. Whilst the foreground of the view is cluttered, this cluttering of the background alters the character of the view. | The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. |                                                    | Minor                | Local                         | Long-term Irreversible       | Moderate                    | Adverse Direct   | Moderately Significant | High       |
| Cumulative Impacts                                                                                          | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                                                                                | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                         |                                                    | Minor                | Local                         | Long-term Irreversible       | Moderate                    | Adverse          | Moderately Significant | Medium     |
| 30: View facing south along Cross Street opposite the junction with south King Street<br>Construction Phase | Views of construction works will be obscured by the existing townscape framing the right of the view.                                                                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                        | Medium                                             | No Change            | Local                         | Short/Medium-term Reversible | No Change                   | N/A              | Not Significant        | Medium     |
| Operational Phase                                                                                           | The Proposed Development is not visible in the viewpoint. The towers are obscured by the townscape to the right of the view                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                        |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | High       |
| Cumulative Impacts                                                                                          | As the Proposed Development is not visible, e no further in-combination effects are expected to arise.                                                                                                                                                                                                                                                                                                                                                                    | No additional mitigation required                                                                                                                                                                                                                                                                                                                                          |                                                    | No Change            | Local                         | Long-term Irreversible       | No Change                   | N/A              | Not Significant        | Medium     |
| 31: View facing north along Deansgate from the corner with Camp Street<br>Construction Phase                | Construction works will be visible in this view above the listed townscape. Views of construction will be temporary and not expected to materially alter the composition of the view.                                                                                                                                                                                                                                                                                     | A single phase construction approach reduces the length of construction works.                                                                                                                                                                                                                                                                                             | Medium                                             | Minor                | Neighbourhood                 | Short/Medium-term Reversible | Minor                       | Adverse Direct   | Minor Significance     | Medium     |

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |

| Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                    |                      |                               |                         |                             |                   |                        |            |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------|-------------------------|-----------------------------|-------------------|------------------------|------------|
| Viewpoint No. and Location                                                           | Description of Change                                                                                                                                                                                                                                                                                                                                                                                              | Embedded Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Overall Sensitivity of Receptor (from table above) | Size/Scale of Impact | Geographical Extent of Impact | Duration/ Reversibility | Overall Magnitude of Impact | Nature of Impact  | Significance           | Confidence |
| Operational Phase                                                                    | The Proposed Development rises above the listed townscape which frames the right of the view. The tower will be at a completely new scale which, like the contemporary 125 Deansgate, alters the strong sense of perspective gained by the regular townscape along Deansgate. The tower provides a marker for the centre of the city, which this view currently lacks – with users instead guided along Deansgate. | The repetitive vertical nature of the listed building along Deansgate is reflected in the form of the fenestration of the Proposed Development. The orientation of the tower projects the corner within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Scheme subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city. The materiality of the Proposed Development provides a contextual marker for the centre of the city and provides enough contrast to retain views of the interesting roofscape of the listed building within the foreground. |                                                    | Moderate             | Neighbourhood                 | Long-term Irreversible  | Moderate                    | Beneficial Direct | Moderately Significant | High       |
| Cumulative Impacts                                                                   | No committed developments are visible in this viewpoint. No additional cumulative effects.                                                                                                                                                                                                                                                                                                                         | No additional mitigation required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    | Moderate             | Neighbourhood                 | Long-term Irreversible  | Moderate                    | Beneficial        | Moderately Significant | Medium     |

This Appendix has been replaced in full.  
Please refer to the Environmental  
Statement Addendum (2019)

Terminology for Visual Impact:

|                                  |                                                        |                                |                                                                        |
|----------------------------------|--------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|
| Type of View:                    | Glimpsed, Open, Oblique, Framed, Filtered              | Geographical Extent of Impact: | (Descriptive)                                                          |
| Number of Viewers:               | Few, Moderate, High                                    | Duration:                      | Long-term, Medium-term, Short-term, Direct, Indirect                   |
| Value of Views:                  | High, Medium, Low                                      | Reversibility:                 | Yes, within (timescale)/No                                             |
| Susceptibility to Change:        | High, Medium, Low                                      | Overall Magnitude of Impact:   | Major, Moderate, Minor, Negligible, Neutral, No Change                 |
| Overall Sensitivity of Receptor: | High, Medium, Low                                      | Nature of Impact:              | Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary |
| Size/Scale of Impact:            | Major, Moderate, Minor, Negligible, Neutral, No Change | Significance:                  | Significant, Moderately Significant, Not Significant                   |