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Laystall Street, Manchester

Townscape & Visual Assessment

Revisions

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01.11.22	JR	P01	Draft issue	MS
15.11.22	JR	P02	Cumulative assessment added	MS
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1 Introduction

1.1 This report examines the predicted effects of the Proposed Development on Laystall Street, Manchester on the local townscape character and visual amenity. This report will support a detailed planning application of a new hotel building. This report will refer to the relevant national guidance for:

- i The assessment of townscape character
- ii Making judgements about the visual qualities of the Townscape and its capacity for accommodating development
- iii The methodology for the assessment of townscape and visual effects which is in accordance with the 'Guidelines for Landscape & Visual Impact Assessment', Third Edition¹.

1.2 Drawing on this guidance, and an appraisal of the key townscape and visual issues associated with the proposed development, this report will consider:

- i The character and sensitivity of the townscape within the vicinity of the proposed development
- ii The visual amenity of the receiving townscape

1.3 This report is structured as follows:

- i Description of the Site and its immediate context in general terms, identifying the location and main characteristics
- ii Identification of the relevant planning policy context at national and local level that is pertinent to townscape character and visual issues
- iii Identification of baseline criteria of the Site which is to be used to inform the assessment of townscape and visual effects is established
- iv Description of the methodology for establishing the townscape and visual effects; this determines the assessment of the townscape and visual effects of the existing Site and the proposed development
- v An assessment of the townscape and visual effects of the development in relation to the baseline conditions.
- vi An assessment of the townscape and visual effects of the development with the addition of cumulative sites.
- vii A summary of the findings and conclusions.

¹ Landscape Institute, Institute of Environmental Management & Assessment. Guidelines for Landscape & Visual Impact Assessment, 3rd ed. London: Routledge; 2013

2 The Site

Refer to: **Figure 01** – Site Location
 Figure 05 – Topography
 Figure 06 – Heritage Designations
 Figure 07 – Townscape Character Areas
 Figure 08 – Strategic Regeneration Frameworks

- 2.1 The Site is in Manchester City Centre. It is bounded by Laystall Street to the north, Great Ancoats Street to the east, vacant land at Lomax Street to the south and an apart-hotel to the west (under refurbishment at the time of assessment). The Site area is approximately 0.032 hectares.
- 2.2 The Site is currently a construction compound for the alteration works to the adjacent apart-hotel (The Northern Quarters). On the Great Ancoats Street / Laystall Street corner of the Site there is a digital roadside billboard, providing 24/7 advertisement along Manchester’s main arterial route. The Site is currently not accessible by the public and is secured by temporary security fencing. The Site consists of previously developed land and is predominantly hard standing with a limited amount of scrubby and self-set vegetation. There are no Public Rights of Way through the Site.

3 Relevant planning policy

Refer to: **Figure 06** – Heritage Designations
Figure 07 – Townscape Character Areas
Figure 08 – Strategic Regeneration Frameworks

3.1 The relevant planning policies with respect to townscape and visual issues are set out in this section.

National policy – National Planning Policy Framework (NPPF)

3.2 Relevant sections within the National Planning Policy Framework² with respect to townscape and visual issues are as follows:

- i Section 7
- ii Section 12
- iii Section 16

3.3 Section 7 (Ensuring the vitality of town centres) indicates that planning policies should promote town centre vitality and viability by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries and allow a suitable mix of uses (paragraph 86a). Section 7 also recognises that development should meet the anticipated needs for retail, leisure, office, and other town centre uses over the next ten years (at least) (paragraph 86e). This section is directly relevant to the Site due to its proposed hotel use and city centre location.

3.4 Section 12 (Achieving well-designed places) recognises that the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve (paragraph 125). Developments should add to the overall quality of the area, be sympathetic to local character and history and establish or maintain a strong sense of place (paragraph 130). The Site requires a well-considered design due to its large massing and proximity to districts with distinct character and sense of place.

3.5 Section 16 (Conserving and enhancing the historic environment) requires heritage assets that may be affected by a development to be identified and assessed and to minimise any conflict between the heritage asset's conservation and any aspect of the development (paragraph 195). This is of relevance to the Site as it is within 300m of both the Ancoats and Stevenson Square Conservation Areas.

3.6 The NPPF, and importantly, sections 7, 12 and 16 have informed relevant planning policies at the local level, as described below.

² Ministry of Housing, Communities and Local Government, National Planning Policy Framework [internet]. London: Ministry of Housing, Communities and Local Government; 2021 [cited 2022 September 29]. Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Local policy

- 3.7 The Site is located within the Manchester City Council area, and therefore any development proposals must be considered with respect to policies within Manchester's Local Development Framework Core Strategy 2012-2027³. The Site is not allocated for any specific use and therefore represents land in the 'City Centre' area.
- 3.8 Additional guidance for planning within Manchester comes from The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance⁴, adopted in April 2007. This aims to support and enhance existing qualities and ongoing development in the city by providing a set of reasoned principles to guide developers, designers, and residents.
- 3.9 Further additional guidance for planning within the Manchester Piccadilly area comes from the HS2 Manchester Piccadilly Strategic Regeneration Framework, published in 2014⁵. This demonstrates the potential scale of development that could be achieved through HS2 and offers a structured approach to capturing the regeneration benefits.
- 3.10 The policies which are relevant to the Site with respect to townscape and visual issues are:
- i Core Strategy Policy CC6: City Centre High Density Development
 - ii Core Strategy Policy CC9: Design and Heritage
 - iii Core Strategy Policy EN1: Design Principles and Strategic Character Areas
 - iv Core Strategy Policy EN2: Tall Buildings
 - v Core Strategy Policy EN3: Heritage
 - vi SPD Key Issues for Design in the City Centre 12.26: Tall Buildings
 - vii HS2 SRF Proposals: East Village

³ Manchester City Council, Manchester's Local Development Framework Core Strategy Development Plan Document [internet]. Manchester: Manchester City Council; 2012 [cited 2022 September 29]. Available from: https://secure.manchester.gov.uk/downloads/download/5672/core_strategy

⁴ Manchester City Council, Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) [internet]. Manchester: Manchester City Council; 2007 [cited 2022 September 29]. Available from: https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424

⁵ Bennetts Associates, HS2 Manchester Piccadilly Strategic Regeneration Framework [internet]. Manchester: Bennetts Associates; 2014 [cited 2022 October 12]. Available from: https://www.manchester.gov.uk/downloads/download/6117/hs2_piccadilly_srf

Core Strategy Policy CC6: City Centre High Density Development

3.11 This policy states:

“City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing, and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Development will need to have regard to the Council’s approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives.”

3.12 This policy is in line with the NPPF with respect to Section 12 which aims to ensure new development is well designed. This policy seeks to support high density development within the City Centre, whilst ensuring that development is managed to make the most efficient use of available land.

Core Strategy Policy CC9: Design and Heritage

3.13 This policy states:

“Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”

3.14 This policy is in line with the NPPF with respect to Sections 12 and 16, which aim to ensure that new development is well designed and protects the historic environment. This policy seeks to protect the character and identity of Manchester’s cityscape, and in particular its historic environment and built heritage. This will be achieved by ensuring that new development enhances existing heritage assets in terms of both function and form.

Core Strategy Policy EN1: Design Principles and Strategic Character Areas

3.15 This policy states:

“Developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area. While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City’s permeability should be considered in all proposals.”

3.16 This policy is in line with the NPPF with respect to Section 12 which aims to ensure new development is well designed. This policy seeks to support high density development within the City Centre, whilst still ensuring that development is managed to make the most efficient use of available land.

Core Strategy Policy EN2: Tall Buildings

3.17 This policy states:

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they: are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and will bring significant regeneration benefits. A fundamental design objective will be to ensure that tall buildings complement the City’s key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes. [...] By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.”

3.18 This policy is in line with the NPPF with respect to Section 12 which aims to ensure new development is well designed. This policy considers the City Centre to be an appropriate area for tall buildings. However, since they have an impact on the street scene, the policy considers it particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the surrounding space.

Core Strategy Policy EN3: Heritage

3.19 This policy states:

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

3.20 This policy is in line with the NPPF with respect to Sections 12 and 16, which aim to ensure that new development is well designed and protects the historic environment. This policy seeks to protect the character and identity of Manchester’s cityscape, and in particular its historic environment and built heritage. This will be achieved by ensuring that new development preserves and enhances existing heritage assets in terms of both function and form.

SPD Key Issues for Design in the City Centre 12.26: Tall Buildings

3.21 This policy states:

“The location and design of tall buildings needs careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester and can significantly improve its image and peoples’ perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered. We would require any such proposals to be presented in context of the joint guidance produced by CABE and English Heritage for assessing tall buildings.”

3.22 This guideline is in line with the NPPF with respect to Section 12 which aims to ensure new development is well designed. This guideline recognises the positive impact tall buildings can have on the City Centre, however, considers it particularly important that they are located appropriately and designed to the highest quality.

HS2 SRF Proposals: East Village

3.23 This policy states:

“The proposals envisage the area identified as the East Village developing into a mixed-use area. Apartments, townhouses, smaller office floorplates, retail, cafes, and bars would be contained in a series of squares: some public, some private. The squares will be connected by bridges, lanes, and portals and each would have an individual identity. The intensity and diversity generated by this kind of urban fabric makes areas such as The Lanes in Brighton, Canal Street in Manchester, Soho Square in London, and the Nine Streets in Amsterdam so vibrant and attractive. The permeability of the area offers greatly improved connectivity between New Islington and the City Centre.”

3.24 This guidance is in line with the NPPF with respect to Section 7 which aims to ensure the vitality of town centres. It promotes the growth and diversification of the area into a vibrant mixed-use area. It also relates to Section 12 which seeks to ensure new development is well designed. This guidance recognises the importance of establishing a strong sense of place positive whilst being sympathetic to local character.

Tree Preservation Orders

3.25 There are no trees on Site and therefore no Tree Preservation Orders.

4 Development proposals

- 4.1 The proposals seek full planning permission for a hotel development comprising 154 hotel rooms (Use Class C1) with supporting internal amenity spaces, cycle parking and other associated works.
- 4.2 The massing of the Proposed Development will consist of a 20-storey tower. The parapet of the tower will be 65m above ground level and the parapet of the lower podium element will be 41m above ground level. The ground floor of the Proposed Development will consist of the hotel reception, office, linen and luggage stores, toilets, substation and refuse stores. The first floor of the Proposed Development will include a bar/coffee lounge (and associated kitchen) in a double height space. The mezzanine level above the first floor will include a gym and meeting rooms. The remaining floors above will consist of hotel rooms. The basement floors include plant rooms and cycle stores.
- 4.3 At ground, first and second floor, where back of house and amenity functions are located, the building footprint will fill most of the site. However, it will be set back from the adjacent vacant land so as not to inhibit future development opportunities. Between the second floor and the eleventh floor, the typical layout will include nine hotel rooms. At upper floors, the massing will decrease (podium omitted) reducing the number of hotel rooms per floor.
- 4.4 The Proposed Development façade will consist of brick with window reveals. The window and reveal articulation will be expressed as 2-storey elements and will provide a consistent window size to each hotel room. The hotel entrance and reception on the ground floor, the bar/coffee lounge on the first floor and the gym on the mezzanine floor will all have glazed facades facing onto Laystall Street and Great Ancoats Street.
- 4.5 There will no areas of public open space associated with the development. There will be some works to the highway immediately outside the hotel including widening the pavement along Laysall Street and the addition of a single pick-up/drop-off bay adjacent to the main entrance. There is no existing open space within the Site or any vegetation to be retained.

5 Townscape baseline assessment

5.1 This section describes the principal spatial and built form components which give the Site and surrounding area its characteristics. The relevance of these components is identified and described below.

5.2 Both a desk study and a visual site analysis have been undertaken. Key documents include the following:

- i National Character Area Map⁶
- ii Greater Manchester Landscape Character and Sensitivity Assessment⁷

5.3 The following are key issues with respect to townscape and visual effect relating to the Site:

- i Location and character of townscape elements and components which contribute to the townscape character
- ii Identification of key receptors and their sensitivity
- iii Determination of the existing townscape character and visual quality of the Site
- iv The ability of the existing townscape to accommodate change
- v The likely effects of development within the townscape – whether it is negative or positive, including:
 - i 1) Potential townscape effects on the existing townscape character of the Site and its context
 - 2) Potential visual effects on views into, out of and across the Site

5.4 For the purposes of this assessment the following elements are considered relevant in determining the character of the study area: existing urban form, topography, and existing land use.

Refer to: **Figure 02** – Urban Grain
Figure 03 – Existing Building Heights
Figure 05 – Topography

Urban Grain

5.5 Urban grain is used in the assessment as a shorthand term for the pattern and inter-relationship of buildings and open space. A study of this pattern can contribute to an understanding of townscape and character to highlight the ratio of built form to open space as a precursor to defining townscape character.

⁶ Natural England, National Character Area profile: 55: Manchester Conurbation [internet]. London: Natural England; 2013 [cited 2022 September 30]. Available from: <http://publications.naturalengland.org.uk/publication/5989113924681728?category=587130>

⁷ Land Use Consultants, Greater Manchester Landscape Character and Sensitivity Assessment [internet]. Manchester: Land Use Consultants; 2018 [cited 2022 September 30]. Available from: <https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf>

- 5.6 The Site is located within a dense urban area, except for the immediate environment to the northeast where there is a large vacant site. The buildings surrounding the Site to the northwest are generally medium to large scale apartment/office blocks and mill buildings, in a linear grid formation and interrupted by surface car parks. To the east and south, the surrounding built form is arranged more informally. Areas of open space around the site are generally associated with the canal, public parks, and car parking. The urban grain surrounding the Site varies significantly between east and west of the Site. To the west of the Site is Manchester City Centre, which is a very dense urban area with commercial units of a varying scale and more recent residential development. To the east of the Site the built form loosens and becomes predominantly residential with a small number of large-scale retail units with industrial, warehousing and distribution commercial units beyond.

Built Form

- 5.7 There are currently no buildings within the Site. Massing and scale of built form in the context of the Site varies. To the southeast, Oxygen Tower and Islington Wharf are two nearby towers more than 21 storeys tall. Surrounding the site there are several buildings between 11 and 15 storeys. Built form between 6 and 10 storeys occupy areas predominantly to the north and southwest of the Site. Existing, older built form is predominantly red brick and below 5 storeys. Newer built form is of a mixed architectural aesthetic with a variety of cladding types. There are 11 listed buildings within a 250m radius of the Site, which have been identified within the Heritage Assessment. The closest of which is a Grade II listed Victorian building on Laystall Street. Additionally, the Site is located within proximity of two Conservation Areas: Ancoats 180m to the north and Stephenson Square 350m to the west.

Topography

- 5.8 The prevailing topography slopes down towards the south. The most notable level changes in the landscape around the Site are found between the Rochdale Canal and adjacent roads and pedestrian routes. The Site itself doesn't contain any significant level change. The proposed levels will tie into the existing condition at the application boundary so that changes will be limited to the Site and will have no wider townscape effects.

Streetscape

- 5.9 The Site is near primary road corridors, including Great Ancoats Street (and the continuation of this into the A665 Ring Road) and Oldham Road. Great Ancoats Street passes the eastern side of the site and is a heavily trafficked, 4 lane carriageway. On the opposite side of Great Ancoats Street to the Site is Redhill Street to the north and Old Mill Street to the south. Both are key routes into Ancoats and New Islington. The streetscape is relatively informal, but with a clearer grid in Ancoats and the Northern Quarter.

Existing townscape character

- 5.10 The townscape assessment in this section considers the potential effects of the proposed intervention on the components of the townscape and townscape character areas as appropriate, as identified within this baseline study and relevant documents prepared by Manchester City Council.

- 5.11 The townscape assessment encompasses an appraisal of physical, aesthetic, and intangible attributes including sense of place, rarity or representativeness, and unspoilt appearance. The combination of townscape elements (urban grain, architecture, height and fabric of buildings, streets and squares, trees, parks and open spaces, soundscape) and their arrangement give the different areas a unique sense of place, or 'character'. These aspects, together with scale and character of surrounding landscapes, patterns and scale of landform, land cover and built development, need to be considered when assessing townscape effect.
- 5.12 Natural England have produced a series of National Character Area (NCA) profiles that identify broad, strategic character areas for England and the key opportunities for local decision making. The development Site is located within the National Character Area 55: Manchester Conurbation⁶ which summarises this area as follows (page 3):
- i *"A number of settlements have grown and come together to form the Manchester Conurbation [...] This area is characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure."*
 - ii *"The conurbation is centred on low hills, crossed by several river valleys that thread through the urban fabric. The geology is dominated by sandstones, overlain by thick deposits of glacial till."*
 - iii *"Canals that weave through the conurbation not only offer opportunities for access and recreation, but also form a network of wetland habitats. Sections of the Rochdale Canal, in particular, have been designated as being of international importance as a Special Area of Conservation (SAC)."*
 - iv *"In the late 18th century, the areas became rapidly industrialised, with dramatic growth in the cotton industry and expansion in ancillary trades. The population increased, fuelled by a need for labour, with rows of terraced housing built for the workers as well as mills and industrial buildings. Red brick and sandstone buildings are prominent in the city and town centres, alongside buildings using a mix of modern materials, high-rise buildings and landmark 19th-, 20th- and 21st-century buildings."*
- 5.13 The classification covers a wide area extending from Urmston in the west to Denton in the east, and as far as Cheadle Hulme and Bramhall to the south and Prestwich in the north. NCAs are primarily used for understanding broad landscape context, rather than townscape and are therefore of limited use for the purpose of this assessment.
- 5.14 Although relevant, the level of detail is considered insufficient in providing an accurate depiction of the Site and locally specific issues. However, it is noted that several of the above characteristics are discernible in relation to the wider townscape surrounding the Site. Specifically, the presence of large settlements characterised by dense urban and industrial development, commercial, financial, retail, and administrative centres, commuter suburbs and housing. Additionally, the presence of canals the urban fabric including the River Irwell and the significant road networks, in particular the A665 Great Ancoats Street. For the purposes of this TVA a more local scale character assessment is appropriate.
- 5.15 The Greater Manchester Landscape Character and Sensitivity Assessment⁷ focuses on regional townscape character areas. The Site is not located in a particular landscape character type but is described as urban.

5.16 A Strategic Level City-Wide Urban Characterisation⁸ was undertaken in 2010 as an evidence base for the Core Strategy. The purpose of the study was to understand how the local character of different areas varies across Manchester as a means of identifying how local needs may be addressed by proposals for new development. The study identifies the Strategic Character Areas within the city. The 'City Centre' and the 'Central Area of Change' are the two Character Areas which may be affected by the Proposed Development.

5.17 City centre:

- i The urban form is one of contrasts.*
- ii The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings.*
- iii The core has a relatively modest amount of open space (when compared to built floorspace).*
- iv The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.*
- v It contains a mix of building ages, types, and quality.*
- vi Outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use.*
- vii The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards."*

5.18 Central Area of Change:

- i "The majority of the area is engulfed by the industrialised expansion of the city.*
- ii The area remains the focus of the city's industrial and other out-of-centre commercial activity mostly in low-rise industrial shed-style buildings.*
- iii Change is once again underway with regeneration programmes that have, and continue, to transform the urban form of significant parts of the area.*
- iv There are, however, localities which exhibit increased levels of overall activity: Those close to the city centre and the Higher Education Precinct and areas that have recently experienced regeneration to higher densities that can now sustain a greater range of associated facilities."*

⁸ Whyard J. Strategic level city-wide urban characterisation study [internet]. Manchester: Manchester City Council; 2010 [cited 2022 September 30]. Available from: https://www.manchester.gov.uk/downloads/500002/council_policies_and_strategies

- 5.19 As part of the TVA, an additional local level townscape character assessment has been undertaken based on fieldwork. The Manchester City Centre Strategic Plan⁹ identifies local level Townscape Character Areas (TCAs), as shown in Figure 07. Only TCAs located within 500m of the Site have been assessed as part of this TVA. It is considered that there will be no likely perceivable change to other TCAs located fully outside of the study area because of the Proposed Development on Site. This is due to the heavily urbanised nature of the city environment, the resulting screening effects of buildings and the orientation of nearby public spaces and streets, all which limit visual connectivity.
- 5.20 The townscape quality of the townscape character areas has been assessed in terms of their condition, value and sensitivity and is summarised as follows:

Character Area 1: New Islington

- 5.21 The southwestern edge of the New Islington TCA is located 30m east of the Site on the opposite side of Great Ancoats Street. The extent of the TCA (within the study area) is bound by the Piccadilly TCA to southwest and the Rochdale Canal (and the Ancoats TCA beyond) to the northwest. Outside of the study area, the TCA is bound by Butler Street/Beswick Street to the northeast and the Ashton Canal to the southeast. There has been significant development within the TCA, including new residential and commercial buildings and new public realm centred around the marina, which is a prominent part of the TCA. The centre of the TCA is characterised by modern high-density residential buildings, with some above 10 storeys. There is also some less recent and lower density residential housing and associated public open space further north. As a result, there is a concentrated residential population within the TCA. At the southern edge of the TCA, adjacent to Great Ancoats Street and directly opposite the Site, is a large area of disused land, which previously contained a large retail park. There are no listed buildings or conservation areas within the TCA. Overall, the TCA is characterised by informal urban grain, with some distinctive qualities and sense of place. The most significant greenery within the TCA is Cotton Field Park (adjacent to the marina), Islington Park, and green space associated with the Rochdale Canal. Elsewhere within the TCA, greenery mostly comprises of large grass verges associated with residential areas and private gardens.

Townscape Character Area 1 – New Islington		
Susceptibility	Low	The townscape in this area currently includes some large-scale buildings with a diverse mixture of architectural characteristics and aesthetic. The built form is all typically modern and arranged in informal and undistinguished urban grain. The area has ability to accommodate the Proposed Development without considerable consequences for the retention of the existing baseline.
Value	Medium	The townscape includes areas of open space accessible to the public. However, it has a mixed urban structure with some scope to improve elements.
Sensitivity	Medium Low	

⁹ Manchester City Council, City Centre Strategic Plan 2015-2018 [internet]. Manchester: Manchester City Council; 2016 [cited 2021 September 29]. Available from: https://secure.manchester.gov.uk/downloads/file/24745/city_centre_strategic_plan

Character Area 2: Ancoats

5.22 The Ancoats TCA is situated approximately 180m to the north of the Site. It is bound by the Rochdale Canal to the southeast and the A665 Great Ancoats Street to the southwest. Outside of the study area, it is bound by the A62 Oldham Road to the northeast and Butler Street to the northwest. The entirety of the TCA is situated within the Ancoats Conservation Area and includes several Grade II and Grade II* listed buildings. Most of these are historic mill buildings now converted for residential or commercial uses. However, they also include the Crown and Kettle Public House, Daily Express Building, former Church of St Peter and Victoria Square. As a result, the TCA has a defined sense of place and historic prevalence. The southwestern part of the TCA has a notably tight and uniform urban grain. The urban grain in the north-eastern part of the TCA becomes less formal and more open, with small areas of residential housing. Cutting Room Square is the only public space of importance within the study area and includes some tree planting. Elsewhere within the TCA, public space is limited to incidental seating on streets. Greenery is typically in the form of street trees in localised areas. Ancoats Green is a significant area of greenspace but is located beyond the extent of the study area. At the southwestern extent of the TCA along Great Ancoats Street, there are some modern architectural interventions. These are predominantly residential blocks (between 6 and 13 storeys) with ground floor retail use. The materiality of these developments is mostly in keeping with the existing heritage buildings.

Townscape Character Area 2 – Ancoats		
Susceptibility	Medium	The townscape in this area currently includes several historical and locally distinctive buildings with some modern development, set within a Conservation Area. The area has some ability to accommodate the Proposed Development without considerable consequences for the retention of the existing baseline due to the presence of modern architectural interventions.
Value	High	The townscape has a strong urban structure, includes listed buildings, and is designated as Conservation Area.
Sensitivity	High Medium	

Character Area 3: Northern Quarter

5.23 The Northern Quarter TCA is located approximately 350m to the northwest of the Site. Within the study area, the north-eastern edge of the TCA is bound by the A665 Great Ancoats Street and by the Piccadilly TCA at the southern edge. The TCA includes the Stephenson Square and Smithfield Conservation Areas and includes many Grade II and Grade II* listed buildings of a variety of architectural styles and historic uses. The TCA is characterised by distinctive architecture, red brick buildings and converted warehouses with many creative and cultural industries and independent retailers. As a result, the TCA has a strong sense of place. The TCA has a relatively tight and uniform urban grain, with buildings varying in size and massing, although most buildings are under 5 storeys. There are some areas of public realm, but few areas that are pedestrianised and there is limited greenspace. There have been some modern developments within the TCA, however, regeneration has generally been incremental and has broadly retained the area’s distinct identity.

Townscape Character Area 3 – Northern Quarter		
Susceptibility	Medium	The townscape in this area includes strong, historic architecture with areas of small and incremental modern development. The area has some ability to accommodate the Proposed Development without considerable consequences for the retention of the existing baseline.
Value	High	The townscape has a strong urban structure and identity, includes listed buildings and contains two Conservation Areas.
Sensitivity	High Medium	

Character Area 4: Piccadilly

- 5.24 The Site is located at the north-eastern edge of Piccadilly TCA. Within the extent of the study area, the TCA is bound by the A665 Great Ancoats Street to the northeast and the Northern Quarter TCA to the northwest. Piccadilly is currently undergoing significant urban regeneration and comprises several modern apartment and office buildings and construction sites. There are no Conservation Areas within the TCA, however, there are a small number of Grade II and Grade II* listed buildings, mostly associated with historic uses of the canal and Manchester Piccadilly station. The station is a large and significant element within the TCA and has influence on the urban grain in its immediate context. Extensive areas of surface car parking situated on undeveloped plots of land are also commonplace. As a result, the urban grain is currently fragmented and inconsistent. Recently implemented public realm improvements and peripheral treatments to new buildings introduce isolated, positive characteristics. There are some notable areas of public realm and greenspace associated with the Rochdale and Ashton Canals which run through the TCA.

Townscape Character Area 4 – Piccadilly		
Susceptibility	Low	The townscape in this area currently includes a mixture of architecture of varying age and quality. The area can accommodate the Proposed Development without considerable consequences for the retention of the existing baseline.
Value	Low	The townscape has inconsistent urban structure and limited distinctiveness or sense of place to large extents. There are some isolated listed buildings interspersed amongst the TCA.
Sensitivity	Low	

Table 5.1: Summary of Townscape Character Areas

Character Area	Susceptibility	Value	Sensitivity
1. New Islington	Low	Medium	Medium Low
2. Ancoats	Medium	High	High Medium
3. Northern Quarter	Medium	High	High Medium
4. Piccadilly	Low	Low	Low

6 Assessment of townscape effects

- 6.1 This section of the report assesses the effects on the existing townscape character, both short and long term, which depend on the scale of the Proposed Development, and the value and significance of the wider townscape.
- 6.2 The Townscape Character Areas (Figure 07) that are potentially affected by the Proposed Development have been identified within the baseline assessment, together with the Susceptibility, Value and the resulting Sensitivity of these townscapes.
- 6.3 The ZTV for the proposals, derived from the baseline study (Figure 09) also determines the extent to which the new development will affect the existing townscape character of the surrounding area.
- 6.4 The effects of construction and the effects of lighting are considered with respect to predicted effects on townscape character.
- 6.5 The Magnitude of Change to each Townscape Character Area will be determined by what changes are made to the various elements which make up a townscape's character. Magnitude of Change is assessed in conjunction with Townscape Sensitivity to produce the predicted Townscape Effects of the Proposed Development. These are detailed in **Tables 6.1 to 6.4** and the effects are summarised in **Table 6.5**.

Mitigation

- 6.6 The reduction or elimination of negative effects on the townscape and visual environment is a key part of the development proposals. As set out in GLVIA3, key mitigation processes that have been considered are prevention, reduction, remedy, and enhancement. The design of the building have been subject to extensive pre-application discussions to refine the form and appearance of the building. Through this process, potential adverse townscape and visual effects have been identified, and eliminated or reduced, and positive effects enhanced. Mitigation of adverse townscape and visual effects is therefore embedded in the Proposed Development, and no "applied" mitigation is proposed. In summary, the embedded mitigation strategy, as described in the Design and Access Statement prepared by SimpsonHaugh and Partners, is set out below.
- 6.7 The composition and scale of the building has been developed with respect to the immediate surroundings and context. The composition will provide a sense of scale and proportion which relate to the immediate massing of the adjacent buildings. The Proposed Development will read as a pair of elegant and slender interlocking forms, sitting atop lower floor podium elements that will address the street. The building form that will address Great Ancoats Street has been cut back to a height that relates to the existing apart-hotel stair core at the rear of the site. This will create a series of stepped forms along Laystall Street with the taller form of the Proposed Development terminating the city block the peripheral ring road (Great Ancoats Street).

- 6.8 The façade has been designed to provide a contextual solution that will integrate the building into the existing style in this part of the city. It will provide a legible and coherent interpretation of the distribution of almost identical hotel rooms; ensuring each room is provided with maximum light and views. The regular external expression of fenestration will formulate a grid, to provide a sense of form and scale to further incorporate the building into its immediate context. The lightweight glazed elements facing Great Ancoats Street and Laystall Street will provide light and views in and out of the reception and restaurant / bar areas and help to activate the streetscape.
- 6.9 The principles described above have ensured that, wherever possible, adverse effects on the townscape and visual amenity have been designed out and the opportunity for beneficial effects has been maximised. The following identification and evaluation of significant townscape and visual effects therefore considers this embedded mitigation.

Effects of construction

- 6.10 To facilitate any development on the Site, there will be a period of construction activity, estimated at 2-3 years. A range of construction activities are anticipated to be carried out, with the potential to result in direct and indirect effects on townscape character and visual amenity. These include:
- i Site clearance, including the removal of surfaces, materials, and vegetation from the site
 - ii Temporary footpath diversions
 - iii Establishment of temporary site compounds and hoarding
 - iv Construction of temporary access points into the site
 - v Temporary working areas within the Site
 - vi Erection of temporary batching plants and tower cranes
 - vii Excavation, removal and stockpiling of materials and soils
 - viii Construction of hard standings
 - ix Underground and over-ground service installation and diversion
 - x Temporary traffic management signs and signals on local roads
 - xi Movements of construction traffic and other vehicles
 - xii Construction of the new building.
- 6.11 The construction of the Proposed Development could give rise to temporary effects on townscape character and visual amenity. As construction activity is of a temporary nature, the effects will be over a relatively short period of time. The effects are reversible and will only be experienced during the construction phase. These include:
- i Effects arising from changes to the structure of the townscape within the site area and effects on its immediate setting
 - ii Effects to townscape character or visual amenity within the wider study area because of visibility of construction activities and the presence and occupation of tower cranes and demolition works

- iii Effects of temporary site infrastructure, such as site traffic and construction compounds especially those located in areas adjacent to sensitive townscape and visual receptors.

Mitigation of construction effects

6.12 The following mitigation measures are considered industry standard and would be expected as a minimum. Demolition and construction methodology will be based on minimising the impact upon the surrounding area by making the site as self-sufficient within its boundary as possible and committing to implementing industry best practice. Impact mitigation measures will be set out in a Construction Environmental Management Plan (CEMP) and will include the measures to minimise and manage potential townscape and visual effects as set out below:

- i The work site will be surrounded by hoardings to reduce visual effects from construction traffic, plant, and equipment, as well as demolition of existing and construction of new built fabric. The hoardings will create an orderly appearance to the edge of the site and will be a minimum of 2.4m high, well maintained and will include observation windows to allow the public to view progress on the site
- ii Lighting will be provided to site boundaries and precautions will be taken to avoid shadows being cast onto surrounding footpaths, roads, amenity areas and residential properties
- iii The roads providing access to the work sites will be kept free of excessive dust and mud as far as is reasonably practicable. The surrounding roads and pavements will be maintained to a reasonable standard
- iv To help keep areas outside the work sites tidy, the outside perimeters will be maintained free of weeds and litter
- v Because people within surrounding buildings will have views over the work sites, the internal image of the site will, as far as is reasonable, be organised, clean and tidy, and maintained through good housekeeping
- vi Regard will be given to the impact site lighting could have on surrounding receptors to ensure it is located and aligned so as not to intrude into nearby properties
- vii Regard will also be given to the timing and phasing of construction occupations, including the phased reduction in the worksite area as works progress
- viii The location of plant and equipment within the worksite will be carefully considered
- ix The location and height of temporary site accommodation and materials storage will be appropriate
- x The choice of an appropriate neutral colour will be applied to site hoarding

Construction Magnitude of Change (Townscape)

- 6.13 It is considered that the construction activity associated with the Proposed Development will result in direct, albeit localised and temporary, effects upon TCA 4 Piccadilly. Increased construction traffic may disrupt circulation at intermittent times during the construction period. Hoardings will be erected around the boundaries, enclosing the Site. As construction progresses, a central concrete core and tall plant including tower cranes will be visible within the skyline. The change brought about by construction would only influence the locality of TCA 4 Piccadilly, within which the construction work is located. The likely short-term magnitude of change to TCA 4 Piccadilly during the construction period will be Medium.
- 6.14 There will be no direct effects on the townscape character of TCA 1 New Islington, TCA 2 Ancoats and TCA 3 Northern Quarter because of the construction phase of the Proposed Development. Indirect effects will primarily be because of inter-visibility between construction work. Any change to the character of these TCAs because of inter-visibility will likely be minor and limited to some glimpsed views of tower crane activity appearing above built form and against the skyline. Site traffic, hoarding and plant may introduce a minor difference to aesthetic and perceptual qualities at a closer distance within these TCA where they join the Site. However, these changes are considered to not be uncharacteristic when set within the attributes of the receiving townscape. In summary, the likely short-term magnitude of change to these TCAs during the construction period will be Low.

Effects of lighting

- 6.15 The Proposed Development will be subject to an internal and external lighting scheme, expected to consist of lit internal spaces at high levels with greater and more intensely lit internal and external spaces closer to ground level. This will be developed post planning but is likely to include feature architectural lighting, highways lighting to Great Ancoats Street and Laystall Street and safety lighting to building escape routes, in addition to internal lighting to ground floor units. The greater heights of the building will extend the visibility of this lighting. This will be noticeable in all views in which the Proposed Development is visible.
- 6.16 This increased lighting will be seen in the context of other large-scale buildings that already emit high levels of lighting including Oxygen and Islington Wharf. Although of lower height, surrounding commercial units generate evening lighting use, while surrounding highways (particularly Great Ancoats Street) are subject to high levels of lighting through the night. A greater level of lighting to the development will also be positive and activate and animate the streetscape for those walking along Great Ancoats Street, and the change to the existing baseline should be considered in this context.

Mitigating lighting effects

- 6.17 The amount of light and 'throw' or 'spill' can be mitigated and reduced using appropriate shrouds, angled fittings, and low energy light fittings, subject to detailed technical design. This is beyond the scope of this general assessment, which is based on the general assumptions of the likely lighting schemes typical of this form of development and the mitigation methods and technologies currently used on similar developments.

Predicted effects of lighting

- 6.18 Taken within the context of the mitigation measures and the existing urban setting, it can be concluded that there will be an increase in night-time lighting effects. However, this is not necessarily inappropriate for the city centre location of the Site. Effects on townscape character and visual amenity due to lighting are therefore to be assessed as being Minor Adverse.

Townscape effects

- 6.19 The predicted Townscape Effect brought about by the Proposed Development on each Townscape Character Area are set out within the following tables:

Table 6.1: Assessment of Townscape Effects – Character Area 1

Character Area 1: New Islington	
Proximity to Site	Close, <30m
Townscape receptor	Modern high-density residential buildings, some above 10 storeys; new public realm associated with the marina; concentrated residential population; fragmented urban grain; some sense of place.
Sensitivity	Medium Low
Magnitude of Change	There will be a Low magnitude of change to the character area. There will be a small indirect alteration to the baseline character, experienced primarily from the south-western edge of the TCA. There will be an encroachment of tall, large-scale but localised architecture on the edge of the TCA. This will be visible from some areas within the TCA, including the marina and associated public realm, where the built form loosens and allows views towards the city centre. However, the presence of taller buildings that currently exist in proximity to and within the TCA result in the Proposed Development not being uncharacteristic when set within the attributes of the receiving townscape.
Predicted townscape Effects	Minor - Moderate
Nature of Townscape Effects	Neutral

Table 6.2: Assessment of Townscape Effects – Character Area 2

Character Area 2: Ancoats	
Proximity to Site	Medium, 180m from Site
Townscape receptor	Conservation Area; large number of listed buildings; historic building conversions to residential and commercial use; majority tight and uniform urban grain; loose residential urban grain in part; modern architectural additions along Great Ancoats Street.
Sensitivity	High Medium
Magnitude of Change	There will be a Negligible magnitude of change to the character area. There will be a localised, indirect, and only very minor alteration to the baseline character, experienced primarily from the southern and eastern edges of the TCA, where there will be sight of a tall building. However, the regular and tight urban grain within the TCA will provide containment across most of the area. This will likely result in the taller aspects of the proposals not being perceivable when set within the attributes of the wider TCA.
Predicted townscape Effects	Negligible
Nature of Townscape Effects	N/A

Table 6.3: Assessment of Townscape Effects – Character Area 3

Character Area 3: Northern Quarter	
Proximity to Site	Medium, 200m from Site
Townscape receptor	Conservation Area; large number of listed buildings; distinctive architecture; majority tight and uniform urban grain; independent retailers; modern architectural additions along Great Ancoats Street.
Sensitivity	High Medium
Magnitude of Change	There will be a negligible magnitude of change to the character area. There will be a localised indirect alteration to the baseline character, experienced only from the south-eastern edge of the TCA, where there will be glimpsed views of a tall building. However, the regular and tight urban grain within the TCA will provide containment across most of the area. Also, the presence of larger scale and modern architecture adjacent to the site will likely result in the taller aspects of the proposals not being perceivable when set within the attributes of the wider TCA.
Predicted townscape Effects	Negligible
Nature of Townscape Effects	N/A

Table 6.4: Assessment of Townscape Effects – Character Area 4

Character Area 4: Piccadilly	
Proximity to Site	Close, Site within TCA
Townscape receptor	Small number of listed buildings; areas of construction associated with new buildings and public realm; extensive areas of surface car parking; greenspace associated with the canals; fragmented and inconsistent urban grain.
Sensitivity	Low
Magnitude of Change	There will be a Low magnitude of change to the character area. There will be some alteration to the baseline character, experienced primarily from the northern edge of the TCA, by the addition of tall, large-scale architecture. However, mixed building uses and character, the presence of larger scale modern buildings and the construction of tall new buildings suggest that the Site will be accommodated into the setting of the TCA without change to its character. The proposed development will infill an area of currently unused land within the TCA and will positively reinforce the local urban grain.
Predicted townscape Effects	Minor
Nature of Townscape Effects	Beneficial

Summary of townscape effects

- 6.20 The proposed development will introduce Townscape Effects to four Townscape Character Areas. These have been identified and evaluated within the baseline study.
- 6.21 The predicted Townscape Effects range from Negligible to Minor-Moderate Neutral across the Character Areas. The predicted Townscape Effects upon the Site itself will be Major Beneficial due to the transformational nature of the proposed development. The most substantial Townscape Effects will be experienced by the New Islington Character Area, which will experience Minor-Moderate effects due to a Low magnitude of change and a Medium Low sensitivity. The nature of change to the New Islington Townscape Character Area will be 'Neutral'. In this circumstance, it is considered that the resulting townscape effects will be neither Beneficial, nor Adverse. The Proposed Development will complement the scale, pattern and character of the existing townscape, and no distinctly discernible positive or negative character change will be apparent. Piccadilly will experience Minor effects which will be Beneficial in nature, due to a low sensitivity and a low magnitude of change. The changes to Ancoats and the Northern Quarter will be Negligible.
- 6.22 Mitigation of adverse townscape and visual effects is embedded in the Proposed Development, and no “applied” mitigation is proposed.
- 6.23 The effects on the townscape during construction will be limited, temporary and short term (2 to 3 years) and will be no greater than the long-term effects of the Proposed Development.
- 6.24 There is the potential for long term effects during the night-time periods due to additional light throw. These impacts will be lessened when the amount of lighting in the current city centre context is taken into consideration. Again, any form of development on Site is likely to require lighting both within buildings and externally. With the form of building proposed there will be relatively little internal lighting visible within the receiving townscape.
- 6.25 **Table 6.5** summarises the predicted Townscape Effects to each Townscape Character Area:

Table 6.5: Townscape Effects Summary

Character Area		Townscape Sensitivity	Magnitude of Change	Townscape Effect and Nature
1	New Islington	Medium Low	Low	Minor-Moderate Neutral
2	Ancoats	High Medium	Negligible	Negligible
3	Northern Quarter	High Medium	Negligible	Negligible
4	Piccadilly	Low	Low	Minor Beneficial

7 Assessment of visual effects

Refer to: **Figure 11** - Viewpoints
Figures 12 to 23 - Illustrative Views

7.1 A comprehensive visual assessment has been undertaken to determine the degree of visual effect the Proposed Development will have upon the surrounding landscape. Viewpoints were initially identified through a baseline assessment and site visits. Through consultation with Manchester City Council and further analysis of the viewpoints, some have been scoped out of the TVA. This is due to the following factors:

- i The Site is not visible within the view due to intervening vegetation and landform
- ii The demonstrable effect from a viewpoint is already represented by other viewpoint(s)

7.2 Out of 16 viewpoints, 4 have been scoped out – view 01, view 07, view 15 and view 16. Therefore, the views included in the TVA begin at view 02. The remaining 12 representative views within the established ZTV (**Figure 09**) have been selected for the analysis of visual effects.

7.3 A ZTV has been created by Simpson Haugh Architects using digital mapping. This has formed the basis of the visual assessment within this document.

Refer to: **Figure 09** - Zone of Theoretical Visibility

7.4 The ZTV covers an area of up to 500m away from the Site. Describe ZTV in relation to findings in field and whether Site is open or visually enclosed due to terrain, built form, intervening vegetation and undulating topography.

7.5 All views assessed are verified and have been confirmed with Manchester City Council. They either comprise an accurate wire frame representation of the Proposed Development or a rendered model for the purpose of providing an indication of the building's appearance.

7.6 Key views have been selected at strategic locations around the Site. It is considered 'best practice' to categorise views into 3 ranges depending on the proximity of the viewpoint. The categorisation is based on the scale and nature of the townscape, and is as follows:

- i. Close: less than 250m
- ii. Medium: between 250m – 1km
- iii. Long: More than 1km

Sensitivity of visual receptors

- 7.7 The views shown on **Figures 12 to 23** have been selected to be representative of a range of locations and distances from which the Site is visible, and for the type of occupancies (e.g., residential properties), activities (e.g., footpath users) and the expectations of potential receptors (e.g., visitors to the locality). The sensitivity of the receptor has been recorded against each view considered based upon judgements of their susceptibility to the type of intervention proposed and the value attached to the view.

Mitigation

- 7.8 A detailed description of proposed mitigation measures is provided in section 6 of this document.

Effects of construction

- 7.9 A detailed description of the effects of construction is provided in section 6 of this document.

Construction magnitude of change (visual)

- 7.10 It is anticipated that some visibility of construction activity on Site will be apparent from all viewpoints. This will in all instances, most likely comprise some glimpsed visibility of tower crane activity that will project above the Site and nearby buildings and vegetation.
- 7.11 More prominent visibility of tower crane activity is likely to be observed from View 03 (Laystall Street), View 10 (New Islington Marina) and View 12 (Great Ancoats Street / Old Mill Street). From these locations a central concrete core and tower crane activity will break the skyline and likely be noticeable to the observer. In summary the likely short-term magnitude of change to views 03, 10, and 12 will be Medium.
- 7.12 In some instances, tower crane activity associated with the Site will be less apparent. It will be set within the backdrop of surrounding built form and appear less prominent, or will be predominantly obscured from view by existing built form and vegetation. The magnitude of change to views 02, 04, 05, 06, 08, 09, 11, 13, and 14 will be Low.

Visual effects

- 7.13 The predicted effects for each of the representative views are assessed in **Tables 6.1 to 6.12**. These effects are then summarised in **Table 6.13**.

Table 6.1: Assessment of Visual Effects – Illustrative View 02

View 02 – Ducie Street	
Figure Reference	12
Distance	Close
Direction	Northeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians and residents (at an oblique angle), hotel guests, workers.
Reason for view selection	A view along a key pedestrian route from Piccadilly Station. The Grade II listed Former Junction at Paradise Wharf is in view to the right.
Description of existing view	The view is looking northeast along Ducie Street with Ducie House at the end of the view. The left side of the view is dominated by the Dakota Hotel building. The right side of the view is contained by the residential apartments at Jutland House in the foreground and the Grade II listed Former Junction at Paradise Wharf towards the rear of the view. The foreground of the view contains the Ducie Street carriageway and adjacent pavement. The on-street parking associated with the Dakota Hotel is visible in the left foreground. The right foreground contains an approximately 2m high brick wall that separates the pavement from the canal basin. The architectural design of the buildings has some consistency in articulation, rhythm and form but varies in age and materiality. The proximity of the buildings in the foreground of the view restrict open views to the sky, but the low-rise nature of the buildings in the background allow a clear view above rooftops.
Visual Susceptibility	Low
Value attached to view	Moderate
Visual Sensitivity	Medium Low
Proposed view	There will be a small but perceivable change to the view. The Proposed Development will project higher than the buildings in the centre of the view and will be visible above the rooftop of Ducie House. The Proposed Development will introduce a vertical element in the view that will create a new focal point and it will be of a contrasting aesthetic compared with the historic, red brick, pitched roof buildings of Ducie House and the Grade II listed Former Junction at Paradise Wharf. However, it will not screen any significant vistas and will not be substantially incongruous within the context in the view given the scale and proximity of the modern architecture of Dakota Hotel and the residential apartments at Jutland House.
Magnitude of change	Low
Predicted visual effects	Minor - Moderate
Nature of Visual Effects	Adverse

Table 6.2: Assessment of Visual Effects – Illustrative View 03

View 03 – Laystall Street	
Figure Reference	13
Distance	Close
Direction	East
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, workers.
Reason for view selection	A close view along the same road that as the Proposed Development is located.
Description of existing view	The view is looking east along Laystall Street. The centre of the view contains the listed Victorian red brick building which is currently undergoing extensive renovation and extension works. The scaffolding (which currently prevents clear views of the listed building), fencing and site cabins associated with this form a prominent feature of the view. Immediately behind this is The Northern Quarters apart-hotel. The left side of the view contains a glimpse of the Manchester Urban Exchange building. The background of the right side of the view contains a glimpse of a roof on Ducie Street and a view of the Oxygen tower on Store Street. In the foreground of the view, the one-way Laystall Street carriageway and adjacent pavements can be seen. Highway infrastructure (including the parking meter, lamp post and road signs) are also visible. The architectural design of the buildings varies in age, style, and articulation between the listed Victorian building in the foreground and the surrounding buildings. The proximity of the building in the centre of the view allows only narrow views above rooftops, however, the low-rise nature of the buildings in the rest of the view permit clear views of the sky.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low
Proposed view	There will be a substantial alteration to the view. The Proposed Development will result in an obvious change through the introduction of a tall tower. However, it will not screen any significant vistas. Although it will create a new focal point and vertical articulation to the end of the street, this is not considered incongruous due to visibility of Oxygen tower to the right of the view.
Magnitude of change	High
Predicted visual effects	Moderate
Nature of Visual Effects	Beneficial

Table 6.3: Assessment of Visual Effects – Illustrative View 04

View 04 – Rochdale Canal Towpath	
Figure Reference	14
Distance	Close
Direction	Southeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Pedestrians along canal towpath, residents of Brownsfield Mill, car park users.
Reason for view selection	A close view along a key canal towpath route.
Description of existing view	The view is looking southeast towards the Manchester Urban Exchange. The foreground of the view contains the Rochdale Canal and the adjacent towpath. There is a grouping of medium sized birch trees on the towpath to the right of the view and a pedestrian footbridge crossing the canal to the left of the view. The gabion wall between the towpath and the Manchester Urban Exchange car park is a prominent feature and screens some of the Manchester Urban Exchange. However, glimpses of the car park ramp, parked cars and shopfronts can be seen through the gaps in the wall and the roofscape is clearly visible over the top of the wall. Street lighting associated with the car park is also visible. In the background of the view, the top few storeys of The Northern Quarters and Oxygen developments can be seen along with a tower crane and some scaffolding. The canal and towpath introduce some historic prevalence to the view, although this is notably offset by modern interventions such as the pedestrian footbridge and Manchester Urban Exchange. The low-rise nature of the buildings in view allow open views to the sky, interrupted by the roofscape of The Northern Quarters and Oxygen towers.
Visual Susceptibility	Medium
Value attached to view	Moderate
Visual Sensitivity	Medium
Proposed view	There will be a noticeable change as the Proposed Development will become a new focal point in the centre of the view. It will project higher than the other visible buildings and a large portion of the tower will be visible above the roofscape of Manchester Urban Exchange. The Proposed Development won't obscure the views of The Northern Quarters or Oxygen and will instead form a continuation of their form and modern character.
Magnitude of change	Medium
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Table 6.4: Assessment of Visual Effects – Illustrative View 05

View 05 – Newton Street (adjacent to The Wentwood)	
Figure Reference	15
Distance	Medium
Direction	Southeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers.
Reason for view selection	A medium view along a key pedestrian route from Piccadilly Gardens and the city centre. The Grade II listed Wentwood building is in view.
Description of existing view	The view is looking southeast across Newton Street. The foreground of the view is dominated by single storey disused retail units, which are heavily graffitied. The pavement adjacent to the warehouse is wide and contains on-pavement parking. There is also a bus stop to the right of the view. The two-way carriageway of Newton Street and associated road markings are dominant features in the foreground. To the left of the view is the Grade II listed Wentwood building, which contains residential apartments. The modern extension to the Wentwood building, which is also residential apartments, can also be seen in the left side of the view. In the background of the view, the top few storeys of Oxygen can be seen along with 3 tower cranes. The age and architectural style of the Grade II listed Wentwood building introduces some historic significance to the view. However, this is offset by the modern urban context of the view including the disused single storey building in the foreground. The proximity of the buildings in the left of the view allow only narrow views above rooftops, however, the low-rise nature of the disused retail units permit clear views of the sky.
Visual Susceptibility	Medium
Value attached to view	Low
Visual Sensitivity	Medium Low
Proposed view	There will be a very minor alteration to the view that is unlikely to be noticed by the casual observer. The Proposed Development will project slightly higher than the disused retail units. However, it will only project to a similar height to Oxygen, which is already visible. The Proposed Development will not screen any significant vistas.
Magnitude of change	Negligible
Predicted visual effects	Negligible
Nature of Visual Effects	N/A

Table 6.5: Assessment of Visual Effects – Illustrative View 06

View 06 – Great Ancoats Street / Newton Street Junction	
Figure Reference	16
Distance	Medium
Direction	Southeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers.
Reason for view selection	A medium view along a key vehicular and pedestrian route to/from the city centre. The Grade II listed former doctor's surgery is in view.
Description of existing view	This view looks southeast along Great Ancoats Street with the Oxygen tower at the end of the view. The foreground of the view is dominated by extent of the carriageway of Great Ancoats Street, adjacent pavement, vehicular traffic, and highway infrastructure including signage and lighting. Along this pavement are a series of street trees, which partially obscure the buildings in the left of the view. One of these partially obscured buildings is the Grade II listed, red brick, former doctor's surgery. The right side of the view contains a series of low rise, terraced buildings, most of which are mixed use with commercial on the ground floor and residential or office space above. Behind the terraces are The Astley and Oxid House which are significantly larger in scale and modern in architectural character. The background of the view contains the towers of Oxygen and The Northern Quarters along with tower cranes associated with new development. The view includes a variety of architectural styles, ages, and scales. The proximity of the buildings in the left side of the view prevent open views to the sky, but the low-rise and medium-rise nature of the other buildings in view the background allow a clear view above rooftops.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low
Proposed view	There will be slightly discernible change to view. The Proposed Development will introduce a tall new tower element at the end of the view along Great Ancoats Street, although its scale, proportion and consistent grid arrangement will be relatively consistent with other modern buildings within the view. The building will not break the skyline, nor screen any significant vistas. As such, it will become assimilated into the view and not noticeable to the casual observer.
Magnitude of change	Low
Predicted visual effects	Minor
Nature of Visual Effects	Neutral

Table 6.6: Assessment of Visual Effects – Illustrative View 08

View 08 – Great Ancoats Street / Redhill Street	
Figure Reference	17
Distance	Close
Direction	Southeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers.
Reason for view selection	A close view along a key vehicular and pedestrian route to/from the city centre. The Grade II* listed Brownsfield Mill is in view.
Description of existing view	This view looks southeast along Great Ancoats Street with the Oxygen tower at the end of the view. The extent of the 4-lane carriageway dominates the view and the infrastructure associated with the pedestrian crossing, including tactile paving, lighting, and bollards, are also prominent features. The left side of the view contains a glimpse of the MM2 residential apartment building which has commercial use at ground floor. Beyond this, vegetation located at the edge of the former Central Retail Park is visible. On the right side of the view, the prominent feature is the Grade II* listed Brownsfield Mill. Beyond this, the Manchester Urban Exchange complex is visible. The background of the view contains the towers of Oxygen and The Northern Quarters along with tower cranes associated with new development. The architecture of the buildings varies in age, style, and articulation. Brownsfield Mill is a typical red brick, early 19th century mill building, whereas the other built form in view is of a more contemporary style. Furthermore, Manchester Urban Exchange contains large expanses of glass and shop signage. The varied roofscapes permit some open views to the sky.
Visual Susceptibility	Low
Value attached to view	Moderate
Visual Sensitivity	Medium Low
Proposed view	There will be a noticeable change to the view as the Proposed Development becomes clearly visible in the centre of the vista at the end of Great Ancoats Street. Although the building will project slightly higher than the Oxygen development, its scale, massing, and regular grid arrangement will form continuity with Oxygen and as such will recede in view.
Magnitude of change	Medium
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Table 6.7: Assessment of Visual Effects – Illustrative View 09

View 09 – Great Ancoats Street / Redhill Street	
Figure Reference	18
Distance	Medium
Direction	Southwest
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers.
Reason for view selection	A medium view along a key vehicular and pedestrian route to/from Ancoats and New Islington and at the edge of Ancoats Conservation Area. The Grade II* listed Brownsfield Mill and Royal Mills, and Grade II listed Sedgwick Mill are in view.
Description of existing view	The view is looking southwest along Redhill Street. The right side of the view is dominated by the Grade II listed Sedgwick Mill in the foreground and the Grade II*listed Royal Mills in the background. Adjacent to this is the narrow 2-way carriageway of Redhill Street which contains a raised traffic calming measure with associated bollards and highway signage. There is also orange, temporary road fencing in the left foreground of the view. The Rochdale Canal runs through the left centre of the view, bounded by a stone wall to the right and a brick wall with a decorative metal screen to the left, which forms a prominent feature in view. There is some vegetation growing from the base of these walls and the brick wall contains some graffiti. To the left of the view is the Co-op Academy at New Islington with glimpses of metal boundary fencing in front. The background of the view contains various roofscapes of the city centre including Deansgate Square, Burlington House and the Dakota Hotel. Also in view are the Grade II* listed Brownsfield Mill and the red brick pedestrian footbridge over the Rochdale canal. Sedgwick Mill and Royal Mills provide a consistent architectural articulation along the right side of the view, which is similar to Brownsfield Mill at the end of the view. Furthermore, the cobbled style of Redhill Street is consistent with the historic architectural style. However, the rest of the buildings in view are of a mixed architectural aesthetic and age. The mill buildings to the right contain and focus views along Redhill Street.
Visual Susceptibility	Medium
Value attached to view	Moderate
Visual Sensitivity	Medium
Proposed view	There will be a slightly discernible change to the view. The upper portion of the Proposed Development will project above the rooftop of the Co-op Academy. It will introduce some vertical articulation to the left of the view, although its modern architectural character will not be incongruous in the context of the Co-op Academy and views of the city townscape. The Proposed Development will be different in character to that of the buildings within Ancoats to the right of the view, however it is considered that the limited visibility will not notably detract from or change the character of the view.
Magnitude of change	Low
Predicted visual effects	Minor - Moderate
Nature of Visual Effects	Neutral

Table 6.8: Assessment of Visual Effects – Illustrative View 10

View 10 – New Islington Marina	
Figure Reference	19
Distance	Medium
Direction	Southwest
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Pedestrians, users of the marina, residents, workers.
Reason for view selection	Medium view from key public space adjacent to the canal.
Description of existing view	The foreground and centre of the view is dominated by the marina and moored canal boats. Beyond this, there are views of Cotton Field Park – the public green space associated with the marina. To the left of the view there are areas of lawn, a decked area with communal seating and a pedestrian bridge with railings. Beyond this, are glimpsed views of the boundary fencing associated with the former Central Retail Park. Across the centre of the view is a band of trees. In the left background of the view, the Oxygen tower is a dominant feature. Also visible is The Northern Quarters tower and the scaffolding associated with this. The view permits open views to the sky, only interrupted by Oxygen and The Northern Quarters towers. The architectural style and articulation of these towers are similar, although they differ in colour and cladding type. This differs however from the style of the canal boats in the foreground.
Visual Susceptibility	Medium
Value attached to view	Moderate
Visual Sensitivity	Medium
Proposed view	There will be a noticeable change as the Proposed Development will become a new focal point in the centre of the view. It will project higher than the neighbouring Northern Quarters building, however Oxygen will remain the tallest building in view. Additionally, it won't screen any significant vistas. The existing tree canopy in the background creates a degree of visual foil to the base of the Proposed Development, although this may change seasonally. The Proposed Development will be a prominent element in view and will introduce a tall building above the tree line.
Magnitude of change	Medium
Predicted visual effects	Moderate
Nature of Visual Effects	Adverse

Table 6.9: Assessment of Visual Effects – Illustrative View 11

View 11 – Old Mill Street	
Figure Reference	20
Distance	Medium
Direction	West
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers
Reason for view selection	A medium view along a key vehicular and pedestrian route to/from Ancoats and New Islington. A view from a nearby residential area.
Description of existing view	The view looks west along Old Mill Street with the roofscapes of buildings near Piccadilly Station at the end of the view. The foreground of the view is dominated by the carriageway of Old Mill Street and adjacent pavement. The pavement on the left of the view contains bus stop signage and temporary orange and white plastic road barriers. The large central reservation contains several informal seating elements, in the style of timber sleepers. There are also a series of distinctive feature weathered steel streetlights. The left side of the view contains a series of residential buildings, the tallest of which is Oxygen at the end of the view. Immediately in front of Oxygen, the concrete frame of Phase 4 of Islington Wharf is visible. In the right foreground, the corner of the Weavers Quay apartment building is visible and beyond this are glimpses of canal boats in New Islington Marina. Also visible on the right side of the view is the New Islington Medical Practice, partially obscured by a series of mature trees. Although the view includes several different buildings, there is some consistent articulation in the architecture across the view. Furthermore, most of the buildings are clad in grey and buff tones. The proximity of the buildings at the edge of the view prevent open views to the sky, but the low-rise nature of and/or distance to the other buildings in view the background allow a clear view above rooftops.
Visual Susceptibility	Medium
Value attached to view	Low
Visual Sensitivity	Medium Low
Proposed view	There will be a very minor alteration to the view. The Proposed Development will project slightly higher than the New Islington Medical Practice building. However, it is unlikely to be discernible to the casual observer, particularly within the context of the surrounding buildings. The Proposed Development will not screen any significant vistas or be uncharacteristic in the view given the variety of other buildings in view in terms of style and scale.
Magnitude of change	Negligible
Predicted visual effects	Negligible
Nature of Visual Effects	N/A

Table 6.10: Assessment of Visual Effects – Illustrative View 12

View 12 – Great Ancoats Street / Old Mill Street	
Figure Reference	21
Distance	Close
Direction	Northwest
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, pedestrians, residents, workers.
Reason for view selection	A close view along a key vehicular and pedestrian route to/from the city centre. The Grade II* listed Brownsfield Mill, Grade II* listed Royal Mills and Grade II listed Sedgwick Mill are in view.
Description of existing view	This view looks northwest along Great Ancoats Street. The foreground of the view is dominated by the extent of the carriageway of Great Ancoats Street and the junction with Old Mill Street/Longacre Street. This contains highway infrastructure including signage, lighting, railings, road makings and tactile paving. The left side of the view is dominated by the bottom portion of the Oxygen tower with some associated landscaping elements including trees. Adjacent to this are a series of low-rise industrial buildings converted for commercial use. Beyond these, glimpses of Manchester Urban Exchange, the Grade II* listed Brownsfield Mill and Burlington House can be seen. However, the prominent feature in this part of the view is The Northern Quarters apartment-hotel. The right side of the view contains a glimpse of the scaffolding and site boundary fencing associated with Phase 4 of Islington Wharf. Beyond this is the former Central Retail Park site which contains a large expanse of tarmac, several mature trees and a graffitied boundary fence. In the background of the view, the Grade II* listed Royal Mills and Grade II listed Sedgwick Mill are visible. There are also glimpsed views of buildings along Great Ancoats Street including the MM2 apartments, The Astley, Oxid House and the Nuovo Apartments. The view includes a variety of architectural styles and ages and there is little consistent articulation between the buildings. The proximity of Oxygen restricts the view to the left, but the low- and medium-rise nature of the other buildings allow a clear view above rooftops.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low
Proposed view	There will be a noticeable change as the Proposed Development becomes a distinctive focal point in the centre of the view. The proximity of Oxygen means that the Proposed Development will not be the tallest building in view. However, it will project higher than the remaining surrounding building and those in the background. The architectural style, articulation and cladding of the Proposed Development will form a positive relationship with the local buildings and a continuation of their architectural aesthetic.
Magnitude of change	High
Predicted visual effects	Moderate
Nature of Visual Effects	Neutral

Table 6.11: Assessment of Visual Effects – Illustrative View 13

View 13 – Store Street Car Park	
Figure Reference	22
Distance	Medium
Direction	Northeast
Season and Condition	Autumn
Condition and Visibility	Clear. Good visibility.
Type of Receptor	Highway users, car park users, pedestrians, residents, workers.
Reason for view selection	Medium view from a public car park and a key vehicular route to/from Piccadilly Station.
Description of existing view	This view is looking northeast along Store Street and across the NCP Store Street Car Park. The prominent features in the foreground are the car park and parked vehicles, and the carriageway and pavement on Store Street, which contain some street furniture and highway infrastructure elements. The series of street trees that line both sides of the Store Street carriageway obscure much of the long-distance views to the right side of the view. However, the Piccadilly Gate tower can be seen through the canopy. On the left side of the view, beyond the car park, a large retaining wall with blue railings is visible. On the elevated land behind this, the rear of the apartments on Ducie Street and Jutland Street are visible along with the upper floors of the Wharf Close apartments and other apartment blocks along the canal. The left side of the view contains architecture of a similar colour and articulation which provides a consistent style across this part of the view. This differs however from the more contemporary glass style of the Piccadilly Gate tower in the right of the view. The proximity of Piccadilly Gate in the right of the view restricts open views to the sky, but the low-rise nature of and/or distance to the other buildings in view the background allow a clear view above rooftops.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low
Proposed view	There will be a very minor alteration to the view. The Proposed Development will not significantly break the skyline and will be of a similar height to the apartment blocks on Jutland Street and Ducie Street. It will also not be the highest building in view, since Piccadilly Gate projects higher than the view range. Additionally, the Proposed Development will be obscured slightly by the streetlight located in the foreground. The Proposed Development will not screen any significant vistas or be uncharacteristic in the view given the variety of other buildings in view in terms of style and scale.
Magnitude of change	Low
Predicted visual effects	Minor
Nature of Visual Effects	Neutral

Table 6.12: Assessment of Visual Effects – Illustrative View 14

View 14 – Ashton Canal Towpath	
Figure Reference	23
Distance	Medium
Direction	North
Season and Condition	Autumn
Condition and Visibility	Slightly overcast. Good visibility.
Type of Receptor	Pedestrians along canal towpath, workers.
Reason for view selection	A medium view along a key canal towpath route.
Description of existing view	The centre of the view is dominated by the Presbar Diecastings warehouse building. Immediately in front of this building is a sloped grass verge and a tarmac access road. In the background of the view, The Northern Quarters apart-hotel tower is visible above the roof of the warehouse building. The left foreground of the view contains vegetation that is located at the boundary of the Presbar Diecastings site. This vegetation obscures much of the left side of the view, although the warehouse frontage and equipment remain prominent.
Visual Susceptibility	Low
Value attached to view	Low
Visual Sensitivity	Low
Proposed view	There will be a discernible change to the view. The Proposed Development will project higher than The Northern Quarters apart-hotel. However, it won't obscure any significant vistas. Its architectural articulation and close proximity to The Northern Quarters means it will act as a continuation of the same aesthetic of the existing buildings in the skyline.
Magnitude of change	Medium
Predicted visual effects	Minor - Moderate
Nature of Visual Effects	Neutral

Summary of visual effects

- 7.14 The Site is visible from a range of viewpoints as identified in **Figure 11**. The views are representative of a range of distances, locations, occupancies, and activities within the townscape.
- 7.15 The potential visible effects of the Proposed Development have been considered which includes for the height, massing, and position of the development within the Site. The modelling of the Proposed Development has been based on the masterplan by SimpsonHaugh and Partners and is meant for illustrative purposes only.
- 7.16 The predicted Visual Effects range from Negligible to Moderate. The most substantial Visual Effects will be experienced by Views 03 (Moderate Beneficial), 04 (Moderate Neutral), 08 (Moderate Neutral), 10 (Moderate Adverse) and 12 (Moderate Neutral). Views 05 and 11 will experience Negligible effects. The remaining views will experience Minor and Minor-Moderate effects
- 7.17 In instances where the visual effect is 'neutral' in nature it is considered that neither beneficial or adverse change takes place. The proposed intervention would complement the scale, pattern and character of the existing components within view, and no distinctly discernible positive or negative change to visual amenity is apparent.
- 7.18 **Table 6.13** Summarises the predicted visual effects to each view considered.

Table 6.13: Visual Effects Summary

View	Visual Sensitivity	Magnitude of change	Visual Effect and Nature
02	Medium Low	Low	Minor – Moderate Adverse
03	Low	High	Moderate Beneficial
04	Medium	Medium	Moderate Neutral
05	Medium Low	Negligible	Negligible
06	Low	Low	Minor Neutral
08	Medium Low	Medium	Moderate Neutral
09	Medium	Low	Minor – Moderate Neutral
10	Medium	Medium	Moderate Adverse
11	Medium Low	Negligible	Negligible
12	Low	High	Moderate Neutral
13	Low	Low	Minor Neutral
14	Low	Medium	Minor - Moderate Neutral

8 Cumulative Assessment

- 8.1 The purpose of assessing the cumulative townscape and visual effects is to identify additional changes caused by the Site in addition to other similar developments, or as the combined effect of a set of developments taken together.
- 8.2 The assessment of cumulative effects in this report focuses specifically on the effects of the Site in addition to other significant developments of a similar scale and type within a 500m radius of the Site. The Site will be assessed for townscape and visual effects within the context of the cumulative sites. The sites selected for the cumulative assessment are situated within the extents of the study area. Beyond this extent, it is anticipated that there will be no likely perceivable change to views of the Proposed Development on Site, and no likely cumulative townscape effects in relation to the Proposed Development on Site. The assessment presupposes the cumulative schemes identified will be built as per the planning proposals.
- 8.3 With respect to visual effects in particular, the level of cumulative effects is assessed with regards to what is visible within the observer's arc of vision at the same time, without moving their head, as described within the GLVIA¹.
- 8.4 Refer to Appendix B TVA Assessment Methodology for details of assessment methodology. Also refer to Figures 01 Site Location, 07 Townscape Character Areas, 10 Committed Developments and 11 Viewpoints.

Townscape

- 8.5 The study area includes 4 Townscape Character Areas (TCAs) as illustrated within Figure 07 Townscape Character Areas. Each TCA represents a distinct area of individual local townscape character within the local vicinity of the Site. The 9 cumulative sites identified in Figure 10 Committed Developments are distributed amongst the study area and are situated within various TCAs.
- 8.6 Tables 8.1 to 8.4 below identify the cumulative townscape effects each TCA will experience because of the combined presence of cumulative sites in addition to the Proposed Development on Site.

Table 8.1: Assessment of Cumulative Effects – Character Area 1

Character Area 1: New Islington		
Townscape sensitivity	Medium Low	
Baseline sites present	2, 3, 7	
Cumulative sites present	D, G	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted townscape effects	Minor - Moderate Neutral	Minor - Moderate Neutral
Comments	The baseline sites (under construction) and cumulative sites will introduce some contemporary, large-scale buildings and blocks to the TCA. However, the visual connectivity with the Proposed Development will largely remain unchanged, due to the location and extent of the baseline and cumulative sites in the TCA in relation to the Proposed Development. Therefore, the change to the townscape brought about by the Proposed Development will remain at Minor - Moderate Neutral.	

Table 8.2: Assessment of Cumulative Effects – Character Area 2

Character Area 2: Ancoats		
Townscape sensitivity	High Medium	
Baseline sites present	None	
Cumulative sites present	None	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Negligible	Negligible
Predicted townscape effects	Negligible	Negligible
Comments	TCA 2 does not include any cumulative sites. The only cumulative site that is in close proximity to TCA 3 is C, which will introduce a contemporary, large-scale building to the south-west of the TCA. As a result, the perceived change to the townscape brought about by the Proposed Development will remain at Negligible.	

Table 8.3: Assessment of Cumulative Effects – Character Area 3

Character Area 3: Northern Quarter		
Townscape sensitivity	High Medium	
Baseline sites present	None	
Cumulative sites present	None	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Negligible	Negligible
Predicted townscape effects	Negligible	Negligible
Comments	TCA 3 does not include any cumulative sites. The only cumulative site that is in close proximity to TCA 3 is C, which will introduce a contemporary, large-scale building to the south-west of the TCA. As a result, the perceived change to the townscape brought about by the Proposed Development will remain at Negligible.	

Table 8.4: Assessment of Cumulative Effects – Character Area 4

Character Area 4: Piccadilly		
Townscape sensitivity	Low	
Baseline sites present	1, 4, 5, 6, 8, 9, 10	
Cumulative sites present	A, B, C, E, F, H, I	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted townscape effects	Minor Beneficial	Minor Beneficial
Comments	The cumulative sites will introduce several buildings of a variety of scales, aesthetics, and styles across the TCA. Some of these will infill areas of vacant land and create a more defined urban grain. However, these are not located in close proximity to the Proposed Development, as the baseline developments infill much of the vacant land in this location. Despite this, the Proposed Development will still be a perceivable feature within the TCA and the perceived change to the townscape brought about by the Proposed Development will remain at Minor Beneficial.	

Visual

- 8.7 A comprehensive visual assessment has been undertaken to determine the degree of visual effect the Proposed Development will have upon the surrounding townscape. 12 representative views of the Site have been assessed. Refer to Figure 09 Zone of Theoretical Visibility, Figure 10 Committed Developments, Figure 11 Viewpoints Locations and Figures 12-23 Illustrative Views 02-14.
- 8.8 The viewpoints assessed include the cumulative sites detailed within Figure 10 Committed Developments. Tables 8.5 to 8.17 below identify the cumulative visual effects each viewpoint will experience because of the Proposed Development on Site combined with the presence of cumulative sites within the view.

Table 8.5: Assessment of Cumulative Effects – View 02

View 02 – Ducie Street		
Visual sensitivity	Medium Low	
Baseline sites present	9	
Cumulative sites present	B	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted visual effects	Minor – Moderate Adverse	Minor – Moderate Neutral
Comments	Cumulative site C will be a prominent element of built form that will extend across a large portion of the left centre of the view. It will introduce a different aesthetic and perceptual quality to the view, by changing the existing area of surface car park into a new large-scale development that will project above the existing roof line of buildings in the view. There will also be a glimpsed view of baseline site 9. Despite the addition of these cumulative sites, the extent of the Proposed Development visible will remain the same. The Proposed Development will still project above the existing rooftops and will still be perceivable in the view. Therefore, the magnitude of change will remain at Low. However, the introduction of the cumulative sites means that the visual prominence of the Proposed Development will be reduced, and its perceived extension above existing roof tops will be lessened due to the scale and visible extent of baseline site 9. The nature of the visual effects will change from Adverse to Neutral.	

Table 8.6: Assessment of Cumulative Effects – View 03

View 03 – Laystall Street		
Visual sensitivity	Low	
Baseline sites present	1, 2, 9	
Cumulative sites present	None	
	Proposed Development	With addition of cumulative sites
Magnitude of change	High	Medium
Predicted visual effects	Moderate Beneficial	Minor - Moderate Beneficial
Comments	Baseline site 9 (when fully constructed) will be a prominent element of built form that will extend across a large portion of the right of the view. Although the existing listed building will be retained, the development will introduce a new, contemporary building that will be of a different aesthetic and perceptual quality. However, this will form a continuation of the built form along Laystall Street. There will also be a glimpsed view of cumulative site 2 in the left of the view. The perceived change to the view brought about by the Proposed Development on Site will be reduced.	

Table 8.7: Assessment of Cumulative Effects – View 04

View 04 – Rochdale Canal Towpath		
Visual sensitivity	Medium	
Baseline sites present	None	
Cumulative sites present	None	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Medium	Medium
Predicted visual effects	Moderate Neutral	Moderate Neutral
Comments	There is no visibility of any of the cumulative sites in the view. As such, the magnitude of change and predicted visual effects brought about by the Proposed Development will remain the same.	

Table 8.8: Assessment of Cumulative Effects – View 05

View 05 – Newton Street (adjacent to The Wentwood)		
Visual sensitivity	Medium Low	
Baseline sites present	None	
Cumulative sites present	C	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Negligible	Negligible
Predicted visual effects	Negligible	Negligible
Comments	Cumulative site C will be a prominent element of built form that will be distinctly perceivable in the centre of the view and screen the view of the Proposed Development. Therefore, the magnitude of change and predicted visual effects brought about by the Proposed Development will remain at Negligible.	

Table 8.10: Assessment of Cumulative Effects – View 06

View 06 – Great Ancoats Street / Newton Street Junction		
Visual sensitivity	Low	
Baseline sites present	6	
Cumulative sites present	C	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted visual effects	Minor Neutral	Minor Neutral
Comments	Cumulative site C will be a prominent and perceivable element of built form that will project above existing roof line in the right side of the view. It will also form a continuation of the built form along Great Ancoats Street. There will be a glimpse view of baseline site 6 at the end of the view (when fully constructed). Despite the addition of these sites, the Proposed Development will still be perceivable in the view and its visual contribution to the view will remain the same. Therefore, the change to the view brought about by the Proposed Development on Site will remain the same.	

Table 8.11: Assessment of Cumulative Effects – View 08

View 08 – Great Ancoats Street / Redhill Street		
Visual sensitivity	Medium Low	
Baseline sites present	1, 3, 8, 9, 10	
Cumulative sites present	C	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Medium	Low
Predicted visual effects	Moderate Neutral	Minor – Moderate Neutral
Comments	Cumulative site C will be a prominent element of built form that will be visible in the right of the view. There will be a glimpse of baseline site 3 through the tree canopy on the left of the view, which will be more apparent during winter months. The remaining cumulative sites will form a series of blocks that will introduce a different aesthetic and perceptual quality to the view, and project above existing rooftops. The perceived change to the view brought about by the Proposed Development on Site will be reduced.	

Table 8.12: Assessment of Cumulative Effects – View 09

View 09 – Great Ancoats Street / Redhill Street		
Visual sensitivity	Medium	
Baseline sites present	None	
Cumulative sites present	A, C, F	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted visual effects	Minor – Moderate Neutral	Minor – Moderate Neutral
Comments	Although there are glimpsed views of cumulative sites B and C in the view, these will not be distinctly perceivable within the existing cityscape. Therefore, the magnitude of change and predicted visual effects brought about by the Proposed Development will remain the same.	

Table 8.13: Assessment of Cumulative Effects – View 10

View 10 – New Islington Marina		
Visual sensitivity	Medium	
Baseline sites present	1, 8	
Cumulative sites present	A, F	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Medium	Medium
Predicted visual effects	Moderate Adverse	Moderate Adverse
Comments	There are minor glimpsed views of baseline site 3 and cumulative sites A and F through the tree canopy in the centre of the view. Although the visibility of these is likely to change seasonally, they will not be distinctly perceivable within the view and likely to be unnoticeable by the casual observer. Therefore, the magnitude of change and predicted visual effects brought about by the Proposed Development will remain the same.	

Table 8.14: Assessment of Cumulative Effects – View 11

View 11 – Old Mill Street		
Visual sensitivity	Medium Low	
Baseline sites present	8	
Cumulative sites present	C, F	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Negligible	Negligible
Predicted visual effects	Negligible	Negligible
Comments	Baseline site D and cumulative sites C and F will be visible at the end of the vista along Old Mill Street and there will be a glimpsed view of cumulative site C through the canopy of the tree in the right side of the view. However, these will not be distinctly perceivable within the view and therefore there will be no alteration to the magnitude of change or visual effects brought about by the Proposed Development.	

Table 8.15: Assessment of Cumulative Effects – View 12

View 12 – Great Ancoats Street / Old Mill Street		
Visual sensitivity	Low	
Baseline sites present	1, 8, 9	
Cumulative sites present	B, C	
	Proposed Development	With addition of cumulative sites
Magnitude of change	High	Medium
Predicted visual effects	Moderate Neutral	Minor – Moderate Neutral
Comments	Cumulative site C will be a prominent and distinctly perceivable element of built form that will project above existing roof lines. Baseline sites 8 and 9 and cumulative sites B and C will also be perceivable and will form a continuation of the built form in this part of the view. Although the Proposed Development will introduce a different aesthetic and perceptual quality to the view, it won't be incongruous given the scale of the cumulative sites in addition to the existing building such as Oxygen in the foreground. Therefore, the perceived change to the view brought about by the Proposed Development on Site will be reduced.	

Table 8.16: Assessment of Cumulative Effects – View 13

View 13 – Store Street Car Park		
Visual sensitivity	Low	
Baseline sites present	None	
Cumulative sites present	C	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Low	Low
Predicted visual effects	Minor Neutral	Minor Neutral
Comments	Apart from a glimpsed view of cumulative site C at the left side of the view, there is no visibility of other cumulative sites. As such, the magnitude of change and predicted visual effects brought about by the Proposed Development will remain the same.	

Table 8.17: Assessment of Cumulative Effects – View 14

View 14 – Ashton Canal Towpath		
Visual sensitivity	Low	
Baseline sites present	1, 8, 9	
Cumulative sites present	C, I	
	Proposed Development	With addition of cumulative sites
Magnitude of change	Medium	Low
Predicted visual effects	Minor – Moderate Neutral	Minor Neutral
Comments	The baseline (under construction) and cumulative sites in view will form a series of blocks that will introduce different aesthetic and perceptual qualities and will be perceivable across the view. Although the Proposed Development will remain a focal point in view, it won't be the only building to project above existing rooftops and will provide a continuation of the cumulative built form. As such, the perceived change to the view brought about by the Proposed Development on Site will be reduced.	

Summary of cumulative effects

- 8.9 None of the TCAs will experience a change in townscape effects due to the addition of the cumulative sites. Therefore, they will remain at Minor – Moderate Neutral for New Islington, Negligible for Ancoats and Northern Quarter and Minor Beneficial for Piccadilly.
- 8.10 In views 04, 05, 06, 09, 10, 11 and 13, the magnitude of change and resulting predicted level of cumulative visual effects will remain the same as the assessment of views without the cumulative sites. This is because cumulative sites are either not visible and / or only partially visible and glimpsed within the views. Views 02, 03, 08, 12 and 14 will experience a small reduction in the visual effects as a result of the addition of the cumulative sites. These will range from Negligible to Moderate Beneficial and Moderate Adverse.

9 Conclusions

Site proposals

- 9.2 The Site is in Manchester City Centre. It is bounded by Laystall Street to the north, Great Ancoats Street to the east, vacant land at Lomax Street to the south and an apart-hotel to the west. The Site extends to approximately 0.032 hectares. The Site is currently a construction compound for the alteration works to the adjacent apart-hotel. On the Great Ancoats Street / Laystall Street corner of the Site there is a digital roadside billboard, providing 24/7 advertisement along Manchester's main arterial route. The Site is currently closed off for public access and is secured by temporary security fencing. The Site consists of previously developed land and is predominantly hard standing with a limited amount of vegetation.
- 9.3 The proposals seek full Planning Permission for a hotel development comprising 154 hotel rooms (Use Class C1) with supporting internal amenity spaces, cycle parking and other associated works.
- 9.4 The design of the building and streetscape have been subject to extensive pre-application discussions to refine the form and appearance of the building. Through this process, potential adverse townscape and visual effects have been identified, and eliminated or reduced, and positive effects enhanced. Mitigation of adverse townscape and visual effects is therefore embedded in the Proposed Development, and no "applied" mitigation is proposed.

Townscape effects

- 9.5 It is identified that the proposed development results in Townscape Effects that are predicted to range from Negligible to Minor – Moderate Neutral. Major effects are limited to the Site only. It is likely that any development on the Site would cause a substantial alteration to its character but would be beneficial in nature.
- 9.6 The nature of change to the Piccadilly Townscape Character Area will be beneficial, as the proposals will introduce new built form to a currently vacant and degraded site and reinforce the local urban grain. The nature of change to the New Islington Townscape Character Area will be 'Neutral'. In this circumstance, it is considered that the resulting townscape effects will be neither Beneficial, nor Adverse. The Proposed Development will complement the scale, pattern and character of the existing townscape, and no distinctly discernible positive or negative character change will be apparent.
- 9.7 The effects on the townscape during construction will be limited, temporary and short term (2 to 3 years) and will be no greater than the long-term effects of the proposed development.

Visual effects

- 9.8 Viewpoint locations range from close to medium distance, with the furthest viewpoints located at the edge of the study area. The Visual Sensitivity of receptors range from Low to Medium.
- 9.9 The predicted Visual Effects of the Proposed Development range from Negligible to Moderate Beneficial and Moderate Adverse.

- 9.10 The nature of change for View 03 will be beneficial (Moderate Beneficial), whereas the nature of change for Views 02 and 10 will be adverse (Minor-Moderate Adverse and Moderate Adverse respectively).
- 9.11 For 7 viewpoints, the nature of change to the view will be 'Neutral'. In this circumstance, it is considered that the resulting visual effects will be neither Beneficial, nor Adverse. The Proposed Development will complement the scale, pattern and character of the existing view, and no distinctly discernible positive or negative visual change will be apparent.
- 9.12 Of the 12 views assessed, 5 will experience a Moderate effect. These are the only views that will experience a 'significant' effect, as outlined in the methodology

Cumulative Effects

- 9.13 There will be no changes to the townscape effects of any TCAs due to the addition of the cumulative sites.
- 9.14 The predicted visual effects for 7 of the 12 views (views 04, 05, 06, 09, 10, 11 and 13) will not change with the addition of the cumulative sites. 5 of the 12 views (Views 02, 03, 08, 12 and 14) will experience a small reduction in the visual effects due to the addition of the cumulative sites.
- 9.15 Although there are several sites within the study area that are under construction, they have formed the baseline assessment. Any consideration towards future, cumulative contribution of sites under construction has been included in the assessment and methodology.

Summary conclusion

- 9.16 Overall, it is considered that the proposals can be integrated without substantial harm to the character of the townscape or visual context. The townscape and visual context has capacity to accommodate change in the nature of the proposed development, due to the widespread presence of modern high-rise and high-density buildings, mixed architectural aesthetics and characters, and other proposed development. Summaries of Townscape Effects and Visual Effects are provided in **Table 8.1** and **Table 8.2** respectively.

Table 8.1: Townscape Effects Summary

Character Area		Townscape Sensitivity	Magnitude of Change	Townscape Effect and Nature	Cumulative Townscape Effect and Nature
1	New Islington	Medium Low	Low	Minor-Moderate Neutral	Minor-Moderate Neutral
2	Ancoats	High Medium	Negligible	Negligible	Negligible
3	Northern Quarter	High Medium	Negligible	Negligible	Negligible
4	Piccadilly	Low	Low	Minor Beneficial	Minor Beneficial

Table 8.2 Visual Effects Summary

View	Visual Sensitivity	Magnitude of change	Visual Effect and Nature	Cumulative Visual Effect and Nature
02	Medium Low	Low	Minor – Moderate Adverse	Minor – Moderate Neutral
03	Low	High	Moderate Beneficial	Minor – Moderate Beneficial
04	Medium	Medium	Moderate Neutral	Moderate Neutral
05	Medium Low	Negligible	Negligible	Negligible
06	Low	Low	Minor Neutral	Minor Neutral
08	Medium Low	Medium	Moderate Neutral	Minor – Moderate Neutral
09	Medium	Low	Minor – Moderate Neutral	Minor – Moderate Neutral
10	Medium	Medium	Moderate Adverse	Moderate Adverse
11	Medium Low	Negligible	Negligible	Negligible
12	Low	High	Moderate Neutral	Minor – Moderate Neutral
13	Low	Low	Minor Neutral	Minor Neutral
14	Low	Medium	Minor - Moderate Neutral	Minor Neutral

10 References

10.1 This TVA has been prepared with reference to the following:

Bennetts Associates, HS2 Manchester Piccadilly Strategic Regeneration Framework [internet]. Manchester: Bennetts Associates; 2014 [cited 2022 October 12]. Available from:

https://www.manchester.gov.uk/downloads/download/6117/hs2_piccadilly_srf

Land Use Consultants, Greater Manchester Landscape Character and Sensitivity Assessment [internet]. Manchester: Land Use Consultants; 2018 [cited 2022 September 30]. Available from: [https://www.greatermanchester-](https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf)

[ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf](https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf)

Landscape Institute, Institute of Environmental Management & Assessment. Guidelines for Landscape & Visual Impact Assessment, 3rd ed. London: Routledge; 2013

Manchester City Council, City Centre Strategic Plan 2015-2018 [internet]. Manchester: Manchester City Council; 2016 [cited 2021 September 29]. Available from:

https://secure.manchester.gov.uk/downloads/file/24745/city_centre_strategic_plan

Manchester City Council, Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) [internet]. Manchester: Manchester City Council; 2007 [cited 2022 September 29]. Available from:

https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424

Manchester City Council, Manchester's Local Development Framework Core Strategy Development Plan Document [internet]. Manchester: Manchester City Council; 2012 [cited 2022 September 29]. Available from:

https://secure.manchester.gov.uk/downloads/download/5672/core_strategy

Ministry of Housing, Communities and Local Government, National Planning Policy Framework [internet]. London: Ministry of Housing, Communities and Local Government; 2021 [cited 2022 September 29]. Available from:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Natural England, National Character Area profile: 55: Manchester Conurbation [internet]. London: Natural England; 2013 [cited 2022 September 30]. Available from:

<http://publications.naturalengland.org.uk/publication/5989113924681728?category=587130>

Whyard J. Strategic level city-wide urban characterisation study [internet]. Manchester: Manchester City Council; 2010 [cited 2022 September 30]. Available from:

https://www.manchester.gov.uk/downloads/500002/council_policies_and_strategies

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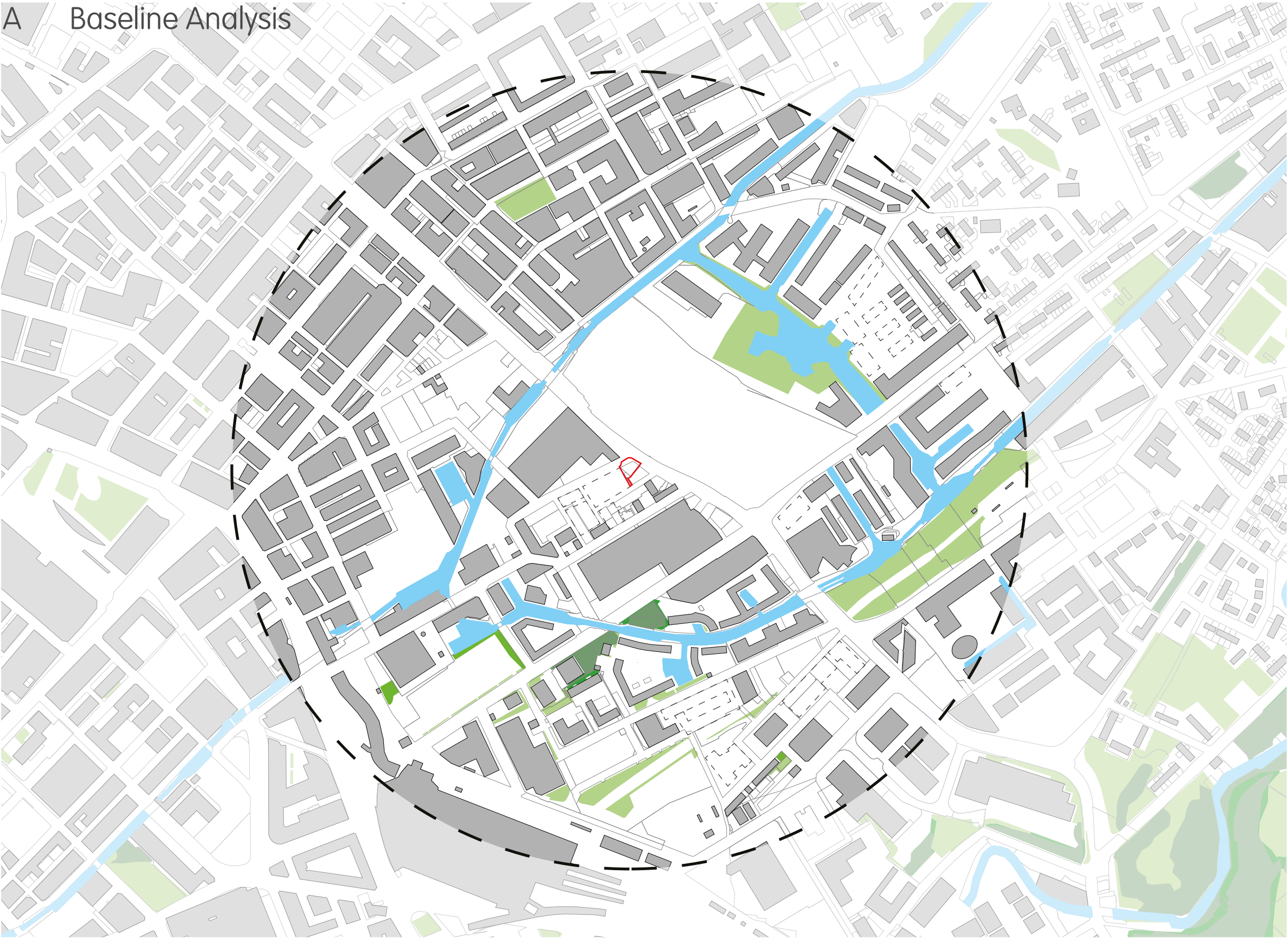
21 Illustrative View 11

22 Illustrative View 12

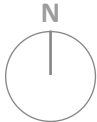
23 Illustrative View 13

24 Illustrative View 14

A Baseline Analysis



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Baseline Developments
 - Green space
 - Watercourse

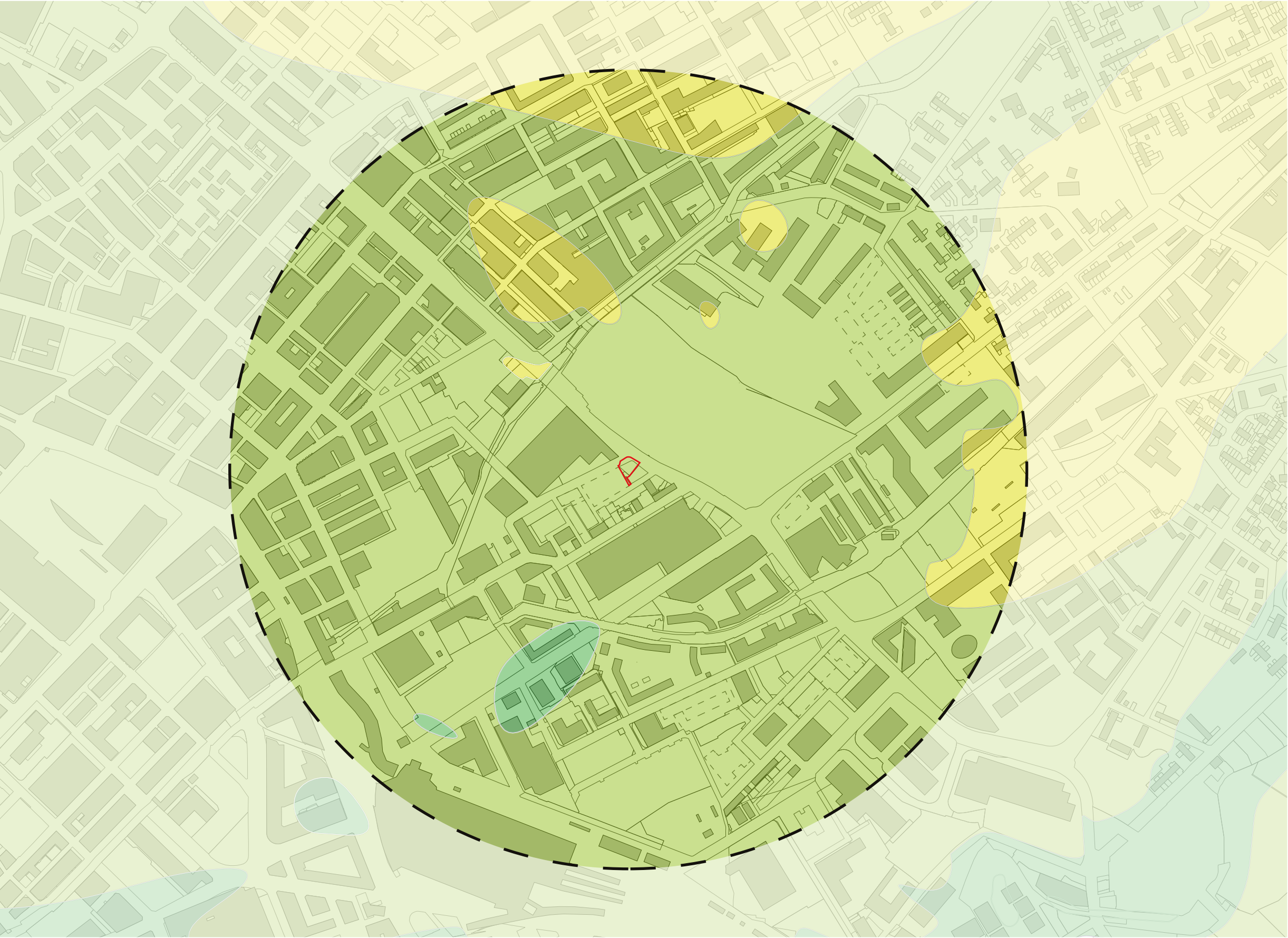








- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Baseline Developments
 - Main bus routes
 - Metrolink lines
 - Cycle routes



Key:

Site boundary

500m radius from site

50-60m

40-50m

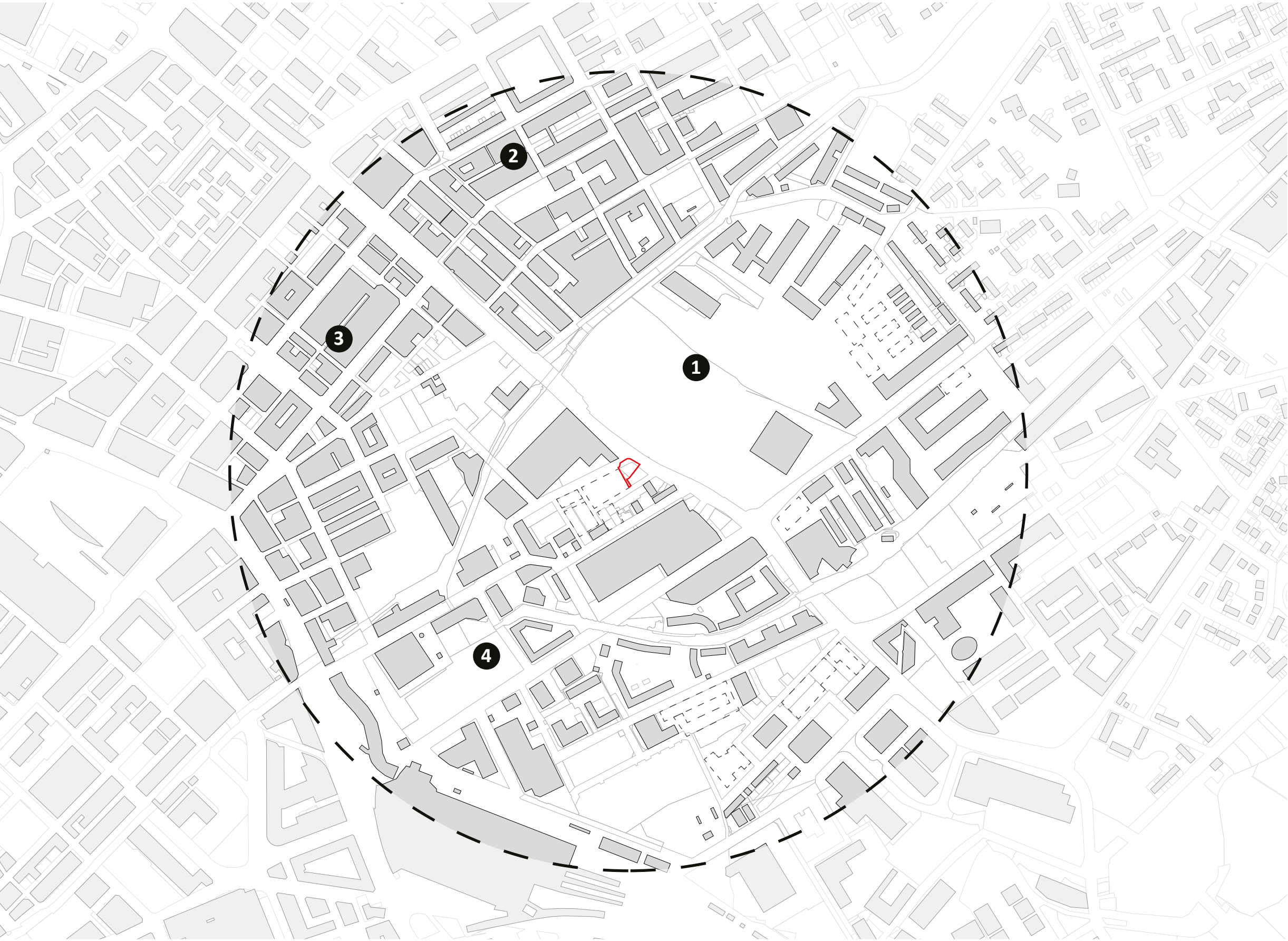
30-40m

Baseline Developments



Key:

- Site boundary
- 500m radius from site
- Buildings
- Baseline Developments
- Grade II Listed Building or Structure
- Grade II* Listed Building or Structure
- 1 Conservation Area 1 - Ancoats
- 2 Conservation Area 2 - Stevenson Square
- 3 Conservation Area 3 - Smithfield
- 4 Conservation Area 4 - Shudehill
- 5 Conservation Area 5 - Withworth Street and Princess street
- 6 Conservation Area 6 - George Street



Key:

- Site boundary
- 500m radius from site
- Buildings
- Baseline Developments
- 1 New Islington
- 2 Ancoats
- 3 Northern Quarter
- 4 Piccadilly

Character areas as defined in Manchester City Centre Strategic Plan 2015-2018 : https://secure.manchester.gov.uk/downloads/file/24745/city_centre_strategic_plan



Key:

- Site boundary
- 500m radius from site
- Buildings
- Baseline Developments
- 1 Piccadilly Basin SRF
- 2 Piccadilly North Neighbourhood
- 3 East Village Neighbourhood
- 4 Piccadilly Central
- 5 Manchester Piccadilly SRF
- 6 Portugal Street East SRF
- 7 Aytoun Street SRF / Kampus
- 8 Existing Piccadilly Station
- 9 HS2

Informations collected from March 2018 Manchester Piccadilly Strategic Regeneration Framework



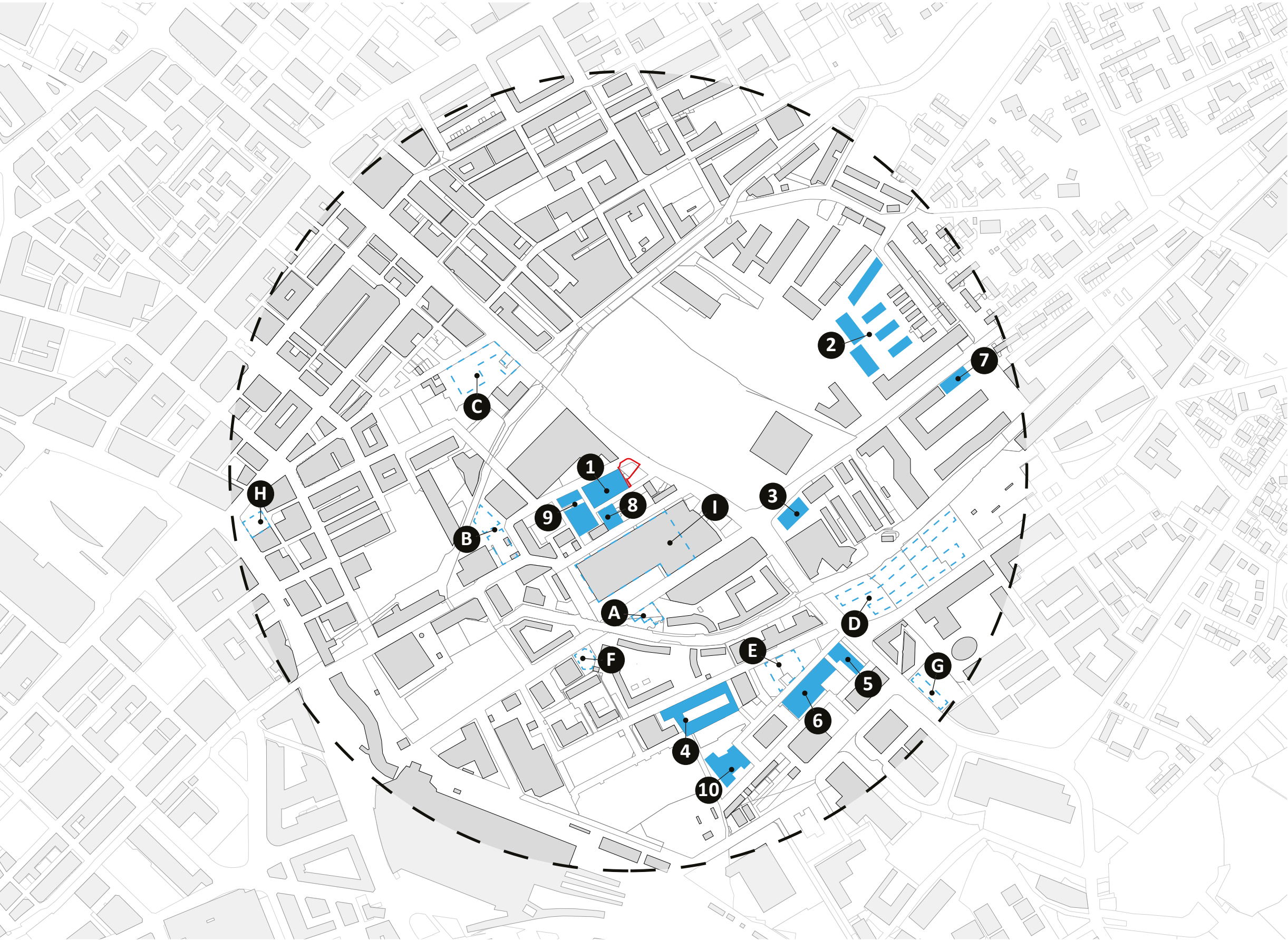
Key:

Site boundary

500m radius from site

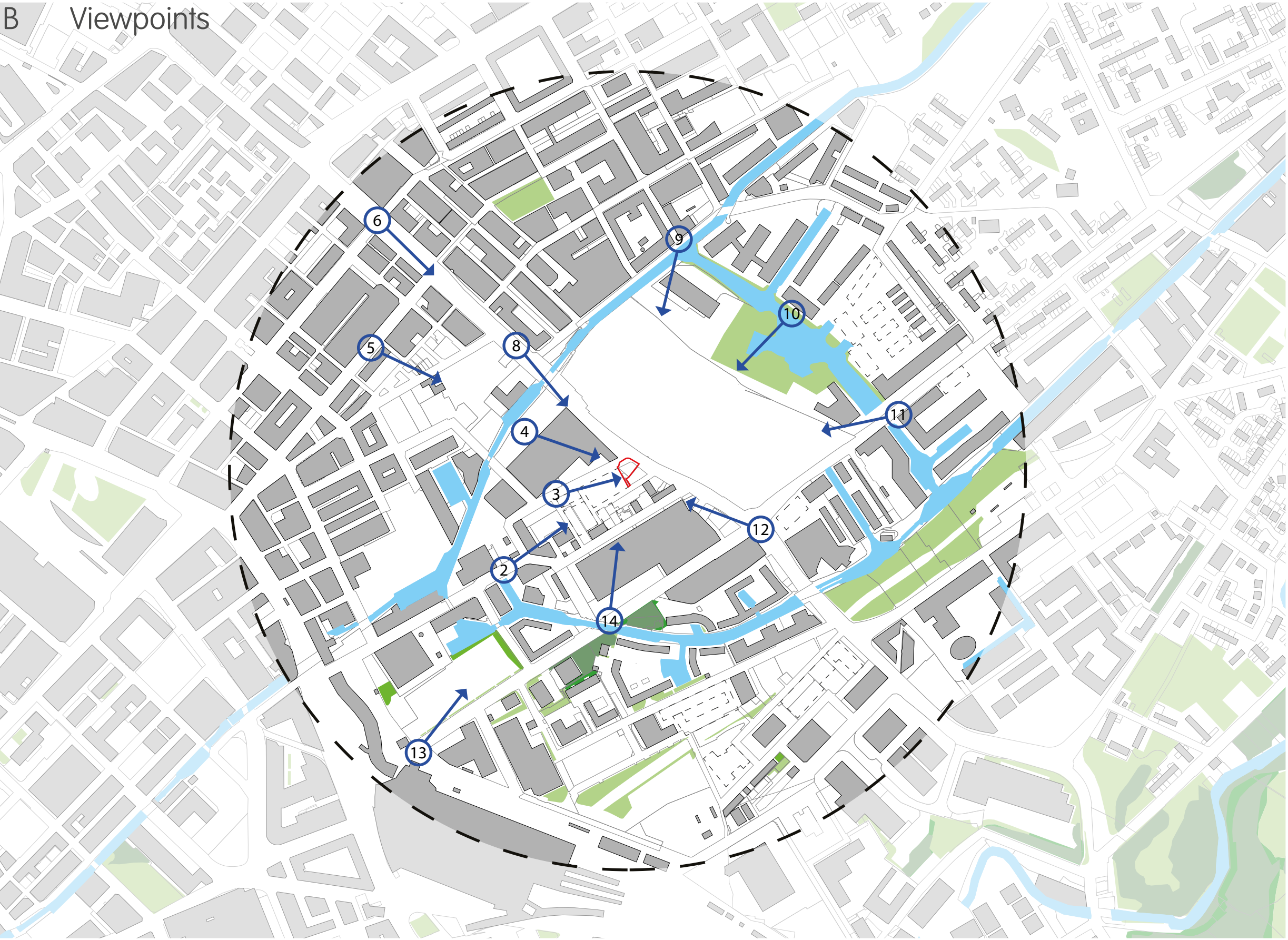


re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS	Scale: 0100m200m 1:5,000 N
	Figure 09: Zone of Theoretical Visibility			Approved by: MS		



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
- Committed Developments
- Baseline Developments
- 40 Laystall Street
125369/JO/2019
 - New Islington Phase 3
122598/FO/2019
 - New Islington Wharf - Phase 4
126669/FO/2020
 - Crusader Mill
113363/FO/2016
 - Victoria House
122000/FO/2018
 - The Castings
127317/FO/2020
 - Ancoats Dispensary
130356/FO/2021
 - 57-59 Ducie Street
120149/FO/2018
 - 32-34 Laystall Street
128911/FO/2020
 - The Fairfax
121099/FO/2018
- Cumulative Developments
- A Store Street
126608/FO/2020
 - B Eider House
115178/FO/2017
 - C Port Street
132489/FO/2021
 - D Electric Park
128191/FO/2020
 - E Ferrous
132214/FO/2021
 - F M1 Piccadilly, Store Street
132626/FO/2022
 - G Meininger Hotel
124495/FO/2019
 - H 67 Piccadilly
127538/FO/2020
 - I Presbar (The Foundry)
133523/FO/2022

B Viewpoints



Key:

-  Site boundary
-  Viewpoints
-  Baseline Developments

	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS	Scale:  1:5,000 
	Figure 11: Viewpoint Locations			Approved by: MS		



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 12: Illustrative View 02			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 13: Illustrative View 03			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 14: Illustrative View 04			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 15: Illustrative View 05			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 16: Illustrative View 06			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 17: Illustrative View 08			Approved by:	MS



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 18: Illustrative View 09			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 19: Illustrative View 10			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 20: Illustrative View 11			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 21: Illustrative View 12			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

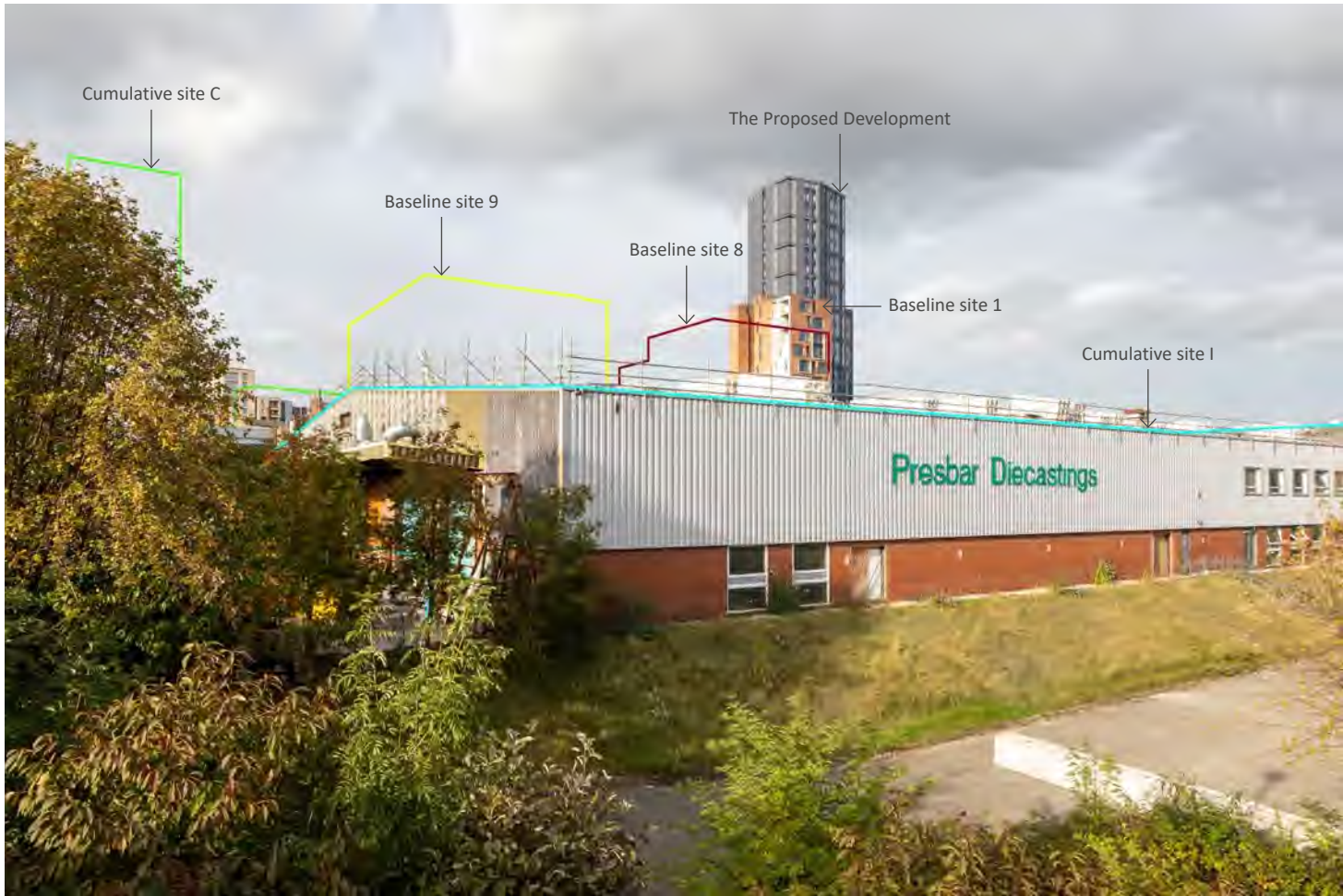
re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 22: Illustrative View 13			Approved by: MS	



Existing View



Proposed View



Proposed Cumulative View

re-form landscape architecture	Project: Laystall Street, Manchester	Sheet size: A3	Date: 23.11.2022	Drawn by: JR	Checked by: MS
	Figure 23: Illustrative View 14			Approved by:	MS

Appendix B

TVA Assessment Methodology

Introduction

1. This Appendix sets out the methodology adopted within this Townscape and Visual Assessment (TVA) to assess the townscape and visual effects of the proposed intervention. The methodology is informed by guidance contained within;
 - i **Guidelines for Landscape and Visual Impact Assessment** (The Landscape Institute and Institute of Environmental Assessment, 3rd Edition, 2013), often referred to as 'GLVIA 3'. Note: Terminology within GLVIA 3 (e.g. susceptibility) that is referred to within this methodology is recognised as being interchangeable between 'landscape' and 'townscape' assessment.
 - ii **Townscape Character Assessment Technical Information Note 05/2017** - Revised April 2018 (The Landscape Institute).
2. As defined within GLVIA 3 'Townscape' refers to areas where the built environment is dominant and includes buildings, the relationship between them, different types of urban spaces and relationship between buildings and space. Townscape also reflects the relationship between people and place.
3. Townscape and visual matters are separate, although closely related and interlinked issues, and are dealt with as such throughout the TVA. The methodologies for assessing both are outlined separately below.

Baseline Study

4. The initial step of the TVA is to review the existing townscape and visual resource in the vicinity of the proposed intervention, known as the 'baseline' townscape and visual conditions. This is a process of gathering information, as part of a desk study and subsequent field survey work, to understand features and characteristics of the townscape, the way it is experienced, it's quality and value or importance of the visual resources in the vicinity of the proposed intervention. The data collected forms the basis from which the townscape and visual effects of the intervention are identified and assessed.
5. The baseline study records the existing elements that make up the townscape in the study area, including:
 - Urban structure and built form, including urban grain, scale, massing, density and building height;
 - Heritage assets, including listed buildings, scheduled monuments, Conservation Areas and registered parks and gardens;
 - Green infrastructure and public realm;
 - Movement and connectivity, including legibility and permeability, public rights of way and classifications (motorways, A roads, B roads etc);
 - The aesthetic and perceptual aspects of the townscape: Scale, complexity, openness, enclosure and activity;

- The condition of the townscape, i.e. the state of an individual area; and
- Reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area.

This informs a concise description of the existing character of the intervention site and its surrounding townscape context and enables the classification of the townscape into distinct character areas or types, which share common features and characteristics.

6. The visual baseline study records and establishes the following:

- The area in which the intervention may be visible. This is identified by a process of map interpretation and / or digital mapping to construct a map showing the area from which the proposed intervention may theoretically be visible, or its Zone of Theoretical Visibility (ZTV)
- The different types of people or townscape settings (receptors) which may experience views of the proposed intervention and the viewpoints where they will be affected
- The nature of the views at the viewpoint

Assessment of Townscape Effects

General

7. The townscape assessment considers the potential effects of the proposed intervention on the components of the townscape (as identified within the Baseline Study). Physical change to the intervention site may result in changes to the distinctive character of the townscape and it's context and how it is perceived.
8. Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.
9. Townscape receptors which could be affected by a proposed intervention may include:
 - Individual constituent elements and features;
 - Specific aesthetic and perceptual qualities; and
 - The overall character and key characteristics as experienced in different areas (e.g. townscape character areas or types).
10. The Significance of the Townscape Effects identified is determined by a consideration of the **Sensitivity** of the townscape receptors and the **Magnitude of Change** to the townscape;
 - The **Sensitivity** of a townscape receptor combines judgements of their **Susceptibility** to the type of intervention proposed and the **Value** attached to the townscape receptor.

Sensitivity = Susceptibility + Value

- The **Magnitude of Change** to the townscape receptor depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.

Magnitude of Change = Size/scale of intervention + geographical extent of change + duration / reversibility of change

(Refer to Figure A: Townscape Assessment Process and Table 6: Significance Townscape Effects)

Townscape Susceptibility

11. Susceptibility is defined as the ability of the townscape receptor (whether it be the overall character or quality of a particular townscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed intervention without change to the underlying baseline situation and/or the achievement of townscape planning policies and strategies. The susceptibility of a townscape to change is dependent on the characteristics of the receiving townscape and the type and nature of the intervention proposed. (see paragraph 5.40 of GLVIA 3).

(Refer to Table 1: Townscape Susceptibility)

Townscape Value

12. This is defined as the relative value that is attached to different townscapes by society. Townscapes can be valued by different people for different reasons, connected to a range of factors including townscape quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. This consensus can be recognised at a local, regional or national or international scale. (see paragraph 5.44 and 5.45 of GLVIA 3).

(Refer to Table 2: Townscape Value)

Townscape Quality

13. Quality is defined as a measure of the physical state of the townscape. It may include the extent to which typical character is represented in individual areas, the intactness of the townscape and the condition of individual elements.
14. A judgement of the townscape quality is considered an important consideration in determining townscape value.

(Refer to Table 3: Townscape Quality)

Townscape Sensitivity

15. The sensitivity of a townscape receptor combines judgements of their Susceptibility to the type of intervention proposed and the Value attached to the townscape. (see paragraph 5.39 of GLVIA 3).

(Refer to Table 4: Townscape Sensitivity)

Magnitude of Change (Townscape)

16. Is defined as the degree of change to the townscape receptor in terms of the following:

- Size and scale of intervention that is proposed. This relates to both physical scale of the intervention and the degree of aesthetic / perceptual qualities that are altered.
- Geographical extent over which the townscape effects will be experienced. This is distinct from size or scale, as for example there may be large scale addition to a very localised area or small-scale addition to a large geographical area. In summary, the geographical extent may be a site level or the immediate setting of the site, or to a larger extent that effects the wider townscape character area or several townscape character areas.
- Duration and reversibility of the intervention. Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence. E.g. construction work on Site is short term, whereas the completed intervention may be long term.

(Refer to Table 5: Magnitude of Change [Townscape])

Embedded Mitigation

17. Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been 'embedded' into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on townscape character are designed out, and the opportunity for beneficial effects is maximised
18. Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site.

Figure A: Townscape Assessment Process

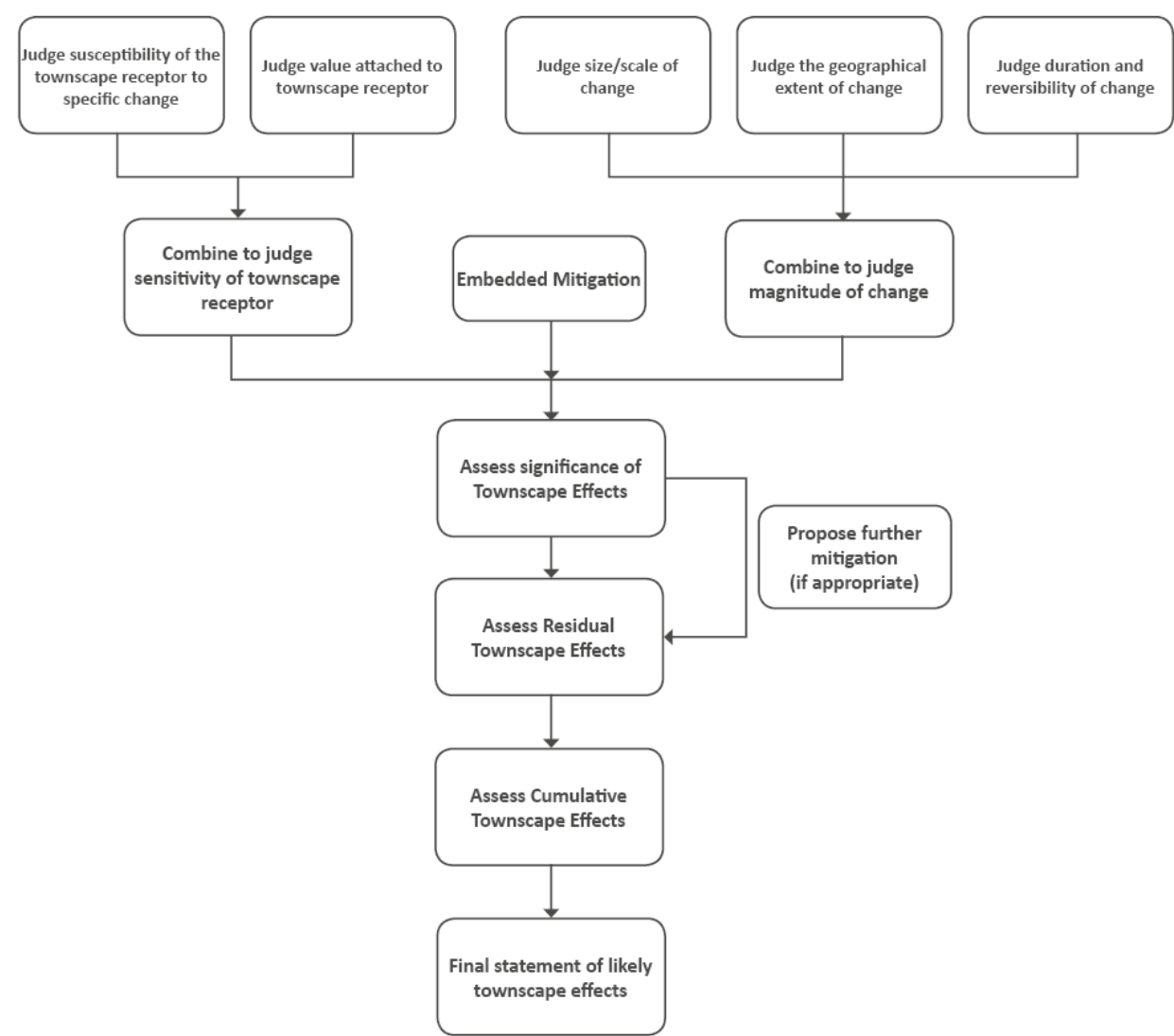


Table 1: Townscape Susceptibility

Level	Description
High	Little or no ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies or strategies
Medium	Some ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies
Low	An ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies.

Table 2: Townscape Value

Level	Description	Level	Typical Examples
Exceptional	Exceptional importance and / or rarity. High / Very High Quality No or very limited potential for substitution	International, National	World Heritage Site
High	High importance and / or rarity. Good / High Quality Limited potential for substitution.	National, Regional, Local	National Park, Areas of Outstanding Natural Beauty (AONB), Conservation Area
Moderate	Medium importance and / or rarity. Medium / Good Quality Limited / some potential for substitution	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Low	Low importance. Poor / Medium Quality with degradation Frequent and common with scope for substitution	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Very Low	No notable importance. Poor / Very Poor Quality and widely degraded / damaged Frequent and common with scope for substitution	Local	Areas identified for recovery.

(Also see Table 3 for Quality criteria)

Table 3: Townscape Quality

Level	Description
Very High	Very strong and distinctive urban structure, with characteristic urban grain and architectural qualities, creating an overall strong sense of place Distinct and widespread features worthy of conservation Presence of large scale, high quality and widespread planned green infrastructure and public spaces, that is evidently well maintained and has a positive contribution to the character of the townscape as a whole. Very good conditions with no detracting features.
High	Strong urban structure, with characteristic urban grain and architectural qualities creating a notable sense of place. Distinct features worthy of conservation with some limited scope to improve Presence of several instances of managed green infrastructure and public spaces, that is evidently well maintained and positively contributes to the character of the townscape in most cases. Good condition with very occasional / limited detracting features
Good	Distinguishable urban structure, with some characteristic urban grain and architectural qualities Some features worthy of conservation with scope to improve Presence of some green infrastructure and public space, with instances of well-maintained elements and areas requiring improvement, that overall positively contribute to the townscape. Good condition with some detracting features
Medium	Relatively distinguishable urban structure, with an urban grain and architectural qualities that are imbalanced or considered uncharacteristic in places Limited presence of managed green infrastructure and public space, with a number of instances that require improvement. Limited features worthy of conservation with scope to improve Moderate condition with some detracting features
Poor	Weak urban structure, with mixed urban grain and no notably distinguishable architectural qualities Very isolated elements of managed greenery and lack of public space. Lack of management and intervention has resulted in degradation Limited features worthy of conservation Poor condition with frequent detracting features
Very poor	Degraded and damaged urban structure with no distinguishable urban grain or architectural qualities No managed greener or public open space. Lack of management and intervention has resulted in significant degradation Isolated / no features worthy of conservation. Degraded and damaged condition with widespread and frequent detracting features

Table 4: Townscape Sensitivity

		Townscape Susceptibility		
		Low	Medium	High
Landscape Value	Exceptional	High Medium	High	High
	High	Medium	High Medium	High
	Moderate	Medium Low	Medium	High Medium
	Low	Low	Medium Low	Medium
	Very Low	Low	Low	Medium Low

Note: In this TVA Townscape Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Townscape Effects. For example, where the Townscape Sensitivity is High Medium, 'High' will be taken forward to assess Townscape Effects (see Table 6).

In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Townscape Effects so that it is clear how each judgement has been made.

Table 5: Magnitude of change (Townscape)

Level	Description
High	<i>Total loss or substantial alteration to key elements / features / characteristics of the baseline or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving townscape.</i> The intervention is of large physical scale that is uncharacteristic of the receiving townscape and would impose a totally different aesthetic and perceptual quality to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would influence several townscape character types / areas
Medium	<i>Partial loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving townscape.</i> The intervention is of a moderate to large physical scale and would introduce a number of different aesthetic and perceptual qualities to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would only influence the townscape character type/area within which the proposal lies.
Low	<i>Minor loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving townscape.</i> The intervention is of a small or moderate scale and would only introduce a minor difference in aesthetic and perceptual quality to the site in comparison to the baseline conditions. The change brought about by the proposed intervention would be localised and at the level of the immediate townscape setting of the site.
Negligible	<i>Very minor loss or alteration to one or more to key elements/ features/ characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving townscape.</i> The intervention is of a small scale and would not introduce any discernible difference in aesthetic and perceptual quality to the site in comparison to the baseline conditions The change brought about by the proposed intervention would be at site level and within the intervention site itself.

Table 6: Significance of Townscape Effects

		Townscape Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major effect
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

19. In accordance with the methodology suggested by the GLVIA 3, the nature of effect in this assessment are classified as follows:

Major Adverse Effect: Where the proposed intervention would result in a complete variance from the scale, pattern and character of the townscape, and cause a very high quality townscape to be permanently changed and its quality diminished.

Moderate Adverse Effect: Where the proposed intervention would be out of scale with the townscape, or conflict with the local pattern and character, and cause an adverse effect on a townscape of recognised quality.

Minor Adverse Effect: Where the proposed intervention would not quite fit into the local scale and pattern of the townscape, and affect an area of recognised character.

Minor Beneficial Effect: Where the proposed intervention would fit in well with the scale, character and pattern of the area, and has the potential to improve the existing townscape quality.

Moderate Beneficial Effect: Where the proposed intervention would fit in well with the townscape character of the area, and improve the quality of the townscape.

Major Beneficial Effect: Where the proposed intervention would fit in very well with the townscape character of the area, and greatly improve the quality of the townscape.

The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither 'beneficial' or 'adverse' nature of change. This will result in a **Neutral** outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention would complement the scale, pattern and character of the existing townscape, and no distinctly discernible positive or negative character change is apparent.

20. Townscape effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be 'Significant'. All other effects are considered to be 'not significant'.

Assessment of Visual Effects

General

21. The townscape assessment considers the potential effects of the proposed intervention on views from within the townscape and if necessary, from individual or isolated components, such as small grouping of, or singular properties. It also considers more distant views across a townscape.
22. When assessing the visual effect of the proposed intervention, the area from which the proposed intervention is theoretically visible is established on plan through desktop surveys (or using digital software if available). Once this Zone of Theoretical Visibility (ZTV) is established, then the true visibility of the intervention site is checked on site in order to understand the screening effect of existing buildings, vegetation and other features and the effect of distance on a receptor's perception of the site. A number of key views are then selected within these areas which are most representative of the available views of the site.
23. Viewpoints are selected in order to demonstrate representative scenarios. It is not required that the assessment describe every effect of the proposed intervention, but only the main or likely level visual effects which are required to inform the decision-making authority. If possible, the viewpoints are agreed in advance with the local authority.
24. Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.
25. The Significance of the Visual Effects identified is determined by a consideration of the **Sensitivity** of the visual receptors and the **Magnitude of Change** to the view;

- The **Sensitivity** of a visual receptor combines judgements of their **Susceptibility** to the type of intervention proposed and the **Value** attached to the particular view.

Sensitivity = Susceptibility + Value

- The **Magnitude of Change** to the view depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.

Magnitude of Change = Size/scale of intervention + geographical extent of change + duration / reversibility of change

(Refer to Figure B: Visual Assessment Process and Table 11: Significance of Visual Effects)

Visual Susceptibility

26. As defined within GLVIA 3, the susceptibility of different visual receptors to change in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention or interest may there be focused on the view and the visual amenity they experience at particular locations

(Refer to Table 7: Visual Susceptibility)

Value attached to Views

27. Judgements made about the value attached to views consider

- Recognition of the importance of the particular view, for example in relation to heritage or cultural assets, or through planning designations;
- Recognition of the quality of the townscape that is in view and the extent of visibility, for example wide panoramic views or restricted, narrow views;
- Indicators of the value attached to views by visitors, for example through appearance in guidebooks, provision of facilities for enjoyment of the view (including seating, parking, interpretive material) and references to them in literature or art.

(Refer to Table 8: Value attached to View)

Visual Sensitivity

28. The sensitivity of a visual receptor combines judgements of their susceptibility to the type of intervention proposed and the value attached to the view. (see paragraph 6.31 of GLVIA 3).

(Refer to Table 9: Visual Sensitivity)

Magnitude of Change (Visual)

29. As defined within GLVIA 3, the Magnitude of Change is the degree of change to the view in terms of;

Size or scale

- Size and scale of the proposed intervention in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed intervention;
- The degree of contrast or integration of any new features or changes in the townscape with the existing or remaining townscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;
- The nature of the view of the proposed intervention, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed.

Geographical extent

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed intervention;
- The extent of the area over which the change would be visible.

Duration and reversibility of the visual effect

Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence.

Embedded Mitigation

30. Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been ‘embedded’ into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on visual amenity are designed out, and the opportunity for beneficial effects is maximised
31. Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site

Figure B: Visual Assessment Process

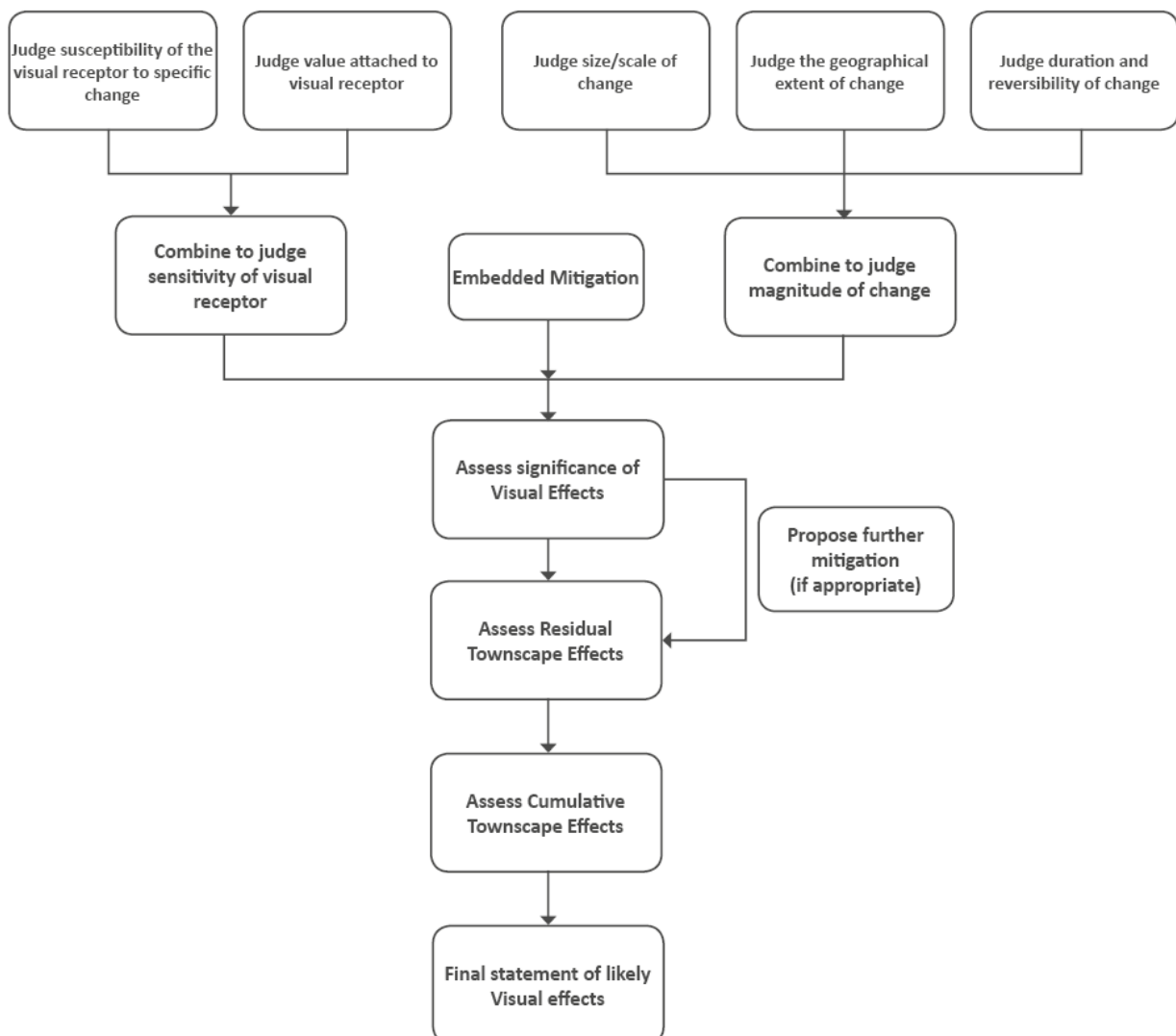


Table 7: Visual Susceptibility

Level	Description
High	Residents at home People, whether residents or visitors, who are engaged in outdoor recreation, including using public rights of way, whose attention or interest is likely to be focused on the townscape or particular buildings and particular view(s) e.g. within World Heritage Sites or Conservation Areas. Visitors to heritage assets, or to other attractions and public spaces, where views of the surroundings are an important contributor to the experience. Communities where views contribute to the setting enjoyed by residents in the area.
Medium	Travellers on road or rail, where the views are transient and sporadic, but have a special significance in either the journey or the expression of the place being visited. Users of streets and public spaces where the enjoyment of the townscape is incidental rather than the main interest.
Low	People at their place or work, whose attention may be focused on their work or activity and not their surroundings, or where the setting is not important to the quality of working life. Travellers on road or rail, where the speed of travel and nature of the views involved are short lived and have no special significance.

Table 8: Value attached to Views

Level	Description
High	Iconic, recognised or protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area or literature / art. Largely uninterrupted, elevated, panoramic or distant views of a valued townscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with distinctive features, or over a townscape of recognised character and quality, but relatively typical of the locality. Generally uninterrupted view / some minor obstruction Generally attractive with some detracting features
Low	Views of a degraded / damaged townscape or features with a low value and quality Restricted views with interruptions to the extent of view

Table 9: Visual Sensitivity

		Visual Susceptibility		
		Low	Medium	High
Value attached to view	High	Medium	High Medium	High
	Moderate	Medium Low	Medium	High Medium
	Low	Low	Medium Low	Medium

Note: In this TVA Visual Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Visual Effects. For example, where the Townscape Sensitivity is High Medium, ‘High’ will be taken forward to assess Visual Effects (see Table 11).

In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Visual Effects so that it is clear how each judgement has been made

Table 10: Magnitude of change (Visual)

Level	Description
High	<i>Total loss or substantial alteration to the baseline view or introduction of elements considered to be totally uncharacteristic to view.</i> The proposed intervention would occupy a large and extensive proportion of the view and would be easily noticed by the observer. The angle of the view and distance from the proposed intervention would result in an obvious change to the existing view and would significantly change the character or quality of the view. The proposed intervention significantly breaks the skyline / roofscape and is likely to be visible across an extensive area.
Medium	<i>Partial loss or alteration to the baseline view or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic of the view</i> The proposed intervention would occupy a partial proportion of the view and would likely be noticed by the observer. The angle of the view and distance from the proposed intervention would result in a perceivable change to the existing view that will change the character or quality of the view. A small proportion of the proposed intervention breaks the skyline / roofscape and is likely to be visible across a relatively localised area.
Low	<i>Minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view.</i> The proposed intervention would occupy only a small proportion of the view / may only be glimpsed in part and would unlikely to be clearly noticeable by the observer. The angle of the view and distance from the proposed intervention would result in a slightly perceptible change in the existing view but this would not affect the character or quality of the view. The proposed intervention does not break the skyline / roofscape and is likely to be visible within a confined to a very limited area.
Negligible	<i>Very minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view.</i> The proposed intervention would not be visible / would occupy only a slight proportion of the view and not likely be noticed by the observer. The angle of the view and distance from the proposed intervention would result in no perceptible change in the existing view and the will not result in a change in character or quality of the view. The proposed intervention does not break the skyline / roofscape and is likely to be visible within the site extents only

Table 11: Significance of Visual Effects

		Visual Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major effect
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

32. The nature of effect in this assessment is classified as follows:

Major Adverse Effect: Where the proposed intervention would cause a significant deterioration in the existing view.

Moderate Adverse Effect: Where the proposed intervention would cause a noticeable deterioration in the existing view.

Minor Adverse Effect: Where the proposed intervention would cause a slight deterioration in the existing view.

Minor Beneficial Effect: Where the proposed intervention would cause a slight improvement in the existing view.

Moderate Beneficial Effect: Where the proposed intervention would cause a noticeable improvement in the existing view.

Major Beneficial Effect: Where the proposed intervention would cause a significant improvement in the existing view.

The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither beneficial or adverse change. This will result in a **Neutral** outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention would complement the scale, pattern and character of the existing components within view, and no distinctly discernible positive or negative change to visual amenity is apparent.

33. Visual effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be ‘Significant’. All other effects are considered to be ‘not significant’.

Assessment of Cumulative Effects

34. The purpose of cumulative townscape and visual effects is to identify additional changes caused by the proposed intervention in addition to other similar developments, or as the combined effect of a set of developments taken together.
35. The assessment of cumulative effects in this report focuses specifically on the effects of the proposed intervention in addition to other developments of a similar scale and type within a distance radius defined and justified within the main report. This is based upon a ZTV (Zone of Theoretical Visibility) exercise. Beyond the extent of the defined radius, it is considered that there will be no likely perceivable change to views of the proposed intervention on Site, and no likely cumulative townscape effects in relation to the proposed intervention on Site.
36. Cumulative townscape effects are defined as effects that can impact on either the physical fabric or character of the townscape or any special values attached to it. (GLVIA 3 Chapter 7.3)
37. Cumulative visual effects are defined as effects that can be caused by combined visibility, which occurs where the observer is able to see two more developments from one viewpoint and / or sequential effects which over when the observer has to move another viewpoint to see different developments. (GLVIA 3 Chapter 7.3). Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths.
38. The approach to assessing cumulative effects is guided by the same principles as to the approach to the initial project assessment and considers a combination of susceptibility and value (sensitivity) and magnitude of change to determine the combined effects.
39. When a Committed Development is under construction on site, it is categorised as a 'Baseline Development'. These are identified within the assessment document and figures. At the time of the assessment, a Baseline Development may be in the early stages of construction, and such does not closely resemble the massing and aesthetic upon completion. In this instance, the assessment places consideration towards the current incomplete (and sometimes not visible) state of the development and assesses its potential future impacts as per the Assessment of Cumulative Affects Methodology above.

Appendix C:

Methodology for producing views and photomontages

Choosing the viewpoints

1. The siting of viewpoints for the visual assessment must balance 2 factors:
 - a. The likely significance of effects; and
 - b. How typical, or representative the view is
2. In some circumstances, a viewpoint may also be chosen due to the cumulative effects the proposed intervention will have on the landscape.
3. Whilst the choice of viewpoints is very important, the LVIA should also be based on other aspects. It is important that over-emphasis on viewpoint assessment is avoided as this may create the erroneous assumption that this is the only aspect of LVIA (SNH Visual representation of wind farms v.2.1, 2014).
4. It is important that viewpoints can be safely and legally accessed. Some viewpoints might be judged inappropriate for formal visualisations due to unacceptable health and safety risks, or limitations on access.
5. A proposal may not be visible in all viewpoints chosen. However, the modelling exercise can be undertaken in these instances in order to determine any visual effects from this representative location. The locations of all viewpoints should be recorded on file, even when these are superseded or removed at later stages of the LVIA process.

Overview on producing photomontages

6. The use of photomontages for representing an existing and proposed visual effect is a useful tool for the LVIA assessment. A photomontage consists of an existing view in combination with a computer-generated image of a proposed intervention. They are used to illustrate the likely view of a proposed intervention as it would be seen in a photograph, not as it would appear to the human eye in the field (SNH *Visual representation of wind farms v.2.1, 2014*). They provide a two-dimensional image that can be compared to the actual view of the landscape to inform the assessment of visual effects, such as scale and potential appearance of the proposed intervention.
7. It is important to recognise that photomontages can never exactly match what is experienced in reality. The purpose of photomontages is to provide a representation of the proposal that is accurate enough for the potential visual effects to be fully understood (ibid.). The visual representation will not provide the full picture with regards to potential visual effects, but rather, they inform the assessment process by which judgements are made (ibid.). They do not show other qualities of the landscape experience that can only be appreciated in the field.

Methodology for producing photomontages

8. The camera is mounted on a tripod at eye-level, which is 1.65m with a +/- 100mm tolerance. The camera is levelled on the tripod using a spirit level. The location of the camera is recorded in the field.
9. The camera lens is set to a focal length of between 35-50mm. While a camera lens with a fixed focal length of 50mm is recommended, it is recognised that there is no single best focal length that works best under all circumstances (Landscape Institute *Advice Note 01/11*, 2011). The metadata for the focal length is recorded and displayed alongside each view.
10. It is possible to have a single image to capture the necessary information for a viewpoint, however it is recognised that the field of view (usually around 40 degrees) will be insufficient to capture the breadth of information required to represent the intervention proposals and relevant context (ibid.). A series of photographs of the view, stitched together as a panorama is often more informative.
11. The view is taken as a series of photographs, with the site to the centre of the view where possible. Photographs are taken in landscape format. However, in some circumstances, such as a steep sided valley or viewpoints which are very close to the proposal, it may be necessary to use portrait format to capture the full vertical extent of the landscape within the view.
12. While taking the photos, particular care is placed on rendering all points in the scene as sharply as possible to avoid any areas of selective focus; capturing all tonal detail to avoid excessively bright or dark areas; and, avoidance of atypical feature particular in the foreground, such as a single tree. Conversely, it is also unacceptable to move too far from the most prominent viewpoint in order to avoid typical foreground objects, such as hedgerows and other boundary treatments.
13. The photographs are stitched together using suitable software such as Adobe Photoshop. The 'Automerger' function stitches the images together into one single panorama. The images must be stitched as a 'cylindrical' view to avoid distortion of the panorama at the edges which commonly occurs using the 'perspective' Automerger function.
14. There should be a minimum of post-processing image enhancement. However, it is recognised that careful adjustment of contrast or sharpening of features may help make fine details, which are visible in the field, visible on printing (SNH *Visual representation of wind farms v.2.1*, 2014). The image resolution should also be sufficient in Photoshop to assist with sharpening the image. A resolution of 300 dpi is used for the panoramas.
15. Enhancement and rendering cannot compensate for photographs that have been taken in poor light or weather conditions. In these circumstances, the photographs are retaken.
16. The 3D rendering of the intervention proposals are produced in suitable software, such as Sketchup. The buildings are modelled according to their proposed heights and floor levels. If information on material colours and tone are available, these are rendered within the model. The model is set to world co-ordinates, and the viewpoints located within the model space to their correct co-ordinates, orientation and height above datum (AOD). Where possible, the site contours are modelled, and in order to assist the next stage of production, notable features (such as existing buildings, walls, masts etc.) are modelled to their correct heights and massing.

17. The scene in the 3D model space is captured from each viewpoint. This scene corresponds to the angle of view within the panorama, with the scene camera set at the same height as the panorama. The field of view in the 3D model is adjusted to match as closely as possible the field of view to the panorama. The accuracy of the matching is dependent on the camera focal length, the number of individual photos that combine to make the panorama, and the conversion of the camera metadata into equivalent data in the modelling software. The scene is then exported as a high-resolution PDF which is then overlaid onto the panorama.
18. Matching the 3D model scene to the panorama is achieved by aligning landscape features modelled in 3D to those on the panorama, such as an existing building or topographical features. Adjustments are made, such as scaling, until a satisfactory match between the model features and the panorama are achieved across the whole width of the view, to ensure that there are no errors of scale. If this cannot be achieved, then the fields of view do not exactly match between the model and photomontage and the parameters must be adjusted (*SNH Visual representation of wind farms v.2.1*, 2014).
19. Often small rotation needs to be applied to the 3D model scene to compensate for residual errors in modelling. Other differences between 3D modelling and the panorama must be taken into account. These include: changes in perspective and angle of the camera in the 3D model; the composition of the panorama from individual photographs which affects the projection of the image on a 2D plane; and the curvature of the earth. As a result, the modelling of the proposed intervention, and subsequent adjustment and alignment of the scene to the view, requires professional judgement by the landscape professional to ensure the scale and height of the proposed intervention are appropriate within the view (*Landscape Institute Advice Note 01/11*, 2011).
20. Mitigation is located within the 3D model and photomontage to the agreed heights.
21. The photomontage is exported from Photoshop at a high-resolution Jpeg, typically at 300 dpi. The image is then placed in a standard A3 template. Alongside each view there will be the following information:
 - a. Precise location reference (OS grid reference or UK National Grid eastings and northings)
 - b. Viewpoint altitude (AOD)
 - c. Camera type, make and focal length
22. Viewing the images printed on paper, it is recommended that photomontages are simply viewed at a comfortable arm's length.

Note for ZTV:

23. ZTVs indicate areas from where a proposal is theoretically visible within the study area, but they cannot show what it would look like, nor indicate the nature or magnitude of landscape or visual impacts. This includes for private properties and land that is not publicly accessible.

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