
One Medlock Street
Environmental Statement
November 2022



ENVIRONMENTAL STATEMENT

VOLUME 3: TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

Site name: One Medlock Street, Manchester

Project Name: One Medlock Street
TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

Planit-IE Ltd

Date: OCTOBER 2022

One Medlock Street Townscape & Visual Impact Assessment

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Townscape And Visual Impact Assessment (TVIA)

1 INTRODUCTION

- 1.1 This report prepared by Planit-IE assesses the likely significant effects of the Proposed Development with respect to Townscape and Visual Amenity, and accompanies a planning application for One Medlock Street, on behalf of Premier Inn Hotels and Dominvs Group ('the Applicant').
- 1.2 This report describes the methods used to assess the effects; the baseline conditions currently existing at the Site and surrounding area; the mitigation measures required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted. It is also supplemented by a cumulative assessment of approved surrounding developments, to understand if any further potential environmental effects are likely to arise.
- 1.3 This report is accompanied by four technical appendices: Townscape Baseline and Assessment Table **Appendix 1**, Visual Baseline and Assessment Table **Appendix 2**, Figures **Appendix 3** and, Views and Photomontages **Appendix 4**.
- 1.4 Planit-IE is a registered practice of the Landscape Institute with considerable experience in townscape and visual assessment.

Description of the Proposed Development

- 1.5 "The demolition of the existing hotel building and structures and the development of the Site for office uses (Use Class E), flexible office/community use (Use Class E/F1/F2) and purpose-built student accommodation (Sui Generis) comprising two separate buildings, along with associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works."

2 SCOPING & CONSULTATION

Summary of Consultation

- 2.1 **Table 1** provides an overview of the consultation that has been undertaken to inform the Proposed Development and TVIA, including the consideration of likely significant effects and the methodology for assessment.

Table 1: Summary of Consultation

Body / Organisation	Contact	Date and Form of Consultation	Summary of comment
Manchester City Council	Julie Roscoe – Director of Planning	EIA Scoping Report submitted in September 2022. Response received 2 nd November 2022.	The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES.
Historic England	Emily Hrycan - Historic	13 th October 2022	Given the heights of the structures associated with the proposed development

	Environment Planning Adviser (North West)		and surrounding landscape and townscape character, this development is likely to be visible across a very large area and could as a result affect the significance of heritage assets at some distance from the site itself. We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.
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Effects which are Not Considered to be Significant

2.2 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this document:

- Townscape effects on topography, flooding and heritage assets;
- Changes to character and amenity of views; and
- Changes to Townscape Character of the Site - Construction Phase impacts on Urban Grain, Land Use, Movement, Building Heights, and Public Open Space.

Likely Significant Effects

2.3 The following effects are considered in ES Volume 2, Chapter 11: Built Heritage:

- Change in the setting of heritage assets.

2.4 Likely visual effects to heritage assets are considered as part of the Visual assessment.

2.5 The following effects (**Table 2**) are considered significant and are reported within this Chapter:

Table 2: Likely Significant Effects

Likely Significant Effect	Receptors	Applicable Phase
Changes to townscape character within the study area due to the construction of the Proposed Development and associated activities	Townscape Character	D&C
Changes to townscape character within the study area as a result of the Proposed Development. Large scale contemporary development at prominent City gateway.	Townscape Character	O
Changes to urban grain within the study area as a result of the Proposed Development. New built form providing definition or urban block and frontage.	Urban Grain	O

Likely Significant Effect	Receptors	Applicable Phase
Changes to land use within the study area as a result of the Proposed Development. Intensification of land use – new uses introduced.	Land Use	O
Changes to building heights within the study area due to the Proposed Development. New landmark building at City gateway.	Building Heights	O
Improvement to Movement and Linkages within the study area due to the Proposed Development	Movement & Linkages	O
Changes to public open space and public realm within the study area due to the Proposed Development	Public Open Space / Public Realm	O
Adverse effects during demolition and construction from Site clearance, disruption, and noise	Site Character	D&C
Change to Site character as a result of the Proposed Development	Site Character	O
Changes to the character and amenity of views due to the demolition and construction of the Proposed Development	Viewpoints 2, 7, 10, 11 and 12	D&C
Changes to the character and amenity of views due to the Proposed Development	Viewpoints 1 - 20	O

*D&C – Demolition and Construction / O – Operational

3 LEGISLATIVE AND PLANNING POLICY CONTEXT

3.1 The following legislation and policies have informed the assessment of effects within this report:

The European Landscape Convention (ELC)²;

- 3.2 The European Landscape Convention (ELC) provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.
- 3.3 The ELC defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development. In this context the use of the word ‘landscape’ is more appropriately termed ‘townscape’ though the constituent factors remain consistent.

The National Planning Policy Framework (July 2021)³;

- 3.4 The National Planning Policy Framework was updated in July 2021 and sets out the government’s planning policies for England and how these are expected to be applied.
- 3.5 The purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:
- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and,
 - An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,

1.1

2 The European Landscape Convention (ELC) [Online] accessed via <https://rm.coe.int/16800ccea7>

3 National Planning Policy Framework, July, (2021). [Online] accessed via <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.6 The environmental objective is of particular relevance to the purpose of townscape and visual impact assessment.
- 3.7 Section 12 of the NPPF deals with the requirements of good design. The overarching principle is set out in paragraph 126, which states, *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 3.8 Paragraph 130 of the NPPF sets out a number of principles of good design. In order to accord with these principles, it should be ensured that new developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.9 Section 16 of the NPPF concerns conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are, *“an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*.
- 3.10 Whilst the Site is not located in a Conservation Area and does not contain listed buildings, heritage is an intrinsic part of townscape assessment and potential views from Conservation Areas listed buildings have been considered as part of the assessment. There is also an overarching desirability set out within the NPPF for new development to contribute positively to local character and distinctiveness.

Manchester's Local Development Framework, Core Strategy Development Plan Document (2012)⁴;

3.11 Manchester's Core Strategy was adopted in July 2012. Relevant policies from the Strategy for the purposes of this chapter are outlined below.

Policy EN1 Design Principles and Strategic Character Areas

- All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 Heritage

3.12 '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'.

- 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.

3.13 Policy EN9 Green Infrastructure

- New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a Proposed Development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.
- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure.
- The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

City Centre Strategic Plan 2015-2018⁵;

3.14 The City Centre Strategic Plan seeks to:

- Demonstrate what has been achieved since the last Strategic Plan was published in 2009.
- Update the vision for the City Centre within the current economic and strategic context.
- Outline the direction of travel and key priorities over the next few years in each of the City Centre neighbourhoods.
- Describe the partnerships in place to deliver those priorities.

3.15 The Strategic Plan aims to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England.

3.16 The Site is located within the 'First Street Development area, as defined within the Strategy. It is located at a prominent gateway position at the north-western end of Corridor Manchester.

First Street Development Framework Addendum⁶;

- The Addendum updates and expands on the development principles set out in the adopted 2018 First Street Development Framework. The 2018 Framework suggests a single, large footprint office development on the Site.
- The following development principles will apply to the One Medlock Street Site:
- As defined in the 2018 Framework, commercially-led mixed use development is considered to be appropriate on the Site. Alternative uses, including residential, may be deemed appropriate where they can be demonstrated to facilitate delivery of commercial office floorspace on the plot; where they meet the Council's planning and regeneration policies and objectives; and where it complements the emerging context in this part of the area.
- The Site could accommodate a large-footprint office building which should address the wider First Street masterplan.
- The Site could also accommodate taller buildings either for residential or hotel use, reflecting its prominent location on the Mancunian Way and at the entrance point to the City Centre.

1.1

⁵ Manchester City Centre Strategic Plan 2015-2018. [Online] accessed via https://secure.manchester.gov.uk/downloads/file/24745/city_centre_strategic_plan

⁶ First Street Medlock Site, Manchester. Development Framework Addendum. July 2020. [Online] accessed via https://www.manchester.gov.uk/downloads/download/7213/first_street

- Height and massing should be distributed across the Site according to townscape analysis and consideration of the Council's tall buildings policy, relationship to and impact on, nearby properties and creating interest along the Mancunian Way corridor.
- There is an opportunity for the development to be outward facing, maximising active frontages, creating an address along Medlock Street and enhancing the townscape when approaching from the roundabout to the south.
- The Site layout should enhance the quality of routes along Medlock Street and River Street, create opportunities for new public spaces, and facilitate east-west connections to help integrate the Great Jackson Street and First Street Development Areas.
- Redevelopment should facilitate enhancements to physical and perceptive connections between Hulme to the south of Mancunian Way and the City Centre. This should include integrating with changes to the Princess Parkway roundabout and repairing the urban fabric when entering the city from the south.
- Public spaces will be provided on the Site by allowing sufficient space to the north and east to create entrance plazas.

4 GUIDANCE

4.1 The following guidance has informed the assessment of effects within this Chapter:

- Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013. Landscape Institute and IEMA⁷;
- Visual Representation of Development Proposals Technical Guidance Note 06/19. Landscape Institute⁸;
- Planning Practice Guidance⁹; and
- Historic England Advice Note 4 Tall Buildings, 2022¹⁰.

5 ASSESSMENT METHODOLOGY

5.1 The assessment has been carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as “the Guidelines”). The photography for the assessment was carried out by a professional photographer in accordance with Landscape Institute Guidelines. The photomontages were produced by Our Studio, a specialist visualisation studio. They were produced in accordance with the Landscape Institute’s Technical Guidance Note 06/19, Visual Representations of Development Proposals.

5.2 A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the extent of change (magnitude of impact) likely to result from the Proposed Development have been assessed. From this, the sensitivity of receptors and magnitude of impact have been combined to determine the overall significance of the identified effects on receptors that have been assessed.

5.3 The assessment will utilise the methodology tables set out below (Table 3 – 9) alongside professional judgement. The methodology is collated into a tabulated format where possible to provide structure for a consistent and methodical approach. Criteria and justifications are recorded in **Appendix 1** and **2** for transparency.

5.4 The study area for this assessment is shown in Figure 1 in **Appendix 3**. The assessment has considered the Proposed Development against the Site as it currently stands and the existing hotel building use.

5.5 A process of a desktop study using Ordnance Survey mapping, aerial photography, Google Streetview and topographical maps was used to inform the selection of viewpoints. In order to identify potentially sensitive receptors,

1.1

7 Landscape Institute and IEMA, (2013). Guidelines for Landscape & Visual Impact Assessment, 3rd Edition. Routledge.

8 Landscape Institute Technical Guidance Note 06/09 (2019). Visual Representation of Development Proposals. [Online] accessed via: <https://www.landscapeinstitute.org/visualisation/>.

9 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 <https://www.legislation.gov.uk/uksi/2017/571/contents>

10 Historic England Advice Note 4 Tall Buildings. [Online] accessed via <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

reference was made to local planning policy and Historic England Tall Building Guidance. The selected viewpoints were then investigated on Site and amended as required.

- 5.6 The process for selecting key views was carried out in accordance with the Guidelines, with input from the planning consultant to ensure the viewpoint selection included representative viewpoints, relevant specific viewpoints where present, and appropriate illustrative viewpoints. The finalised viewpoints selection was provided to MCC for comment in the EIA Scoping Report.
- 5.7 To provide the most comprehensive, rounded and objective view of the Townscape and Visual impacts of the Proposed Development, assessed effects have been agreed following roundtable review by a team of individual assessors.
- 5.8 The assessment of the Proposed Development is also supplemented by a cumulative assessment of approved adjacent developments where relevant, to understand if any further potential environmental effects are likely to arise. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the Proposed Development in conjunction with other developments (associated with or separate to it). Eighteen cumulative Developments were identified. The location of these is provided in Figure 21 in **Appendix 3**.

Defining the Study Area

- 5.9 The study area for the Townscape assessment extends to approximately 500m from the centre of the Site, to encompass the southern City gateway area/First Street, key public open spaces and adjacent conservation areas.
- 5.10 The viewshed analysis (Figure 1 in **Appendix 4**) has indicated that potential viewpoints would be contained within a 1km radius around the Site.

Background Studies to Inform the ES/Establishing the Baseline

- 5.11 The following background studies have informed this Chapter:
- The comprehensive viewpoint selection process including desk-based study and field work – Site visits and initial viewpoint photography were undertaken during August 2022; and
 - Viewshed Analysis completed in August 2022 (Figure 1 in **Appendix 4**). To identify key viewpoints, an initial assessment was carried out to produce a Zone of Visual Influence (ZVI) for the application Site using the Google Earth 'viewshed' function, which highlights areas of potential intervisibility.

Reporting of the Environmental Effect

- 5.12 The assessment of likely environmental effects as a result of the Proposed Development has taken into account the construction and operational phases (other than those scoped out of the assessment- **Section 2 Scoping & Consultation**).

- 5.13 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Sensitivity of Receptor

- 5.14 The sensitivity of affected receptors has been considered on a scale of **high**, **medium**, **low** or **negligible**.

Townscape Value

- 5.15 Townscapes may be valued at community, local, national level or above. Existing Townscape designations have been taken as the starting point for this assessment, as shown in **Table 3** below. However, the value attached to undesignated townscapes also needs to be assessed and this is considered in **Table 4**.
- 5.16 **Table 3** sets out the relative importance of generic townscape designations and descriptions.

Table 3: Value of Designated Townscapes

Value	Description - Value of Designated Townscapes
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, Areas of Outstanding Natural Beauty (AONBs), National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature Site, long distance recreational routes. Tree Preservation Orders (TPOs) and local designations that exhibit wider geographic, cultural or townscape significance.
Low	Areas or features of local importance such as TPOs, Public Right of Way (PROW) and locally listed buildings.

- 5.17 Whilst the assessment of value is partly based on the Planning designation of the townscape, other criteria used to assess townscape value in more detail, including that of undesignated townscape, are set out in **Table 4** below. The criteria are taken from the Planning Practice Guidance which supports the National Planning Policy Framework. **(Ref 2)**

Table 4: Criteria for Assessing the Value of Non-Designated Townscapes

Attribute	Criteria - Assessing the Value of Non-Designated Townscapes
Functional	A building or place should be fit for purpose, designed and delivered in a way that delivers the intended function and achieves value for money in terms of lifetime costs.
Mix of uses	Mix of uses to ensure easy access to facilities and encourage a healthier environment, reducing the need to travel.

Well-designed public space	Functional and attractive hard and soft landscape elements, well orientated and designed routes, inclusion of facilities such as seats and play equipment and public art.
Buildings designed to be adaptable	Flexibility to be able to respond to a range of future needs – how easily buildings change be adapted for change of use, places that are easy and practical to manage with good access, natural surveillance and hard-wearing materials that are easy to repair.
Distinctive character	Consideration of: the local pattern of street blocks and plots; building forms; details and materials; style and vernacular.
Attractive spaces	Consideration of streetscapes, townscape, buildings and elements within them all, microclimates and views should all be considered. This is also affected by the way a townscape is perceived using the senses and the effect of transient elements such as the presence of human activity and resulting tranquillity or vibrancy.
Promotes ease of movement	All users should be able to move safely, conveniently and efficiently to and within a place, appropriate number of legible routes to and through it, good connections with each other and other destinations.

5.18 An overall assessment of value has been made for each townscape receptor (refer to **Appendix 1**) considered within the assessment, based on an overview of the assessments made using each of the above criteria, in terms of high, medium and low value.

Baseline Susceptibility of Townscape Receptors to Change

5.19 The susceptibility of townscape receptors to change has been assessed using the criteria identified in **Table 5**, with reference to the baseline conditions.

Table 5: Townscape Receptor Susceptibility to Change

Susceptibility	Criteria - Townscape Receptor Susceptibility to Change
High	Little ability to accommodate the Proposed Development without undue harm.
Medium	Some ability to accommodate the Proposed Development without undue harm.
Low	Substantial ability to accommodate the Proposed Development without undue harm.

Overall Sensitivity of Townscape Receptors

5.20 The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of Proposed Development and the value attributed to that receptor, as detailed within **Appendix 1**.

Visual

Type of View and Number of Viewers

5.21 In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms

- Glimpsed (i.e. in passing)/Filtered/Oblique/Framed/Open Views; and
- Few/Moderate/Many Viewers.

Value of Views

5.22 The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

5.23 The assessment of the value of views is summarised in **Table 6** below, in terms of High, Medium and Low value. These criteria are provided for guidance only and are not intended to be absolute.

Table 6: Value Attached to Views

Value	Criteria - Value Attached to Views
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

5.24 The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and
- The extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

5.25 The assessment of a visual receptor to change is specific to the Proposed Development. However, the Guidelines offers the generic guidance identified in **Table 7** as a starting point for the assessment.

Table 7: Visual Receptor Susceptibility to Change

Susceptibility	Type of Receptor - Visual Receptor Susceptibility to Change
High	Users of public space, including users of public rights of way, whose attention is likely to be focussed on the townscape and on particular views. Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience. Communities where views contribute to the townscape setting enjoyed by residents; and Travellers on scenic routes.
Medium	Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and

	Users of public space, where the view is a part of the wider experience of the place.
Low	People at their place of work, where the setting is not important to the quality of working life. Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

5.26 The Guidelines¹¹ qualify the above examples as follows:

5.27 'This division is not black and white and in reality, there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity.' **(page 114, paragraph 6.35).**

Overall Sensitivity of Visual Receptors

5.28 The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of Proposed Development and the value attributed to that receptor, as detailed in **Appendix 2**.

Determining the Magnitude of Change

5.29 The magnitude of change has been considered as the change experienced from the baseline conditions at the sensitive receptor and has been considered on a scale of **large, medium, small** or **negligible**.

Townscape

5.30 The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the townscape element.

5.31 The magnitude of change in the townscape takes into consideration the following factors:

- The extent/proportion of townscape elements lost or added;
- The contribution of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and
- Whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

5.32 The criteria used to assess magnitude of townscape effects are described in **Table 8**, below:

Table 8: Townscape - Magnitude of change

Category	Criteria
Large adverse magnitude of change	The Proposed Development will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Medium adverse magnitude of change	The Proposed Development will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration, or addition of key elements/features/characteristics.
Small adverse magnitude of change	The Proposed Development will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible magnitude of change	The Proposed Development will result in a just discernible change to townscape character/elements/features/characteristics.
Small beneficial magnitude of change	The Proposed Development will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Medium beneficial magnitude of change	The Proposed Development will achieve a good fit with the townscape character/elements/features/characteristics or would noticeably improve the condition or character of the townscape.
Large beneficial magnitude of change	The Proposed Development will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape.
No Change	The Proposed Development will not cause any change to the townscape character/ elements/ features/ characteristics.

Visual

5.33 The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the view.

5.34 The magnitude of change in the view relates to the degree of contrast or integration likely to result from the Proposed Development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

5.35 The criteria identified in **Table 9** are used to assess the magnitude of visual effects, based on the degree of change to the view or composition.

Table 9: Visual Effects - Magnitude

Category	Criteria
Large adverse or beneficial visual effect	The Proposed Development will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Medium adverse or beneficial visual effect	The Proposed Development will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Small adverse or beneficial visual effect	The Proposed Development will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The Proposed Development will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The Proposed Development will cause no change to the view.

Significance Criteria

5.36 In determining the significance of the effect, account is taken of the sensitivity of the townscape or visual receptor, the importance of the view and the predicted magnitude of the impact. The effect is described in terms of either being beneficial, adverse or neutral, where the effect is clearly identifiable, and not significant where the effect is not clearly identifiable.

- Major - Where there would be a very noticeable and highly significant alteration to the existing townscape or view;
- Moderate - Where there would be a clearly noticeable and moderately significant alteration to the existing townscape or view;
- Minor - Where there would be a perceptible alteration to the existing townscape or view, but one of low significance; and
- Not significant - No discernible change in the existing view or townscape.

5.37 Neutral effects are also recorded that recognise that there will be a change to the receptors, however this change is in keeping with the existing characteristics of the receptor and are not considered detrimental.

5.38 The matrix shown in **Table 10** is used to guide the assessment of the significance of both townscape and visual effects, from a combination of the assessment of receptor sensitivity and the magnitude of impact:

Table 10: Assessment of Townscape or Visual Significance

Sensitivity	Magnitude of Effect				
	Large	Medium	Small	Negligible	No Change
High	Major Significance	Moderate Significance	Moderate Significance	Minor Significance	Not Significant
Medium	Moderate Significance	Moderate Significance	Minor Significance	Not Significant	Not Significant
Low	Moderate Significance	Minor Significance	Not Significant	Not Significant	Not Significant

5.39 For the purposes of this Townscape and Visual Impact Assessment, only effects deemed to be of Moderate Significance or Major Significance are considered to be Significant in the meaning of EIA Regulations (2017)¹². This considers the evolving context of this edge of the City Centre, and the widespread extent of change that has, and is happening around it, and the significant city aspirations for redevelopment as set out within the First Street Development Addendum Framework 2020⁶.

Nature of Effects

5.40 The nature of effects may be positive or negative (beneficial or adverse) or neutral. In accordance with the guidelines, neutral effects recognise that there will be a change to the receptors, however this change is in keeping with the existing characteristics of the receptor.

5.41 Effects may also be direct or indirect. Direct effects are those which result directly from the Proposed Development itself, whereas indirect effects may arise as a consequential change resulting from the Proposed Development.

Assumptions And Limitations

5.42 For the purposes of this assessment, the demolition and construction of the Proposed Development is considered as a single phase, which represents an assessment of the 'worst-case scenario' in accordance with the Guidelines.

5.43 This provides a robust and transparent process for assessment of townscape and visual impacts. The verified views within Appendix 4 provide a high level of detail and technical accuracy. In preparation of the photomontage verified views, landscape and tree planting has been indicated that represents planting after 3-5 years of establishment.

5.44 The TVIA process based on the Guidelines has been tabulated and recorded within Appendix 1 and 2. The assessment has been carried out by a team of assessors to provide scrutiny where professional judgement is relied upon.

5.45 Acknowledging the limitations and assumptions, predicted effects are assessed against the criteria set out below in order to attribute a level of confidence to the assessment:

- High – The predicted effect is either certain, or very likely to occur, based on reliable information or previous experience;

- Medium – The predicted effect and its level are best estimates, based on on-Site and desktop study;
- Low – The predicted effect and its level are best estimates, based on given knowledge and experience. More information may be needed to improve the level of confidence.

6 BASELINE CONDITIONS

Site Location

- 6.1 The Site is located on the southern edge of Manchester City Centre as shown in **Figure 1** in **Appendix 3**.
- 6.2 The Site, known as One Medlock Street, measures c.0.94ha and comprises previously developed land within Manchester City Centre. It is bounded by River Street to the north; Medlock Street to the east and south-east; the Mancunian Way, its exit slip road and the Mancunian Way/Princess Parkway junction, to the south; and the River Street Tower PBSA development to the west.
- 6.3 The existing Site currently comprises an existing five-storey Premier Inn hotel, providing 200 rooms and designated surface parking for hotel residents (113 car parking spaces).
- 6.4 The Site is situated within the 'Central Area' of the First Street 'Strategic Regeneration Framework' (SRF). This is an area of the City Centre that has been transformed into a mixed-use location through the delivery of large-scale commercial office space, cultural and leisure development, and residential uses along with high-quality public realm.
- 6.5 Historic maps show that the Site formed part of an area of dense court and terraced housing during the 19th century, arranged around a grid network of streets and interspersed with public houses and industry closer to the River Medlock.
- 6.6 Former buildings were largely demolished as part of extensive clearance in this area of Manchester during the 1930s and the Site remained vacant until the existing hotel was built in circa 2000, fronting Medlock Street with surface level car parking to the rear.
- 6.7 The Site is not located within a designated Conservation Area. The Castlefield Conservation Area is located c.450m to the north-west of the Site, with the Whitworth Street Conservation Area c.650m to the north-east. No listed buildings or structures are situated on the Site.
- 6.8 The southern City Centre edge is defined by a number of new large mixed-use developments such as Deansgate Square, Elizabeth Tower, River Street and Parkway Gardens. All of these include tall building elements of 30 storeys and above. Beyond the ring road to the south, the scale of the city drops noticeably with a number of lower rise residential neighbourhoods, together with smaller green spaces around the Princess Parkway roadway and the larger Hulme Park to the southwest.

Townscape Receptors

- 6.9** A detailed baseline analysis of all identified townscape receptors has been carried out (refer to **Appendix 1**), and a summary is provided below.

Townscape Character

- 6.10** Townscape character is illustrated in **Figure 6** of **Appendix 3**. The City Centre is divided into several distinct areas within the Local Plan¹². The Site is located within the Southern Gateway character area, which is characterised by a mix of commercial and student residential properties, along with a significant amount of ongoing new development. The Site is located within the wider Corridor encompassing Oxford Road, Great Jackson Street and First Street areas. It is characterised by the redevelopment of the big institutions, namely the University of Manchester, Central Manchester and Manchester Children's University Hospital Trust. According to the Core Strategy, the area offers opportunities related to research and development linked to the big institutions. Major employment areas include Great Jackson Street and First Street. The area contains a variety of large-scale buildings, underlying which are the remnants of the historic past such as the grid iron street pattern. The area contains a network of open spaces often resulting from more recent developments.
- 6.11** The Site is located within the First Street Development Framework Masterplan Area, as defined within First Street Medlock Site, Manchester, Development Framework Addendum⁶. The overall character defined for the First Street area is for a residential neighbourhood which sits alongside major employment-generating uses and complement the high quality cultural and leisure offer. Since the area was first defined in 2015¹³, a substantial amount of high-quality development has taken place which realizes this character. The Site forms an additional parcel of land which was incorporated into the First Street character area. The Site is located within the First Street Central area, located to the west of Medlock Street. First Street Central is defined as the commercial heart of First Street, focussed around large-floorplate office buildings. The Site in its current form does not contribute to reinforcing this character, as defined within the Development Framework Addendum.
- 6.12** The townscape character as defined within the First Street Addendum has been used as the baseline for townscape character. Some development within First Street is ongoing, and some remaining plots have not yet been developed, however, the First Street character is now well established and forms a high-quality area within the wider City Centre. Townscape character has therefore been assessed as 'medium' in terms of its value. The ongoing change within the area allows for a substantial ability to accommodate the proposed Development with a '**low**' susceptibility to change, and '**medium**' overall sensitivity.

1.1

12 The Manchester Local Plan. Core Strategy 2012-2027. [Online] accessed via https://secure.manchester.gov.uk/info/200074/planning/6572/local_plan

13 First Street Manchester Development Framework 2015 [Online] accessed via https://www.manchester.gov.uk/downloads/download/7213/first_street

Urban Grain

- 6.13 Urban grain on the Site and in the surrounding area is shown in **Figure 8** of **Appendix 3**.
- 6.14 The Site and wider study area present a coarse urban grain, with large swathes of land currently vacant or covered by temporary surface car parking. More recent infill development, particularly to the east of the Site within the First Street Development Framework area has successfully begun to repair the urban grain of the area. New, large footprint commercial buildings, including 1 First Street and 8 First Street, line a newly established grid of streets, punctuated by a variety of public spaces ranging in size.
- 6.15 The overall value of the urban grain as a townscape receptor is therefore considered to be medium. The susceptibility of the receptor is considered to be low, as the area still has substantial ability to accommodate change. The overall sensitivity has been assessed as **'medium'**.

Land Use

- 6.16 Land use on the Site and in the surrounding area is shown in **Figure 10** in **Appendix 3**.
- 6.17 The surrounding land uses within the context of the study area are mixed. The First Street character contains a mix of uses with a focus on office development. Other current uses include leisure and cultural venues, offices, bars, residential use, restaurants and a hotel.
- 6.18 The Site itself currently contains hotel land use, in the form of a five-storey block, which forms one of the complementary land uses within the First Street area.
- 6.19 Development of the First Street character area is ongoing and there are a number of vacant plots. First Street North is a successful neighbourhood that has delivered the cultural venue (HOME), a hotel (INNside), student residences (VITA First Street), an office building (No. 1) and multi-storey car park (Q-Park) and various leisure offers. Hotel use, as present within the Site, forms one of the complementary uses.
- 6.20 Land use as a townscape receptor has therefore been assessed as medium in value, and of medium susceptibility to change. The overall sensitivity has been assessed as **medium**.

Building Heights

- 6.21 Building heights on the Site and in the surrounding area are shown in **Figure 12** in **Appendix 3**.
- 6.22 The area to the east of the Site is broadly characterized by mid-rise development of typically 6-10 storey heights. To the west, the Great Jackson Street area is characterized by high-rise residential development, including the River Street tower and Deansgate Square which is between 37 - 64 storeys in height. The Site sits at the transitional area between mid-rise development within First Street and high-rise development to the west.

- 6.23 The Site occupies a City Centre gateway location. The height of the existing five storey, flat roofed form of the building accords with general building heights within First Street, however, it does not contribute positively to defining the key junction and City Centre gateway. In accordance with good urban design principles, a tall or feature building in this location would be appropriate, and along the Inner Ring Road boundary which mark the fringes of the City Centre.
- 6.24 The value of building heights as a townscape receptor has therefore been assessed as 'medium', and the susceptibility to change is 'low' as there is substantial ability to accommodate the proposed Development. The overall sensitivity of building heights as a townscape receptor is **'medium'**.

Movement and Linkages

6.25 Key movement routes surrounding the Site are shown in **Figure 14** in **Appendix 3**.

- 6.26 The Site is located at the junction of Medlock Street, a primary route that merges into Princess Road to the south. Princess Road is a key arterial route, connecting the City Centre with several suburbs to the south. The Mancunian Way occupies an elevated location to the immediate south of the Site and forms a hostile pedestrian environment at street level around the Site. This is exacerbated by the existing lack of active frontage at ground level due to the existing hotel function of the development within the Site, and the pedestrian guardrails which form physical barriers to movement. There are currently no internal routes through or within the Site, due to the building form and the function of the central courtyard for parking.
- 6.27 To the east of the Site, the route network within the First Street area is clearly defined, though currently some routes are poorly enclosed by built form due to the nature of the area as partially developed.
- 6.28 National Cycle Route 6 is located to the east of the Site within the First Street area and forms a long distance route connecting Watford in the South with Windermere in the Lake District to the north.
- 6.29 The value of movement and linkages as a townscape receptor has been assessed as medium, with a medium susceptibility to change, as there is ability to accommodate change without harm. Their overall sensitivity is therefore **'medium'**.

Public Open Space and Public Realm

- 6.30** Public open space and public realm surrounding the Site are shown in **Figure 16** in **Appendix 3**.
- 6.31 There is no designated public open space within the Site. To the south of the Site, along the Mancunian Way, there are areas of amenity green space beneath the elevated road. The spaces accommodate pedestrian routes and, although subject to some improvement works, form relatively hostile pedestrian spaces in the vicinity of the Site.

- 6.32 In contrast to the east of the Site, First Street provides high-quality public realm, including pedestrian friendly streets, incidental green spaces, and new public squares/spaces, including Tony Wilson Place to the north of 1 Deansgate, and James Grigor Square to the south.
- 6.33 Public open space is varied in terms of its form and quality. The value of public open space as a townscape receptor has therefore been assessed as medium, with a medium susceptibility to change, as there is ability to accommodate change without harm. Their overall sensitivity is therefore '**medium**'.

Site Character.

- 6.34 Site character is illustrated in **Figure 19** in **Appendix 3**.
- 6.35 The Site in its current form fails to activate surrounding streets and public realm. The existing building establishes an inactive frontage to Medlock Street, with vacant ground floors and opaque window materials with unattractive window bars. The west of the Site is currently predominantly occupied by surface parking, limiting surveillance and activity on streets to the west and north of the Site.
- 6.36 The Site sits within a key gateway area of the City. The existing building fails to establish a sense of arrival to the City Centre, especially where it addresses the River Street/Medlock Street junction, and the Medlock Street exit from Princess Road roundabout. The Site currently fails to act as a gateway on the approach along Mancunian Way.
- 6.37 The Site currently lacks permeability due to the linear built form of the building, preventing east-west connections between amenities at First Street and residential neighbourhoods to the west.
- 6.38 At present, the Site does not contribute positively to its surroundings or the vision for the area outlined within the First Street Development Framework. The value of the Site Character as a townscape receptor has been assessed as low, with low susceptibility to change as it has substantial ability to accommodate change. The overall sensitivity is therefore '**low**'.

Visual Receptors

- 6.39 A total of 20 principal viewpoints have been defined and are outlined below. Refer to **Appendix 2** for a baseline description of each viewpoint and an assessment of sensitivity. The viewpoint locations are shown in **Appendix 4**, along with the baseline photography, and are as follows:
- 6.40 **Viewpoint 1:** View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond. The viewpoint represents the open view from the landmark Hulme Arch looking down a minor roadway to high rise contemporary towers above tree line. Contemporary university buildings frame the left-hand side of the view. The popular route linking Hulme to the University Campus and Oxford Road.
- 6.41 The value is medium/low because the viewpoint has some limited local importance with a moderate number of viewers walking across the bridge and

for car drivers approaching the City along Princess Parkway. The susceptibility to change is Medium as this is a view of a modern changing city skyline where the view forms part of the overall arrival experience. The overall sensitivity is assessed as **'Medium'**.

- 6.42 **Viewpoint 2:** A minor roadway view looking south along Mount Street to Development. The view encompasses the Grade I Listed Town Hall and Albert Square, with Grade II* Listed Lawrence Buildings visible to the right, and the Grade II* Listed Town Hall Extension to the left. The Grade II* Listed Central Public Library is visible to the far left within the view. Taller city towers are visible on skyline.
- 6.43 The value is high because the viewpoint is of regional importance and is a popular visitor attraction where the views out from the square along adjacent streets forms part of the experience. The susceptibility to change is assessed as medium as views of the surrounding townscape are an important part of the wider experience, albeit views which already contain new contemporary development within them. The overall sensitivity is assessed as **'high'**.
- 6.44 **Viewpoint 3:** View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.
- 6.45 An open view north-east along a minor street, with a sports ground and fencing in the foreground, and skyline of trees at the lower level and taller towers in the backdrop. The urban edge is in character with low/mid-rise built form in the immediate context and the Deansgate Square towers in the middle ground, to the left of view. The Grade II Listed Roman Catholic Church of St Wilfrid is visible to the right within the view.
- 6.46 The value is assessed as medium due to the adjacent listed school building being a prominent feature, and as an open view of the City Centre. The susceptibility to change is assessed as low as attention is likely to be focused on the city skyline, but only moderately important to the quality of the journey, and already accommodates significant modern development. The overall sensitivity is **'low'**.
- 6.47 **Viewpoint 4:** View from Castle Street looking east – within Castlefield Conservation Area and adjacent to listed buildings.
- 6.48 An open view over the cityscape with a mix of heritage and contemporary buildings in the mid-ground. The distinctive listed tower of the Artingstall's Auctioneers is visible to the left within the view.
- 6.49 The value is medium as it is located within the Castlefield Conservation Area, and from an established well used viewpoint with regional cultural importance. The susceptibility to change is assessed as medium as the view is part of the wider experience of this heritage area, although obviously subject to significant existing modern development. The overall sensitivity is assessed as **'medium'**.
- 6.50 **Viewpoint 5:** Elevated view south from platform of Deansgate Tram Stop - over city skyline.

- 6.51 View 5 is an elevated view across city skyline. The view incorporates a mix of traditional and contemporary built form, with new high-rise towers as backdrop to the view. The platform of the Deansgate tram stop forms a viewpoint which is experienced by high numbers of visitors to the city, and forms distinctive viewpoint over the city to the south.
- 6.52 The value is medium because the viewpoint is a moderately popular visitor attraction where the view forms part of the wider City experience. Susceptibility to change is medium as the open city skyline will be moderately important to travellers arriving at Deansgate tram stop. The overall sensitivity is assessed as **'medium'**.
- 6.53 **Viewpoint 6:** View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the City Centre.
- 6.54 The view looks south along Medlock Street towards the Site, adjacent to the railway viaduct in a gateway location into the First Street area. New, contemporary First Street buildings are located to the left of the view, and mid-rise residential blocks are located to the centre and left within the view. The taller tower blocks of Owen Street are located to the rear left of the skyline within the view.
- 6.55 The value is medium because the viewpoint is within the context of the listed Castlefield viaduct and along an arterial route into and out of the City Centre. It forms a moderately popular visitor attraction. Susceptibility to change is medium as the view is moderately important to the arrival experience from under the viaduct and into the First Street area. Overall, the sensitivity is assessed as **'medium'**.
- 6.56 **Viewpoint 7:** View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.
- 6.57 The view includes mix of heritage buildings in the foreground and midground, and contemporary buildings in the far ground. The distinctive Grade II Listed Mill chimney stack located at the west side of the junction with Cambridge Street is visible.
- 6.58 The value is high due to the important cultural context and views to the chimney stack. Susceptibility to change is assessed as high because of the specific framed view to the heritage asset, that forms a key component of the cultural townscape experience. The overall sensitivity is **'high'**.
- 6.59 **Viewpoint 8:** View from public square within First Street development looking south west.
- 6.60 The view is defined by the First Street development in the foreground of the view, and the River Street Tower in the distance. The no. 8 First Street development sits to the right of the view.
- 6.61 The value is low. Whilst on a main pedestrian route through First Street, it is not a particularly popular viewpoint, or with any cultural associations. Susceptibility

to change is therefore low because the view is fleeting to the pedestrian journey. The overall sensitivity is '**low**'.

- 6.62 **Viewpoint 9:** View from pedestrian bridge over the Mancunian Way looking east.
- 6.63 It is a view from the pedestrian link over a major roadway from Hulme Park to the City Centre. The view includes a mix of contemporary built form, with taller towers rising above treeline.
- 6.64 The value is low because there are few cultural associations and it is not a particularly popular viewpoint, even though located on a moderately popular pedestrian route. Susceptibility to change is assessed as medium as the open city skyline is part of the wider experience of the place and important to the quality of the arrival experience into the city. The overall sensitivity is assessed as '**low**'.
- 6.65 **Viewpoint 10:** View from Princess Road roundabout looking north west, north from Mancunian Way.
- 6.66 New high-rise towers form a backdrop, including the River Street Tower and Deansgate Square. The viewpoint sits at the southern City Centre gateway. Medlock Street is visible wrapping around the Site, heading north into Manchester City Centre.
- 6.67 The value is low because there are no designations in the view and it is not particularly popular as a viewpoint, the susceptibility to change is medium because the view is moderately important to the quality of the journey when approaching the city and is part of the wider experience of the place, therefore the overall sensitivity is '**low**'.
- 6.68 **Viewpoint 11:** View from Hulme Street looking north east adjacent to existing residential area looking over the Mancunian Way.
- 6.69 The existing residential buildings to the end of Hunmanby Avenue are to the right of the view. Taller towers are visible rising above the treeline in the far ground.
- 6.70 The value is low because there are no designations in the view and it is not particularly popular as a viewpoint, the susceptibility to change is medium/high because the view is moderately important to the quality of the journey when approaching the city and is part of the wider experience of the place for local residents. The overall sensitivity is '**medium**'.
- 6.71 **Viewpoint 12:** View from River Street looking south east towards Site, and wider First Street development
- 6.72 There is a mix of contemporary built form, with taller towers and listed chimney stack/mill buildings forming the backdrop of view. There is an urban roadway in foreground and context of view.
- 6.73 The value is low because the viewpoint is a not particularly popular as a viewpoint and whilst it does have some local heritage buildings visible, these

are distant and part of a wider modern skyline. Susceptibility to change is low as view is fleeting and incidental to journey along River Street. The overall sensitivity is '**low**'.

- 6.74 **Viewpoint 13:** View from footpath/local centre on Cambridge Street looking west to Site and wider First Street development.
- 6.75 The view looks east from a minor roadway. Contemporary residential blocks define the left within the view, with the taller Deansgate Square towers and River Street Tower to the rear in the city skyline. Small street trees frame the right-hand side of the view, and buffer views to the City Centre.
- 6.76 The value is low/medium as it has a listed mill building visible but is not a particularly popular viewpoint. Susceptibility to change is low as the view is fleeting and incidental to the pedestrian/ vehicle journey. The overall sensitivity is '**low**'.
- 6.77 **Viewpoint 14:** View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline.
- 6.78 The view is from the Grade II Listed Manchester Oxford Road Station forecourt looking south-west towards the Site. Residential blocks are located to the left and right of the view. There is a mix of contemporary built form, with First Street development in distance.
- 6.79 The value is medium because the viewpoint is by the Grade II listed Oxford Road Station, a regional townscape of importance, and is a moderately popular visitor point where the view forms part of the experience. Susceptibility to change is assessed as medium as views of the city form a minor part of the journey and wider experience of the place, therefore the overall sensitivity is '**medium**'.
- 6.80 **Viewpoint 15:** View from All Saints Park, in front of MMU Arts and Media building, looking north west over Grade II Listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine.
- 6.81 The view is from All Saints Park. Manchester Metropolitan University Business School sits within the foreground with Grade II Listed Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, and Ormond Building, MMU (formerly municipal offices) are also visible. The River Street Tower is visible in the far distance, with the First Street development also visible.
- 6.82 The value is high because the viewpoint is within All Saints Park, a highly popular visitor attraction where the view forms an important part of the experience. Susceptibility to change is assessed as medium because the view is moderately important to the quality of the pedestrian routes within the park and the wider experience of the place. The overall sensitivity is assessed as '**medium**'.
- 6.83 **Viewpoint 16:** View from junction of Chester Road/ Great Jackson Street on the edge of Castlefield Conservation Area - looking east over Grade II Listed Bridgewater Canal Offices.

- 6.84 The view is looking east towards the Site with the City Centre in the distance. New high-rise towers form the backdrop to the view. The Grade II Listed Bridgewater Canal Offices are located to the right of the view.
- 6.85 The value is low because the viewpoint is not particularly popular as a viewpoint, with minimal cultural associations. Susceptibility to change is assessed as low because the view is fleeting and incidental to the arrival experience to the city. The overall sensitivity is assessed as '**low**'.
- 6.86 **Viewpoint 17:** View from Arundel Street looking east adjacent to Grade II* Listed Church of St George.
- 6.87 View looking east towards the Site and City Centre in the distance from Arundel Street. New high-rise towers as backdrop, including River Street Tower and Great Jackson Street. The Grade II* Listed Church of St George is located to the left of the view.
- 6.88 The value is medium because the viewpoint shows the context of the Grade II* listed church designation, which is of district importance. Susceptibility to change is assessed as low because the view is fleeting and incidental to pedestrians on a minor side street. The overall sensitivity is assessed as '**medium**'.
- 6.89 **Viewpoint 18:** View looking southeast towards Site from Shortcroft Street, close to the junction with River Street.
- 6.90 Mix of contemporary built form and landscape features including street trees are in the view. Urban roadway in foreground and context of view.
- 6.91 The value is low because the viewpoint is not particularly popular as a viewpoint, with minimal cultural associations. Susceptibility to change is assessed as low because the view is fleeting and incidental to pedestrians on a minor side street. The overall sensitivity is assessed as '**low**'.
- 6.92 **Viewpoint 19:** View looking east towards Site from Medlock Street.
- 6.93 New high-rise towers as backdrop, including River Street Tower. Mix of contemporary built form and landscape features including street trees are in the view. Urban roadway in foreground and context of view.
- 6.94 The value is low because the viewpoint is not particularly popular as a viewpoint, with minimal cultural associations. Susceptibility to change is assessed as medium because the view is moderately important to the quality of the journey for travellers on the road. The overall sensitivity is assessed as '**low**'.
- 6.95 **Viewpoint 20:** View looking east towards Site and City Centre in the distance from River Street.
- 6.96 A mix of contemporary built form and landscape features including street trees are in the view. There is an urban roadway in the foreground and the context of view.
- 6.97 The value is low because the viewpoint is not particularly popular as a viewpoint, with minimal cultural associations. Susceptibility to change is

assessed as low because the view is fleeting and incidental to pedestrians on a minor side street. The overall sensitivity is assessed as '**low**'.

Future Baseline

- 6.98 It is predicted that the existing baseline conditions would continue within the Site in the absence of the Proposed Development. The First Street Development Framework (2020) addendum sets out the vision for the First Street area that will guide development activity over the next 15 to 20 years. Continuation of the current use would be detrimental to achieving the First Street vision as the Site in its current form does not contribute positively to achieving any of the key vision principles.

7 EMBEDDED MITIGATION

Construction Phase

- 7.1 The following embedded mitigation which has been evaluated as part of the demolition and construction phase assessment are outlined below.
- Enclosure of the Site with hoarding/fencing;
 - A traffic logistics plan (TLP) (or equivalent) will adopt best practice measures, which will be enforced by the appointed contractor, including provisions of traffic routing, management of deliveries and appropriate signage;
 - Obtrusive light would be controlled through the implementation of best practice measures, informed by the Institute of Lighting Professionals Guidance (ILP) Guidance Notes for the Reduction of Obtrusive Light and would include prevention measures, such as:
 - The use of sufficient lighting units for the task in hand to avoid the need for tall, wide beam lighting units; and
 - The reduction of fixed lighting outside working hours; the use of infrared CCTV systems for security.

Operational Phase

- 7.2 The design proposals have been formulated through a lengthy iterative process incorporating environmental assessment and consultation. This process has allowed Site constraints and opportunities to directly influence the evolution of the masterplan. As a result, embedded mitigation measures include the design of the Proposed Development.
- 7.3 Drawings referred to in this part of the assessment were:
- Ground Floor Proposed Site Plan (100_MP_02_2200);
 - Section AA (100_MP_05_2200); and
 - Landscape Masterplan - 2072-PLA-XX-XX-DR-L-0003-Landscape Masterplan GA
 - 100_One Medlock Street Design & Access Statement_221011
- 7.4 The Proposed Development has been developed in accordance with good design principles which avoids, reduces or offsets potential effects on the townscape and views. These are described in full within the Design & Access

Statement which accompanies this application and the key principles relevant to the purposes of this report are summarised below.

- The contemporary architectural style of the buildings will complement the modern buildings within the surrounding area. The buildings as proposed will also better define a key gateway to the City Centre, raising the height datum of the Site to a more appropriate and responsive level within its evolving context;
- The character of the Site will be enhanced by proposed development defining the edge of the Site and creating outward looking buildings with active frontages to the surrounding streets. The local area will benefit from an improved streetscape and be a key part of the walkable city for local communities;
- Scale has been used in a very specific and direct response to context and orientation which gives the development a clear identity and provides a significant number of high-quality student residential units and office accommodation;
- The treatment of the elevations has been carefully considered throughout the design development process to ensure the proposals are robust and deliverable. The material strategy has been developed to respond to the established and emerging context of the area.
 - For the office building the architectural expression is determined by the corten steel structure which celebrates the primary form of construction.
 - The PBSA block is to be clad in a capless unitised curtain walling system, made up of glazed and metal panels. Further detail will be added through the use of perforations in the metal panels, and fritting to the glazing, forming a chequerboard effect over the facade which will appear to shift and change as the sun catches it at different angles throughout the day. This will maintain a sleek and elegant appearance to the facade.
 - The PBSA building's north elevation, facing onto River Street, will be made from precast concrete panels and will feature a new piece of public art which will be designed in close collaboration with an artist.
 - Louvres are incorporated into the façade design to reduce solar glare effects.
- The Proposed Development as proposed will contribute to achieving the vision for both the Site and wider area, as defined in the First Street Development Framework, and Addendum (2020);
- New high-quality landscape and street tree planting to all sides of the Proposed Development. The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the Sites unique location within the city. Complementing the proposals within the wider First Street development and One City Road scheme.
 - At the heart of the proposal are a series of linear rain gardens proposed along River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse planting scheme.

- The linear garden culminates in a new pocket park on River Street, providing seating opportunities within a lush, green setting;
- Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction to improve the pedestrian experience, provide an instant setting for the development and help increase the number of trees growing in the city.
- All wind mitigation has been achieved through the introduction of tree planting across the scheme, supported by additional wind baffles to South facing façade adjacent Medlock Street. Tree planting positions have been chosen as part of the street scene aspirations and fine tuned through wind studies to maximise there wind baffling abilities.
- A total of 72 new trees have been proposed to mitigate the loss of 29 during the demolition & construction process of the buildings along with 1102m² of new planting.

8 ASSESSMENT OF EFFECTS, ADDITIONAL MITIGATION MEASURES AND RESIDUAL EFFECTS

Demolition and Construction Phase

Townscape

Townscape Character

- 8.1 Changes within the study area are anticipated due to the demolition and construction of the Proposed Development and associated activities.
- 8.2 The Site has a limited role in defining and/or reinforcing townscape character, and forms a relatively small area within the wider First Street character area. This area is characterised by ongoing construction works which symbolise the transformation of the area. Over time, during the demolition and construction phase, the scale and massing of the Proposed Development will begin to emerge, and start to form a new gateway marker. New public realm works will signal regeneration of the Site and begin to embed the Proposed Development into the wider character area during the construction phase.
- 8.3 However, demolition of the existing building is likely to have a negative impact on adjacent residential buildings and wider townscape character, both visually and from noise/dust/movement etc.
- 8.4 The sensitivity of Townscape Character is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be an indirect, temporary, short-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.5 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.6 In the absence of additional mitigation, the residual effects on townscape character is the same as that reported in the pre-mitigation scenario.
- 8.7 This effect is considered to be **Not Significant**.

Site Character

- 8.8 Changes during demolition and construction will be from Site clearance, disruption and noise.
- 8.9 The demolition and construction phase will see the removal of the hotel building present on Site, as well as areas of surface car parking and soft landscape addressing the junction by the Princess Road roundabout and Medlock Street.
- 8.10 This will initially be replaced by hoarding and construction equipment and will have some adverse impact on Site character.
- 8.11 The sensitivity of Site Character is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.12 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.13 In the absence of additional mitigation, the residual effects on Site character is the same as that reported in the pre-mitigation scenario.
- 8.14 This effect is considered to be **Not Significant**.

Visual

- 8.15 Changes to the character and amenity of views due to the demolition and construction of the Proposed Development

Viewpoint 1: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.

- 8.16 The addition of cranes to the view will cause a perceptible change but which does not affect the appreciation and will not materially alter the composition of the city skyline view.
- 8.17 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct,

temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.18 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.19 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.20 This effect is considered to be **Not Significant**.

Viewpoint 2: View from Albert Square & Grade I Listed Town Hall looking south along Mount Street.

- 8.21 Demolition and construction works will cause a barely perceptible change to the view with the addition of cranes which marks the continuing regeneration of this southern gateway, and which will not materially affect the composition of the view.
- 8.22 The sensitivity of the view is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **negligible significance**.

Additional Mitigation or Enhancement

- 8.23 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.24 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.25 This effect is considered to be **Not Significant**.

Viewpoint 3: View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.

- 8.26 Although not visible within the view, demolition and construction works are not uncharacteristic of the area, including the Great Jackson Street development framework area, Deansgate Square and River Street Tower. The new works will signal the ongoing regeneration and expansion of the Southern Gateway area of the City Centre.
- 8.27 There will be a perceptible change to the composition of the view, with the addition of tower cranes as a result of construction works, but this will not materially affect the composition of the existing view.

- 8.28 The sensitivity of the view is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.29 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.30 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.31 This effect is considered to be **Not Significant**.

Viewpoint 4: View from Castle Street looking east – within Castlefield conservation Area and adjacent to listed buildings.

- 8.32 There will be a perceptible change to the view as a result of the addition of cranes, however this will have no material effect on the composition of the view.
- 8.33 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.34 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.35 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.36 This effect is considered to be **Not Significant**.

Viewpoint 5: Elevated view south from platform of Deansgate Tram Stop – over city skyline.

- 8.37 There will be a perceptible change to the view with the addition of tower cranes, however this will not materially affect the composition of the view.
- 8.38 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.39 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required..

Residual Effect

- 8.40 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.41 This effect is considered to be **Not Significant**.

Viewpoint 6: View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the City Centre.

- 8.42 The extent of demolition and construction works and prominence in the view is likely to cause a perceptible change to the view which will slightly alter its composition with new higher-level structures and some loss of legibility to the street and movement. The foreground of the view however would be unchanged, and its overall appreciation retained.

- 8.43 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.44 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.45 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.46 This effect is considered to be **Not Significant**.

Viewpoint 7: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.

- 8.47 Demolition and construction works will cause a clearly noticeable change to the view, affecting the composition with the addition of cranes alongside the listed mill buildings which frame the view. The addition of demolition and construction features in the view will noticeably alter the appreciation of the view.

- 8.48 The sensitivity of the view is considered to be high. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.49 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.50 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.51 This effect is considered to be **Significant**.

Viewpoint 8: View from public square within First Street development looking south west.

- 8.52 Demolition and construction works will cause a clearly noticeable change to the view with the addition of cranes and street level hoarding. These additional features will materially affect the composition of the view, screening the existing dominant River Street Tower, enclosing the skyline.

- 8.53 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.54 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.55 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.56 This effect is considered to be **Not Significant**.

Viewpoint 9: View from pedestrian bridge over the Mancunian Way looking east.

- 8.57 There will be a clearly noticeable change to the view with the addition of cranes around the existing tower, which will have some impact on its composition and appreciation due to the addition and scale of the structures.

- 8.58 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.59 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.60 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.61 This effect is considered to be **Not Significant**.

Viewpoint 10: View from Princess Road roundabout looking north west, north from Mancunian Way.

8.62 At this close range, the addition of cranes and hoarding will cause a dominant contrast to the view and the loss of views/appreciation of the landmark River Street tower and Deansgate Square towers. There will also be some loss of streetscape frontage along Medlock Street.

8.63 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.64 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.65 In the absence of additional mitigation, the residual effects for the view are the same as that reported in the pre-mitigation scenario.

8.66 This effect is considered to be **Significant**.

Viewpoint 11: View from Hulme Street looking north east adjacent to existing residential area looking over the Mancunian Way.

8.67 There will be a clearly noticeable change to the view, with the addition of cranes and new building structure/clutter. The demolition and construction works will noticeably alter the appreciation of the view, further enclosing the view as the building is completed.

8.68 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.69 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.70 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.71 This effect is considered to be **Significant**.

Viewpoint 12: View from River Street looking south east towards Site, and wider First Street development (including Plot 9).

8.72 The addition of cranes will cause a dominant contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will substantially alter the appreciation of the view.

8.73 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.74 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.75 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.76 This effect is considered to be **Significant**.

Viewpoint 13: View from footpath/ local centre on Cambridge Street looking west to Site and wider First Street development.

8.77 Demolition and construction works are not uncharacteristic when set within the existing backdrop to the view, including the Great Jackson Street development framework area, Deansgate Square and River Street tower, and the works will signal the ongoing reuse and regeneration of the Southern Gateway of the City Centre.

8.78 Demolition and construction works will cause a perceptible change and contrast to a small proportion of the view that will have a slight effect on its overall composition, whilst much of the foreground context would be unaffected.

8.79 The sensitivity of the view is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.80 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.81 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.82 This effect is considered to be **Not Significant**.

Viewpoint 14: View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline.

- 8.83 There will be a barely perceptible change to the view with addition of cranes and hoarding, which does not affect the composition or appreciation of the view. There will be no material change to the composition of the view.
- 8.84 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **negligible significance**.

Additional Mitigation or Enhancement

- 8.85 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.86 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.87 This effect is considered to be **Not Significant**.

Viewpoint 15: View from All Saints Park, in front of MMU Arts and Media building, looking north west over Grade II Listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine.

- 8.88 The Proposed Development will cause a barely perceptible change to composition of view, despite the addition of tower cranes as a result of construction works. The demolition and construction works will not affect the composition of the view, existing townscape features screen these construction works.
- 8.89 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **negligible significance**.

Additional Mitigation or Enhancement

- 8.90 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.91 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.92 This effect is considered to be **Not Significant**.

Viewpoint 16: View from junction of Chester Road/ Great Jackson Street on the edge of Castlefield conservation Area - looking east over Grade II Listed Bridgewater Canal Offices.

8.93 Demolition and construction works will cause a barely perceptible change to the view with the addition of cranes, and will not materially affect the composition of the view with existing Deansgate Square buildings which already dominate the view.

8.94 The sensitivity of the view is considered to be Low. The magnitude of change is considered to be 'no change'. Therefore, there is likely to be a direct, temporary, short-term/medium-term, '**no change**' effect.

Additional Mitigation or Enhancement

8.95 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.96 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.97 This effect is considered to be **Not Significant**.

Viewpoint 17: View from Arundel Street looking east. Grade II* Listed Church of St George.

8.98 Demolition and construction works are not uncharacteristic when set within the existing backdrop to the view, including the Great Jackson Street development framework area, Deansgate Square and Elizabeth tower. The works will signal the ongoing regeneration of the Southern Gateway area of the City Centre.

8.99 There will be a barely perceptible change to the composition of view, due to the distance to the Site and intervening screening. The appreciation of the view of the church will not be altered with the addition of the Proposed Development in the background.

8.100 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be no change. Therefore, there is likely to be a direct, temporary, short-term/medium-term, '**no change**' effect.

Additional Mitigation or Enhancement

8.101 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.102 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.103 This effect is considered to be **Not Significant**.

Viewpoint 18: View from Shortcroft Street looking south-east towards the Site, and wider First Street development

- 8.104 Tower cranes will be visible during the demolition and construction phase, which will add some visual clutter within the majority of the view. Demolition and construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.
- 8.105 The addition of cranes will cause a clearly noticeable contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will noticeably alter the appreciation of the view.
- 8.106 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.107 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.108 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.109 This effect is considered to be **Significant**.

Viewpoint 19: View from Medlock Street looking south-east towards the Site, and wider First Street development

- 8.110 Tower cranes will be visible during the demolition and construction phase, which will add visual clutter within the majority of the view. Demolition and construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.
- 8.111 The addition of cranes will cause a dominant contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will substantially alter the appreciation of the view.
- 8.112 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.113 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.114 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.115 This effect is considered to be **Significant**.

Viewpoint 20: View from River Street looking south-east towards the Site, and wider First Street development

8.116 Tower cranes will be visible during the demolition and construction phase, which will add some visual clutter within the majority of the view. Demolition and construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.

8.117 The addition of cranes will cause a clearly noticeable contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will noticeably alter the appreciation of the view.

8.118 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, temporary, short-term/medium-term, **adverse** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.119 As a result of the embedded mitigation measures being included in the construction phase of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.120 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.121 This effect is considered to be **Not Significant**.

Operational Phase

Townscape

Changes to townscape character within the study area as a result of the Proposed Development

8.122 There will be a noticeable change to some key townscape elements including scale, massing, height, use and materials, as a result of the Proposed Development. These elements all contribute to defining and reinforcing townscape character. The Proposed Development will be of a high-quality design that will positively contribute to the street scene along Medlock Street, a key City Centre access route from the south, and River Street, which forms a key east west connection between First Street and Great Jackson Street.

8.123 The sensitivity of Townscape Character is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to

be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.124 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.125 In the absence of additional mitigation, the residual effects on townscape character is the same as that reported in the pre-mitigation scenario.

- 8.126 This effect is considered to be **Significant**.

Changes to urban grain within the study area as a result of the Proposed Development

- 8.127 The proposed Development will achieve a good fit within the townscape grain, establishing two building footprints and massing that responds to its townscape context as shown on the - Ground Floor Proposed Site Plan (100_MP_02_2200), and Landscape Masterplan - 2072-PLA-XX-XX-DR-L-0003-Landscape Masterplan GA. The form of the building and larger east-west connection helps to reinforce existing routes. The Proposed Development will noticeably change the character of the urban block, removing the existing poor quality rear parking areas, and properly addressing the adjacent residential buildings that face it, and main arterial route along Medlock Street.

- 8.128 The sensitivity of the urban grain is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.129 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.130 In the absence of additional mitigation, the residual effects on urban grain is the same as that reported in the pre-mitigation scenario.

- 8.131 This effect is considered to be **Not Significant**.

Changes to land use within the study area as a result of the Proposed Development

- 8.132 The land use within the Proposed Development responds appropriately to the land uses within the wider First Street context to the east, which is characterised by commercial use, and Great Jackson Street area to the west which contains substantial residential use.

8.133 The sensitivity of land use is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.134 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.135 In the absence of additional mitigation, the residual effects on land use is the same as that reported in the pre-mitigation scenario.

8.136 This effect is considered to be **Not Significant**.

Changes to building heights within the study area due to the Proposed Development

8.137 The office building within the Proposed Development will accord with the mid-rise development within First Street. The student accommodation tower will introduce a new building height on the Site that is more in keeping with the Great Jackson Street area to the west, and an appropriate scale for this prominent primary route and City Centre gateway.

8.138 The sensitivity of building heights is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.139 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.140 In the absence of additional mitigation, the residual effects on building heights is the same as that reported in the pre-mitigation scenario.

8.141 This effect is considered to be **Significant**.

Improvement to movement and linkages within the study area due to the Proposed Development

8.142 The proposed Development will result in noticeably enhanced movement and linkages around the Site, with areas of new high quality public realm.

8.143 The removal of surface car parking and improved public realm on Medlock Street and River Street surrounding streets will have a small beneficial impact on movement around the Site and across the area generally. The enhanced east-west linkage along River Street, including a new public space, will create

enhanced east-west permeability between the First Street and Great Jackson Street areas.

8.144 The sensitivity of movement and linkages is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

8.145 Additional Mitigation or Enhancement

8.146 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

8.147 Residual Effect

8.148 In the absence of additional mitigation, the residual effects on movement and linkages is the same as that reported in the pre-mitigation scenario.

8.149 This effect is considered to be **Not Significant**.

Changes to Public Open Space and Public Realm within the study area due to the Proposed Development

8.150 The Proposed Development will result in an improved public realm around the Site edges, along with a new public space that will contribute positively to the wider open space network.

8.151 The landscape proposals will also include new trees and new planting around the Site edges, further contributing to an attractive public realm environment.

8.152 The sensitivity of public open space and public realm is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.153 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

8.154 Residual Effect

8.155 In the absence of additional mitigation, the residual effects on public open space and public realm is the same as that reported in the pre-mitigation scenario.

8.156 This effect is considered to be **Significant**.

Change to Site Character as a result of the Proposed Development

8.157 The Proposed Development will transform the character of the Site from a hotel building and surface car parking which respond poorly to the wider townscape character and gateway location, into a contemporary commercial and student accommodation development more in-keeping with its First Street and Great

Jackson Street context. The height of the student accommodation tower forms a positive response to the key gateway location.

- 8.158 The Proposed Development relates to the surrounding urban grain and contemporary architectural style, creates enhanced pedestrian linkages that connect with the wider network and creates new areas of public realm that will help to create activity and opportunities for dwelling. Active frontages will also provide surveillance and activity on Site edges, where built form currently only addresses Medlock Street.
- 8.159 The Site sits within a City Centre gateway. The stepped approach to scale, stepping up to 37 storeys from 13 storeys at a key node, provides a more fitting townscape response to the Site's location within the City compared with the current 5 storey building.
- 8.160 The sensitivity of Site Character is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.161 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.162 In the absence of additional mitigation, the residual effects on Site Character is the same as that reported in the pre-mitigation scenario.
- 8.163 This effect is considered to be **Significant**.

Visual

Changes to the character and amenity of views due to the Proposed Development

Viewpoint 1: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.

- 8.164 The addition of the Proposed Development will cause a perceptible change to the view. The addition will not materially affect the composition of the view, modern steel and glass towers already mark the view at the southern gateway of the City Centre and the Proposed Development complements the existing towers without being dominant or overbearing.
- 8.165 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.166 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.167 In the absence of additional mitigation, the residual effects for the view are the same as that reported in the pre-mitigation scenario.

8.168 This effect is considered to be **Not Significant**.

Viewpoint 2: View from Albert Square & Grade I Listed Town Hall looking south along Mount Street.

8.169 The Proposed Development will cause a perceptible change to the view, but which would not materially affect the appreciation of the view.

8.170 The building will create a clear terminus to the view, framed in the middle ground by some existing commercial buildings to the right of frame. It will further enclose the end of the view, which will not affect the composition of the view.

8.171 The sensitivity of the view is considered to be high. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.172 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.173 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.174 This effect is considered to be **Significant**.

Viewpoint 3: View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.

8.175 The foreground of the view will be unchanged. There will be a perceptible change to view with the addition of modern built form on the skyline. However, this will not materially affect the overall composition nor appreciation of the view. The change reinforces the aspirations of the First Street SRF and the creation of a southern city entrance.

8.176 The sensitivity of the view is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.177 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.178 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.179 This effect is considered to be **Not Significant**.

Viewpoint 4: View from Castle Street looking east – within Castlefield conservation Area and adjacent to listed buildings.

8.180 The Proposed Development will cause a perceptible change to the view, with the addition of a new smaller tower element on the skyline. The scale of the tower remains subservient to the existing built form and heritage elements and as such fits comfortably into the view and does not materially affect the composition nor appreciation of the view.

8.181 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.182 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.183 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.184 This effect is considered to be **Not Significant**.

Viewpoint 5: Elevated view south from platform of Deansgate Tram Stop - over city skyline.

8.185 There will be a clearly noticeable change within the view with the addition of new buildings in the skyline. This has some effect of the composition of the view with the addition of new built forms which will noticeably alter the appreciation of the view.

8.186 The Proposed Development will enhance the view of the city skyline, introducing complementary and contrasting high-quality materials to the existing palette, creating depth and interest in its angular form and enhancing the stepping massing created by the roofscapes of existing buildings. The prominent new tower helps to define the emerging First Street SRF area and the southern entrance point to the City centre.

8.187 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct,

permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.188 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.189 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.190 This effect is considered to be **Significant**.

Viewpoint 6: View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the City Centre.

- 8.191 There will be a clearly noticeable change to the view. However, the Proposed Development creates a stronger focal point that contributes positively to the composition of the view, alongside the River Street Tower, and responds positively to the surrounding streetscape.

- 8.192 The addition of the buildings creates a well-defined focal point within the centre of the view, which has some effect on contributing positively to the appreciation of the view itself as well as the overall legibility and character of the wider area.

- 8.193 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.194 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.195 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.196 This effect is considered to be **Significant**.

Viewpoint 7: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.

- 8.197 The Proposed Development will cause a clearly noticeable change to the view. The complementary red tones of the Proposed Development alongside the listed mill buildings complements this existing aesthetic, and blends into the existing townscape.

8.198 The proposed Development steps up away from the listed mill buildings, with the steel and glass materiality not competing with the existing, listed built forms in the foreground.

8.199 The proposals have some effect on the composition of the view, altering the view with new attractive contemporary built form that fits well within the street scene and provides a focal point to the City Gateway.

8.200 The sensitivity of the view is considered to be high. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.201 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.202 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.203 This effect is considered to be **Significant**.

Viewpoint 8: View from public square within First Street development looking south west.

8.204 The materiality, scale and position of the proposal responds well to its context. The southernmost proposed building creates a clear terminus to the view, framed by existing commercial buildings to the right of frame and the River Street Tower behind the proposed.

8.205 The townscape character will be noticeably improved by the introduction of street level landscape proposals along River Street and Medlock Street.

8.206 The Proposed Development will cause a clearly noticeable change to the view which strongly defines the Medlock Street frontage and introduces a new landmark tower.

8.207 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.208 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.209 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.210 This effect is considered to be **Not Significant**.

Viewpoint 9: View from pedestrian bridge over the Mancunian Way looking east.

8.211 The new built form will cause a perceptible change to the view but will not materially change the composition or alter the appreciation of this edge of City Centre view as it is adding to existing building massing.

8.212 The Proposed Development makes a positive contribution to the view, introducing high-quality and complimentary materials, and attractive stepping building form to the skyline. River Street Tower already creates a terminus to the view, the Proposed Development complements and enhances this.

8.213 The sensitivity of the view is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.214 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.215 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.216 This effect is considered to be **Not Significant**.

Viewpoint 10: View from Princess Road roundabout looking north west, north from Mancunian Way.

8.217 The Proposed Development will create a dominant change to the view, with the addition of prominent building features which obscure the view of River Street Tower and Deansgate Square. Whilst the addition of the Proposed Development will affect the composition of this view, it is consistent with the existing modern towers, which slightly reduces the impact of this change. The proposed design materiality complements the landmark/location and contributes strongly to defining this southern City gateway and arrival in the First Street Quarter.

8.218 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.219 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.220 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.221 This effect is considered to be **Significant**.

Viewpoint 11: View from Hulme Street looking north east adjacent to existing residential area looking over the Mancunian Way.

8.222 New built form will cause a clearly noticeable change to the backdrop, enclosing the view and making the modern built form more dominant. At this close range it is possible to see the proposed Development façade treatment and materiality that helps the new buildings fit comfortably with the tower of the adjacent Canvas Manchester development, adding visual interest and breaking down the mass of the building. The addition of the dominant contemporary architecture form noticeably alters the appreciation of this view, defining this as the edge of the City Centre.

8.223 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.224 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.225 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.226 This effect is considered to be **Significant**.

Viewpoint 12: View from River Street looking south east towards Site, and wider First Street development (including Plot 9).

8.227 There will be a dominant change to the view, with the loss of some features and general openness of the city skyline.

8.228 The contemporary design of the Proposed Development is however in keeping with surrounding buildings and delivers the aspirations of the First Street SRF with high-quality new southern gateway buildings.

8.229 The building creates a well-defined focal point within the centre of the view, contributing positively to the view itself, with the city skyline developments as a backdrop, as well as the improving the local street pedestrian environment.

8.230 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

8.231 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.232 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.233 This effect is considered to be **Significant**.

Viewpoint 13: View from footpath/local centre on Cambridge Street looking west to Site and wider First Street development.

8.234 There will be a noticeable change to the view with addition of a significant pair of new buildings. The scale, massing and materiality of the proposed buildings are all in-keeping with the area, both in its current condition and in terms of the future vision for the First Street Development Framework area.

8.235 The Proposed Development also responds well to its location within the wider city skyline, as appreciated from this viewpoint, and positively defines the City edge.

8.236 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

8.237 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.238 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.239 This effect is considered to be **Not Significant**.

Viewpoint 14: View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline.

8.240 New built form will cause a barely perceptible change to the view with existing built form and townscape features dominating the view. The Proposed Development will not materially change the composition of this City Centre view, or alter the appreciation of the view.

8.241 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **negligible significance**.

Additional Mitigation or Enhancement

8.242 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.243 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.244 This effect is considered to be **Not Significant**.

Viewpoint 15: View from All Saints Park, in front of MMU Arts and Media building, looking north west over Grade II Listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine.

8.245 The Proposed Development will have little impact on the experience of All Saints Park and listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine, with only the upper storeys and roofscape visible above these existing townscape features.

8.246 Existing townscape features screen the skyline, trees in summer will dominate the view and obscure the addition of the Proposed Development.

8.247 There will be a barely perceptible change to view with the addition of roofscape. This will not materially affect the overall composition nor appreciation of the city skyline view.

8.248 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **negligible significance**.

Additional Mitigation or Enhancement

8.249 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

8.250 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

8.251 This effect is considered to be **Not Significant**.

Viewpoint 16: View from junction of Chester Road/ Great Jackson Street on the edge of Castlefield conservation Area - looking east over Grade II Listed Bridgewater Canal Offices.

8.252 The Proposed Development will cause a barely perceptible change to view, with no material change to the composition of the view.

8.253 The sensitivity of the view is considered to be low. The magnitude of change is considered to be no change. Therefore, there is likely to be a direct, permanent, long-term, **'no change'** effect.

Additional Mitigation or Enhancement

- 8.254 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.255 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.256 This effect is considered to be **Not Significant**.

Viewpoint 17: View from Arundel Street looking east. Grade II* Listed Church of St George.

- 8.257 The Proposed Development will have no impact on the experience of the park and listed church, as it is completely screened by new development.
- 8.258 The sensitivity of the view is considered to be medium. The magnitude of change is considered to be no change. Therefore, there is likely to be a direct, permanent, long-term, '**no change**' effect.

Additional Mitigation or Enhancement

- 8.259 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.
- 8.260 Residual Effect
- 8.261 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.
- 8.262 This effect is considered to be **Not Significant**.

Viewpoint 18: View from Shortcroft Street looking south-east towards Site, and wider First Street development.

- 8.263 The proposed Development will cause a complete change to the view, changing its composition to a more urban, built environment, with the loss of some openness and views of the sky and addition of new built form across the view.
- 8.264 The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment.
- 8.265 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.266 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.267 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.268 This effect is considered to be **Significant**.

Viewpoint 19: View from Medlock Street looking south-east towards Site, and wider First Street development

- 8.269 The proposed Development will cause a change to the view, changing its composition to a more urban, built environment, with a dominant new tall building to the centre of the view.
- 8.270 The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment and main entrance route into the First Street area, as well as new entrance points into the building and new uses within it.
- 8.271 The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **moderate significance**.

Additional Mitigation or Enhancement

- 8.272 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.273 In the absence of additional mitigation, the residual effects on the view are the same as that reported in the pre-mitigation scenario.

- 8.274 This effect is considered to be **Significant**.

Viewpoint 20: View from River Street looking south-east towards Site, and wider First Street development

- 8.275 The proposed Development will cause a clearly noticeable change to the view, changing its composition to a more enclosed urban, built environment, with new taller built form to the left – and a reduction in long views and appreciation of the city skyline.
- 8.276 The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment, as well as new entrance points into the building and new uses within it. The materiality and general form of the proposed

Development fits well into the street scape, matching adjacent new development.

- 8.277 The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, **beneficial** effect which is considered to be of **minor significance**.

Additional Mitigation or Enhancement

- 8.278 As a result of the embedded mitigation measures being included in the design of the Proposed Development, no additional mitigation or enhancement is required.

Residual Effect

- 8.279 In the absence of additional mitigation, the residual effects for the view are the same as that reported in the pre-mitigation scenario.
- 8.280 This effect is considered to be **Not Significant**.

9 CUMULATIVE EFFECTS

- 9.1 The assessment of the Proposed Development is also supplemented by a cumulative assessment of approved adjacent developments where relevant, to understand if any further potential environmental effects are likely to arise. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the Proposed Development in conjunction with other committed Developments. Eighteen committed Developments have been identified. The location of these is provided in Figure 21 of **Appendix 3**.
- 9.2 Cumulative effects have been assessed for Operational Phase only, as this represents a potential 'worse case' scenario – where the full extent of townscape and built form is fully realised. Information relating to construction stage methodology and phasing for cumulative schemes is also typically not available to the public, which prevents accurate assessment. Photomontage representations (wireline views) were prepared to support the visual element of the assessment (**Appendix 4**).

Townscape

- 9.3 An assessment of cumulative Townscape Effects during the operational phase by receptor is provided in **Appendix 2** Townscape Baseline & Effects.
- 9.4 It is anticipated that this southern area of the City Centre will experience **moderate beneficial** cumulative effects on all townscape receptors at the operational phase, due to the extent and scale of development and their contribution to the defined City Core Strategy and various Strategic Regeneration Strategies that cover the southwestern City Centre area. The dispersed nature of the committed Developments can limit these beneficial effects, as gaps within the city blocks will remain in the immediate future meaning the impact of individual Sites is somewhat diluted.

- 9.5 The magnitude of effect has increased cumulatively for Townscape Character, Urban Grain, Land Use, Building Height, and Movement and Linkages over that assessed for the Proposed Development on its own. This reflects the relatively minor contribution that the Proposed Development itself makes to these receptors due to its relatively small size but acknowledging its prominent gateway location and frontage on a major arterial route.

Visual

- 9.6 An assessment of cumulative Visual Effects at operational phase, by view receptor is provided in **Appendix 1** Visual Baseline & Effects.
- 9.7 There are predicted to be **moderately significant beneficial** cumulative visual effects to 11 view receptors as a result of committed developments.
- 9.8 Of these, views 5 & 13 saw an increase in visual effects from those recorded for the Proposed Development Site alone due to the extent of new developments visible within the views that altered their composition or appreciation.
- 9.9 Thirteen of the view receptors were assessed as having the same visual effects from those recorded for the Site alone. This is predominantly down to the extent and presence of tall contemporary new built form across the study area already, which supports the aims and aspirations of both city-wide and local SRF strategies. A number of the identified visual receptors will experience this change, with a new city skyline emerging around the Proposed Development. The committed Developments assessed are not uncharacteristic of the visual receptors in their baseline form, predominantly contributing and enforcing the existing character of the receptors without causing any material change to the composition of receptors.

10 CONCLUSIONS

- 10.1 This report has assessed the townscape and visual effects of the Proposed Development. The assessment has been carried out with reference to the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition.
- 10.2 A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of effects (magnitude) likely to result from the Proposed Development have been assessed. From this, the overall significance of the identified effects on receptors have been assessed.
- 10.3 The proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed Site constraints and opportunities to directly influence development proposals. As a result, mitigation measures form part of the detailed design.
- 10.4 A total of 7 townscape receptors were identified and considered as part of this assessment at the construction and operational phase of development. The following effects are summarised from **Appendix 1** (Townscape receptors):
- **Demolition and Construction Phase.** No townscape receptors were assessed as experiencing significant effects during the demolition and construction phase;
 - Townscape Character and Site Character were assessed to experience minor adverse effects during the demolition and construction phase. These effects would be short term and reversible;
 - **Operational Phase** – a total 4 receptors were assessed as experiencing significant effects during the operational phase – these were Townscape Character, Building Height, Open Space & Site Character. All of the effects were beneficial in nature; and
 - The remaining 3 receptors (Urban Grain, Land Use & Linkages) were assessed to experience minor beneficial effects during the operational phase which are not significant.
- 10.5 A total of 20 visual receptors were identified and considered as part of this assessment during the demolition and construction and operational phase of development. The following effects are summarised from **Appendix 2** (Visual receptors):
- **Construction Phase** – a total of 6 receptors were assessed as experiencing Significant adverse effects (of moderate significance). These were views 7, 10, 11, 12, 18 and 19. Demolition and construction works associated with the Proposed Development in view 7 would potentially cause a change in the appreciation of the view that includes a Listed heritage asset. The remaining views are close range, where the proximity to demolition and construction works causes a clear and dominant change to the composition and character of the street views. These effects would be short term and reversible;
 - The remaining 14 receptors were assessed as experiencing no change, negligible or minor adverse effects which were not significant.

- **Operational Phase** – a total of 9 receptors were assessed as experiencing Significant beneficial effects (of moderate significance) during the operational phase. These were views 2, 5, 6, 7, 10, 11, 12, 18 and 19;
- In views 2 and 5, the Proposed Development had a direct effect on the composition of the City Skyline – introducing new taller elements within it, that complemented existing built form, and created focal points to the First Street Area – supporting the First Street Development Framework aspirations;
- View 7 experienced potential effects from the development as it provides a backdrop to the Listed Chimney Stack and Mill buildings. The finer architectural framework of the new office building and subtle colour reference to the red brick of the foreground buildings combined with the simple receding façade of the tower element allow the heritage buildings to remain prominent within the view; and
- Views 10, 11, 12, 18 and 19 are very close range, where the building creates a new dominant element to the view. Whilst this changes the composition of the street – the new ground floor façade, entrances and public realm all indicate a substantial improvement to the overall streetscape environment.

10.6 **Table 11** provides a summary of the effects, receptors, residual effects and a conclusion as to whether the effect is significant or not significant.

Table 11: Summary of Residual and Significant Effects

Effect	Receptor	Residual Effect	Is the Effect Significant?
Demolition and Construction Phase			
Changes to townscape character within the study area due to the demolition and construction of the Proposed Development and associated activities	Townscape Character	minor adverse	NO
Adverse effects during construction from Site clearance, disruption and noise	Site Character	minor adverse	NO
Changes to the character and amenity of views due to the construction of the Proposed Development	Viewpoints 1,3,4,5,6,8,9,13,	minor adverse	NO
	Viewpoints 2,14,15	negligible adverse	NO
	Viewpoints 16,17,20	No Change	NO
	Viewpoints 7,10,11,12,18,19	moderate adverse	YES
Operational Phase			
Changes to townscape character within the study area	Townscape Character	moderate beneficial	YES

Effect	Receptor	Residual Effect	Is the Effect Significant?
Changes to urban grain within the study area as a result of the Proposed Development	Urban Grain	minor beneficial	NO
Changes to land use within the study area as a result of the Proposed Development	Land Use	minor beneficial	NO
Changes to building heights within the study area due to the Proposed Development	Building Heights	moderate beneficial	YES
Improvement to movement and linkages within the study area due to the Proposed Development.	Movement & Linkages	minor beneficial	NO
Changes to public open space and public realm within the study area due to the Proposed Development	Public Open Space and Public Realm	moderate beneficial	YES
Change to Site character as a result of the Proposed Development	Site Character	moderate beneficial	YES
Changes to the character and amenity of views due to the Proposed Development	Viewpoints 16,17	no change	NO
	Viewpoints 14,15	Negligible beneficial	NO
	Viewpoints 1,3,4,8,9,13,20	minor beneficial	NO
	Viewpoints 2,5,6,7,10,11,12,18,19	moderate beneficial	YES

List of Appendices

Appendix 1: Townscape Baseline, Sensitivity and Effects

Appendix 2: Visual Baseline, Sensitivity and Effects

Appendix 3: Townscape and Visual Figures

- **Figure 1:** Site Location
- **Figures 2-5:** Historical Development
- **Figure 6:** Townscape Character
- **Figure 7:** Heritage Designations
- **Figure 8:** Urban Grain
- **Figure 10:** Land Use
- **Figure 12:** Building Heights
- **Figure 14:** Movement & Linkages
- **Figure 16:** Environmental Designations & Public Open Space
- **Figure 18:** Landscape Plan
- **Figure 19:** Site Character
- **Figure 21:** Surrounding Committed Developments

Appendix 4: Baseline Photography and Photomontages

Appendix 1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character	Townscape character areas are presented in Figure 6 in Appendix 3. The Site is located within the First Street Area, as defined in the City Centre Strategic Plan 2015-2018. The Site is also located within the boundary of the First Street Development Framework (2018) area, specifically located within the ‘First Street Central’ section of the framework area. The overarching vision for the First Street Development Framework Area is “creating a neighbourhood of choice, with the core First Street area forming the cultural and commercial hub which would stimulate regeneration within the wider area”. With regards to First Street Central, First Street Central comprises the central east-west core of the First Street area, immediately south of First Street North and incorporating the sites on the western side of Medlock Street. First Street Central is the commercial heart of First Street, focused around large-floorplate Grade A office buildings. The First Street Development Framework Addendum (2020) outlines the following development principles for the Premier Inn/ One Medlock Street Site: - As defined in the 2018 Framework, commercially-led mixed use development is considered to be appropriate on the Site. Alternative uses, including residential, may be deemed appropriate where they can be demonstrated to facilitate delivery of commercial office floorspace on the plot; where they meet the Council’s planning and regeneration policies and objectives; and where it complements the emerging context in this part of the area. - The Site could accommodate a large-footprint office building which should address the wider First Street masterplan. - The Site could also accommodate taller buildings either for residential or hotel use, reflecting its prominent location on the Mancunian Way and at the entrance point to the city centre. - Height and massing should be distributed across the Site according to townscape analysis and consideration of the Council’s tall buildings policy, relationship to and impact on, nearby properties and creating interest along the Mancunian Way corridor. - There is an opportunity for the development to be outward- facing, maximising active frontages, creating an address along Medlock Street and enhancing the townscape when approaching from the roundabout to the south. - The Site layout should enhance the quality of routes along Medlock Street and River Street, create opportunities for new public spaces, and facilitate east-west connections to help integrate the Great Jackson Street and First Street Development Areas. - Redevelopment should facilitate enhancements to physical and perceptive connections between Hulme to the south of Mancunian Way and the city centre. This should include integrating with changes to the Princess Parkway roundabout and repairing the urban fabric when entering the city from the south. - Public spaces will be provided on the Site by allowing sufficient space to the north and east to create entrance plazas. The One Medlock Street Site historically comprised workers housing which remained until the Christmas Blitz of December 1940, where extensive bomb damage was incurred. The Site remained vacant until the 1990’s, when the current hotel building was developed. The hotel building is predominantly 5-storeys in height and runs on a linear dog-leg form along the Medlock Street and Princess Road roundabout frontage, with surface car parking to the rear forming the western part of the Site. The Site is surrounded by high to mid-rise residential apartment buildings to the west and north west, as well as the low-rise office building to the north. Collectively, the buildings surrounding the Site, specifically to the east of Medlock Street, contribute to a distinctively modern commercial townscape character within the area. The townscape character as defined within the First Street Addendum has been used as the baseline for townscape character. Some development within First Street is ongoing, and some remaining plots have not yet been developed, however, the First Street character is now well established and forms a high-quality area within the wider city centre. Townscape character has therefore been assessed as ‘medium’ in terms of its value. The ongoing change within the area allows for a substantial ability to accommodate the proposed Development with a ‘low’ susceptibility to change, and ‘medium’ overall sensitivity that reflects this areas gateway position to the City Centre.	Medium	Low	Medium
Urban Grain	Urban grain on the Site and in the surrounding area is shown in Figure 8 of Appendix 3. The Site and wider study area present a fairly coarse urban grain, with large swathes of land currently vacant or covered by temporary surface car parking. More recent infill development, particularly to the east of the Site within the First Street Development Framework area has successfully begun to repair the urban grain of the area. New, large footprint commercial buildings line a newly established grid of streets, punctuated by a variety of public spaces ranging in size. This pattern will be further reinforced by Proposed Development in the First Street South area of the Development Framework. The area to the west and northwest of the Site presents a more varied urban grain. Historic warehouse buildings and modern, large footprint apartment buildings within the Little Peter Street and One City Road area present a formal pattern that responds to the gridiron street network. In contrast, the Great Jackson Street area to the west of the Site presents an extremely course grain and informal street pattern, dictated by vacant sites and surface car parks, low-rise industrial units and the new Deansgate Square development. The overall value of the urban grain as a townscape receptor is therefore considered to be medium. The susceptibility of the receptor is considered	Medium	Low	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
	to be low, as the area still has substantial ability to accommodate change. The overall sensitivity has been assessed as ‘medium’ that reflects the areas gateway position to the City Centre.			
Land Use	Land use on the Site and in the surrounding area is shown in Figure 10 in Appendix 3. The predominant land use within the study area is hotel use. The area to the east of the Site, within the First Street Development Framework area, presents a true mix of uses, including leisure and cultural venues, offices, bars, restaurants and a hotel. The area to the west and north west of the Site contains predominantly student residential uses, including private residential buildings. The Site itself contains hotel land uses only, in the form of a five-storey block. The First Street Development Framework identifies the First Street Central area as becoming a predominantly commercial district, with a specific focus on delivering high-quality office space. Within the Framework it also outlines Manchester’s on-going economic and population growth which will continue to drive the need for new high quality student residential accommodation. Development of the First Street character area is ongoing and there are a number of vacant plots. However, land uses are well established with the area and hotel use, as present within the Site forms one of the complementary uses. Land use as a townscape receptor has therefore been assessed as medium in value, and of medium susceptibility to change. The overall sensitivity has been assessed as medium.	Medium	Medium	Medium
Building Heights	Building heights on the Site and in the surrounding area are shown in Figure 12 in Appendix 3. The area to the east of the Site is broadly characterized by a 6-10 storey height datum, with a handful of buildings reaching 15 storeys or higher. To the west and south of the Site, high-rise student and private residential towers are increasing the height datum of the wider area. The collection of buildings that comprise Deansgate Square are all above 30 storeys. Proposals within the Great Jackson Street regeneration zone are all of a similar height. Buildings heights to the northwest of the Site range from 4-7 storeys. River Street Tower is a student residential block to the west of One Medlock Street and sits above 30 storeys high. The Site occupies a City Centre gateway location. The height of the existing five storey, flat roofed form of the building accords with general building heights within First Street, however, it does not contribute positively to defining the key junction and City Centre gateway. In accordance with good urban design principles, a tall or feature building in this location would be appropriate, and along the Inner Ring Road boundary which mark the fringes of the City Centre. The building height datum is well established to the east and west of the Site. The value of building heights as a townscape receptor has therefore been assessed as ‘medium’, and the susceptibility to change is ‘low’ as there is substantial ability to accommodate the proposed Development The overall sensitivity of building heights as a townscape receptor is ‘medium’.	Medium	Low	Medium
Movement and Linkages	Key movement routes surrounding the Site are shown in Figure 14 in Appendix 3. The Site straddles Medlock Street, a primary route that merges into Princess Road to the south. Princess Road is a key arterial route, connecting the City Centre with several suburbs to the south. The existing form of the building on the Site addressing Medlock Street acts as a barrier to east-west movement. Its linear nature creating a hard development edge to the street, with lack of active frontage. Much of the western section of the Site is occupied by private surface car parking, with some an existing wall surrounding the car park. The First Street Development Framework addendum states that the Premier Inn / One Medlock Street Site layout should: <i>enhance the quality of routes along Medlock Street and River Street, create opportunities for new public spaces, and facilitate east-west connections to help integrate the Great Jackson Street and First Street Development Areas.</i> The value of movement and linkages as a townscape receptor has been assessed as medium, with a medium susceptibility to change, as there is ability to accommodate change without harm. There overall sensitivity is therefore medium.	Medium	Medium	Medium
Environmental Designations & Public Open Space	Environmental designations and public space surrounding the Site are shown in Figure 16 in Appendix 3. There are no environmental designations covering the Site. There is no designated public open space within the Site. To the east of the Site, First Street provides a high-quality public realm, including several pedestrian streets, incidental green spaces and two major public squares. The One Medlock Street Site in its current form detracts from the quality of public realm within First Street. Public open space across the study area is varied in terms of it’s form and quality. The value of public open space as a townscape receptor has	Medium	Medium	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Appendix 1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
	therefore been assessed as medium, with a medium susceptibility to change, as there is ability to accommodate change without harm. There overall sensitivity is therefore medium.			
Site Character	Figure 19 in Appendix 3. The Site in its current form fails to activate surrounding streets and public realm. The building establishes an inactive frontage to Medlock Street, with vacant ground floors and opaque window materials with unattractive window bars. The west of the Site is predominantly occupied by surface parking, limiting surveillance and activity on streets to the west and north of the Site. The Site sits within a key gateway area of the City, previously titled the Southern Gateway. The building fails to establish a sense of arrival to the City Centre, especially where it addresses the River Street/ Medlock Street junction, and the Medlock Street exit from Princess Road roundabout. The Site currently fails to act as a gateway on the approach along Mancunian Way. The Site currently lacks permeability due to the linear built form of the building, preventing east-west connections between amenities at First Street and residential neighbourhoods to the west. At present the Site does not contribute positively to its surroundings or the vision for the area outlined within the First Street Development Framework. The value of the Site Character as a townscape receptor has been assessed as low, with low susceptibility to change as it has substantial ability to accommodate change. The overall sensitivity is therefore low.	Low	Low	Low

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Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
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Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
Townscape Character	<u>Construction Phase:</u> Demolition of the existing building is likely to have a negative impact on adjacent residential buildings, both visually and from noise/ dust/ movement etc, and see the loss of the tower landmark to the Medlock street frontage. Hoardings will also prevent any form of connectivity with the street, as well as creating inactive street frontages in an otherwise active area.	Screening of development at street level with site hoarding. Proposed Phasing of construction will help to limit the extent of impact.	The Proposed Development will have a temporary adverse effect on surrounding residential buildings and the bustling commercial area of First Street to the east. There will just be a disenable change to townscape elements – with some partial loss of townscape landmark, and green street frontage replaced with site hoarding. The sensitivity of Townscape Character is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be an indirect, temporary, short-term, adverse effect which is considered to be of minor significance.	Medium	Minor	Local	Short-medium term Temporary	Small	Minor effect. Not Significant	Adverse Indirect	Medium
	<u>Operational Phase</u> The character of the Site will be enhanced by a series of active building frontages, high-quality façade design as well as an improved area of public realm addressing currently inactive streets.	The contemporary architectural style of the buildings will complement the modern buildings within the surrounding area. The buildings as proposed will also better define a key gateway to the City Centre, raising the height datum of the Site to a more appropriate and responsive level within its evolving context. - New active street frontages. - The height and massing are in keeping with the existing and evolving townscape. - Better utilisation of the strategic and accessible location to create a new node of activity. - Strategically, the Proposed Development meets the requirements of the First Street Development Framework. - New high quality landscape and street tree planting to all sides of the Proposed Development, and links with the wider First Street public realm. Development as proposed will contribute to achieving the vision for both the Site and wider area, as defined in the First Street Development Framework, and Addendum (2020).	There will be a noticeable change to some key townscape elements - the Proposed Development will be of a high-quality design that will positively contribute to the street scene along Medlock Street, a key City Centre access route from the south. The scale and massing is in keeping with the existing scale of the area, notably First Street to the east of the Site, and River Street Tower to the west. Furthermore, the increased scale of the building and considered architectural design contribute to a better-defined gateway area. The sensitivity of Townscape Character is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
	<u>Cumulative Assessment</u> Considerable change within the study area, due to the scale, extent and geographical spread of cumulative schemes. Many of these are infill of empty plots currently awaiting redevelopment, and collectively will continue to bring positive, comprehensive change to both First Street, Great Jackson Street areas.	n/a	The sensitivity of Townscape Character is considered to be medium. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Large	Moderate effect. Significant	Beneficial Direct	low
Urban Grain	<u>Operational Phase</u> The Proposed Development will establish an urban grain in keeping with the local context, a large footprint commercial office building and student residential building laid out in a gridiron pattern. The existing block edges will be well defined by the new building and its surrounding public realm. The inclusion of a larger east-west connection helps to permeate the Site, again contributing to a more coherent urban grain within the Site and within the context of the wider area.	As set out p29 of the Design and Access Statement. – Strategic opportunities – ‘Completing and Complementing First Street’ - the Proposed Development will create a high quality addition to the urban fabric. It will define the historic street pattern and add greater block permeability. The new block adds further variety and richness along the street frontage in terms of scale, form and building typology.	The proposed Development will achieve a good fit within the townscape grain – establishing two building footprints and mass that responds to its townscape context. The form of the building and larger east-west connection helps to achieve a finer urban grain on the Site. The Proposed Development will noticeably change the character of the urban block – buildings fill the extent of the block removing poor quality rear parking areas, and properly addressing the adjacent residential buildings that face it, and main arterial route along Medlock Street. The sensitivity of the urban grain is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to have minor significance.	Medium	Moderate	Local	Long Term Irreversible	Small	Minor effect. Not Significant	Beneficial Direct	High
	<u>Cumulative Assessment</u> The Cumulative schemes collectively will address the current poor grain of the study area – due to the extent of cleared sites awaiting redevelopment. They collectively will continue to redefine the street pattern and grid of the City blocks, River frontage and open space. They support the existing main arterial routes, with a range of building types that provide overlooking and passive surveillance of public space.	n/a	The sensitivity of the urban grain is considered to be medium. The magnitude of change is considered to be Medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	low

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
Land Use	<u>Operational Phase</u> The proposals will introduce new office and student residential land uses on the Site. Proposed uses on the directly align with the vision set out in the First Street Development Framework– contributing to a neighbourhood of choice characterised by high-quality commercial and student residential development. The proposed student residential use assists with Manchester’s on-going economic and population growth, as outlined within the Framework, which will continue to drive the need for new high quality student residential accommodation.	- As set out p29 of the Design and Access Statement. – Strategic opportunities – ‘Mixed Use Development’ the Proposed Development represents an appropriate land use response to both the existing context, within the immediate surroundings, as well as conforming with strategic regeneration policy. - The proposed use will activate the Site, which currently presents several inactive frontages along surrounding streets.	The land use within the Proposed Development responds appropriately to the land uses within the wider First Street context to the east, which is characterised by commercial use, and Great Jackson Street area to the west which contains substantial residential use. The sensitivity of Land Use is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to have minor significance.	Medium	Moderate	Neighbourhood	Long Term Irreversible	Small	Minor effect. Not Significant	Beneficial Direct	High
	<u>Cumulative Assessment</u> The Cumulative schemes provide a range of new land uses including residential, office, commercial and leisure. They replace currently vacant or cleared sites, surface car parks or derelict buildings. They support existing development and the aspirations of the First Street Development Framework 2020 and Great Jacksons Street SRF for new multi-use districts within the City.	n/a	The sensitivity of the land use is considered to be medium. The magnitude of change is considered to be Medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	low
Building Heights	<u>Operational Phase</u> The height of buildings on Site will change from 5 storeys to a maximum 37 storeys. The scale and massing of the buildings proposed on Site will be more in-keeping with the surrounding contemporary context, and the adjacent River Street Tower to the west of the Site. Furthermore, the stepped approach to scale, stepping from 11 storeys on the eastern edge up to 37 storeys along the western edge, at a key corner of the Site, will help to define this City Centre gateway. The key City approach from Mancunian Way and Princess Road to the south will help to be defined by the increase in height. Creating a positive approach to the City Centre.	- As set out p29 of the Design and Access Statement. – Strategic opportunities – ‘Gateway to the City’ the Proposed Development addresses and defines a key City Centre gateway in a more appropriate manner - The Proposed Development responds well to the local height datum as well as stepping up towards taller contemporary development to the west and north west of the Site in Deansgate Square and River Street Tower.	The Proposed Development will totally accord with the scale of the emerging First Street and southern city edge – introducing a new scale of built form on the Site that is a more appropriate scale for this prominent Primary Route and City Centre gateway. The proposed heights and massing reflect the Sites prominent location on the Mancunian Way and at the entrance to the City Centre, as outlined in the First Street Development Framework. This increase in height is distributed across the Site, stepping up to the west where the Site is facing onto River Street Tower. The sensitivity of Building Heights is considered to be medium. The magnitude of change is considered to be	Medium	Moderate	City	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
			medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.								
	<u>Cumulative Assessment</u> The Cumulative schemes will introduce a range of building heights - although there is a predominance of taller blocks. New schemes such as Plot 11 First Street adjacent to the Site increase the height datum significantly over existing. This increase will help to define the City edge and the main arterial gateways leading into it, as well as deliver the aspirations of First Street Development Framework. One Medlock Street and the adjacent One City Road developments will form a consistent height datum along the Medlock Street frontage.	n/a	The sensitivity of the building heights is considered to be medium. The magnitude of change is considered to be Large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Large	Moderate effect. Significant	Beneficial Direct	low
Movement & Linkages	<u>Operational Phase</u> The Proposed Development will establish a greater east-west pedestrian connection along the Site, connecting residential neighbourhoods to the west with commercial uses located in First Street to the east. The introduction of an east-west connection complies with one of the key design principles outlined in the First Street Development Framework Addendum. The Site layout enhances the quality of routes along Medlock Street and River Street, with a new public space to the north, facilitating east-west connections, integrating Great Jackson Street and First Street Development Areas. Proposed public realm improvements will contribute positively towards an improved pedestrian environment along the edges of the Site, and also the integration of improved parking spaces within the street scene. The existing road network will be maintained.	- The Proposed Development establishes an improved cycle and pedestrian environment around the Site, as well as a key east-west connection along the Site. - New on street parking provision integrated into the public realm. - Addition of public pocket park creates new public realm areas, and entrance plazas	The proposed scheme will noticeably enhance movement and linkages across and around the Site with areas of new high quality public realm. The greater east-west linkage across the north of the Site increases permeability and meets the requirements of the First Street Development Framework. The removal of surface car parking and improved public realm on surrounding streets will also have a significant beneficial impact on movement around and through the Site. The sensitivity of movement and linkages is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to have minor significance.	Medium	Moderate	Local	Long Term Irreversible	Small	Minor effect. Not Significant	Beneficial Direct	High
	<u>Cumulative Assessment</u> The Cumulative schemes will help to define the existing grid of city streets within the	n/a	The sensitivity of the movement and linkages is considered to be medium. The magnitude of change is		Moderate	Local	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	low

Terminology for Townscape Effect:											
Townscape Value:	High, Medium, Low					Duration:	Long-term, Medium-term, Short-term				
Susceptibility to Change:	High, Medium, Low					Reversibility:	Temporary/ Irreversible				
Overall Sensitivity of Receptor:	High, Medium, Low					Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change				
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change					Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect				
Geographical Extent of Effect:	Site, Local, Neighbourhood, City					Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant				

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Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
	area, improve cross area pedestrian movement and provide destinations on key linkages as well significant areas of new public realm space and landscaping. The dispersed nature of the plots reduces the overall magnitude as cross area opportunities are not fully delivered.		considered to be Medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.								
Environmental Designations & Public Open Space	<u>Operational Phase</u> The Proposed Development will result in an improved public realm within and around the Site, contributing positively to the wider POS network. The Proposed Development will establish an area of high-quality public realm along the edges of the Site, along River Street, and Medlock Street to the east and it's integration with Princess Road roundabout. A greater east-west connection proposed on Site will also establish areas to dwell within the Site, where surface parking currently dominates. The Proposed Development also creates an arrival space at the junction of River Street and Medlock Street at a key newly established pedestrian access, creating both a sense of arrival as well as opportunity for dwell. Landscape proposals will also increase the number of trees and new planting on Site, further contributing to an attractive public realm environment.	- As set out p29 of the Design and Access Statement. – Strategic opportunities – ‘Improving the Public Realm’ and p88 ‘Wider Public Realm Vision’ - High quality materials and planting will create interesting and enjoyable spaces for visitors along key frontages and Site edges. - The Proposed Development increases opportunity for dwell within the Site, as well as the number of trees on Site.	Landscape proposals will noticeably improve the public realm on the Site, creating well-proportioned areas of public realm which currently provides limited public space, and no public green space or opportunity for dwelling. The sensitivity of public open space and public realm is considered to be medium. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.	Medium	Moderate	Site	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Indirect	High
	<u>Cumulative Assessment</u> The Cumulative schemes provide a range of new smaller public pocket parks, river frontage walks and considerable areas of new public realm across the study area. Whilst some of these link together – such as the Proposed Development, First Street plots 2& 3 and One City Road, many are more dispersed, so the overall magnitude of change is limited.	n/a	The sensitivity of the public open space and public realm is considered to be medium. The magnitude of change is considered to remain as Medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Medium	Moderate effect. Significant	Beneficial Direct	low
Site Character	<u>Construction Phase</u> The construction phase will see the removal of the hotel building present on Site, as well as areas of surface car parking and soft landscape addressing the junction by Princess Road roundabout and Medlock	Screening of development at street level with site hoarding.	Whilst construction will result in a minor loss of some Site features, the character of the Site, in its existing form, currently detracts from the townscape character of the wider area. The hotel building on Site creates inactive frontages to Medlock	Low	Minor	Site	Short-medium term Temporary	Small	Minor effect. Not Significant	Adverse Direct	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Significance	Nature of Effect	Confidence
	Street. This will initially be replaced by hoarding and construction equipment and will have some adverse impact on character.		Street, whilst most of the Site to the west is dominated by surface car parking. The sensitivity of Site Character is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term, adverse effect which is considered to have a minor significance.								
	<u>Operational Phase</u> The Proposed Development will transform the character of the Site from old hotel building and surface car parking into a contemporary commercial and student residential development more in-keeping with its First Street context and the vision for the wider townscape character area. The Proposed Development relates to the surrounding urban grain and contemporary architectural style, creates new pedestrian linkages that connect with the wider network and creates new areas of public realm that will help to create activity and opportunities for dwelling. Active frontages will also provide surveillance and activity on site edges, where built form currently only addresses Medlock Street. The Site sits within a City Centre gateway. The stepped approach to scale, stepping up to 37 storeys from 11 storeys at a key node, provides a more fitting townscape response to the Site's location within the City compared with the previous 5 storey building.	- As set out p29 of the Design and Access Statement. – Strategic opportunities - Scale, massing and architectural style in keeping with First Street and the envisioned character outlined in the First Street Development Framework and Addendum (2020). - Active frontages address key Site edges and interfaces - High-quality public realm and new pedestrian connections establish a more permeable Site. - Built form steps up to key corner and gateway, creating a marker that sufficiently defines the node.	The Development will have a large positive effect on the character of the Site, completely transforming the prominent Site, creating an architectural landmark within a key gateway area which responds to its townscape context appropriately. The Proposed Development also increases permeability through the Site as well as improving the quantity and quality of public realm both within the Site and along Site edges. The sensitivity of Site Character is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Neighbourhood	Long Term Irreversible	Large	Moderate effect. Significant	Beneficial Direct	High
	<u>Cumulative Assessment</u> The location of Cumulative schemes limits in combination effects to the Sites Character itself. First Street plots 2& 3 and One City Road are immediately adjacent to it, so have the potential to impacts the wider setting and operation of the Site. They provide containment to the street frontage, overlooking, new land uses, as well as connected areas of new public realm and landscaping which will enhance the positive change to the Site provided by the proposed development.	n/a	The sensitivity of the Site Character is considered to be low. The magnitude of change is considered to remain as Large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be moderately significant.		Moderate	Local	Long Term Irreversible	Large	Moderate effect. Significant	Beneficial Direct	low

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	<u>Designation:</u> N/A <u>Distance to Site:</u> 410m	Open view from landmark Hulme Bridge looking down a minor roadway to high rise contemporary towers above tree line. Contemporary university buildings frame the left hand side of the view. Popular route linking Hulme to the University Campus and Oxford Road. The value is <u>Medium/ Low</u> because the viewpoint has some limited local importance with a moderate number of viewers walking across the bridge and for car drivers approaching the City along Princess Parkway The susceptibility to change is <u>Medium</u> as this is a view of modern changing city skyline where the view forms part of the overall arrival experience. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium/ Low	Medium	Medium
2: View from Albert Square & Grade I Listed Town Hall looking south along Mount Street	<u>Designation:</u> Adjacent to Grade II* Listed Lawrence Buildings and Town Hall Extension. Grade II* Listed Central Building Library is visible in the far left of view. View from Grade I Listed Town Hall. <u>Distance to Site:</u> 800m	Minor roadway view looking south along Mount Street to scheme. View from Grade I Listed Town Hall and Albert Square, with Grade II* Listed Lawrence Buildings visible in the right and Grade II* Listed Town Hall Extension in the left. Grade II* Listed Central Public Library is visible to far left of the view. Taller city towers visible on skyline. The value is <u>High</u> because the viewpoint is of regional importance and is a popular visitor attraction where the views out from the square along adjacent streets forms part of the experience. The susceptibility to change is assessed as <u>Medium</u> as views of the surrounding townscape are an important part of the wider experience – albeit views which already contain new contemporary development within them. The overall sensitivity is assessed as <u>High</u>.	Framed High numbers of viewers	High	Medium	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
3: View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.	<u>Designation:</u> Adjacent to Grade II Listed Roman Catholic Church of St Wilfrid <u>Distance to Site:</u> 410m	Open View north east along minor street with sports ground and fencing in the foreground, and skyline of trees at the lower level and taller towers in the backdrop. Urban edge in character with low/ mid-rise built form in the immediate context and the Deansgate Square towers in the middle ground, left of view. Grade II Listed Roman Catholic Church of St Wilfrid is visible to the right of the view. The value is assessed as <u>Medium</u> due to the adjacent listed school building being a prominent feature, and as an open view of the City centre. The susceptibility to change is assessed as <u>Low</u> as attention is likely to be focused on the City skyline – but only moderately important to the quality of the journey, and already accommodates significant modern development. The overall sensitivity is <u>Low</u>.	Open Few numbers of viewers	Medium	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
4: View from Castle Street looking east - within Castlefield conservation Area and adjacent to listed buildings.	<u>Designation:</u> Within Castlefield Conservation Area and next to Grade II Listed Former Congregational Chapel <u>Distance to Site:</u> 470m	Open view over city scape from a heritage information/ viewpoint/ public realm area, with a mix of heritage and contemporary buildings in the mid ground. Distinctive Listed tower of the Artingstall’s Auctioneers is visible to the left of the view. The value is <u>Medium</u> as located within Castlefield Conservation Area, and from an established well used viewpoint with regional cultural importance. The susceptibility to change is assessed as <u>Medium</u> as the view is part of the wider experience of this heritage area – although obviously subject to significant existing modern development. The overall sensitivity is assessed as <u>Medium</u>.	§	Medium	Medium	Medium
5: Elevated view south from platform of Deansgate Tram Stop - over city skyline.	<u>Designation:</u> Context of Listed Railway Viaduct <u>Distance to Site:</u> 400m	Elevated view across city skyline. Mix on traditional and contemporary built form, with new high rise towers as backdrop. From platform of the popular Deansgate tram stop, a distinctive viewpoint over the city to the south. The value is <u>Medium</u> because the viewpoint is a moderately popular visitor attraction where the view forms part of the wider City experience. Susceptibility to change is <u>Medium</u> as the open City skyline will be moderately important to travellers arriving at Deansgate tram stop. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium
6: View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Designation:</u> Context of Grade II listed Castlefield Viaduct <u>Distance to Site:</u> 80m	View south along Medlock Street to Site, adjacent to railway viaduct in gateway location into the First Street area. Urban roadway with new contemporary First Street buildings to left side and mid rise residential blocks to the centre and left of view. Taller tower blocks of Owen Street to the rear left of the view skyline. Urban edge character with poorly defined/ gap Sites to the right of view. The value is <u>Medium</u> because the viewpoint is within the context of the listed Castlefield viaduct and along an arterial route into and out of the City centre - a moderately popular visitor attraction. Susceptibility to change is <u>Medium</u> as the view is moderately important to the arrival experience from under the viaduct and into the First Street area. Overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium
7: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.	<u>Designation:</u> Grade II Listed Chorlton New Mill and attached Chimney, and Chorlton Old Mill. View in distance of Grade II Listed Mill Chimney Stack of west side of junction with Cambridge Street <u>Distance to Site:</u> 320m	Framed view west towards Site, looking across modern First Street Development from Hulme Street. View includes mix of heritage buildings in the foreground and midground, and contemporary buildings in the far ground. Distinctive Grade II Listed Mill Chimney Stack of west side of junction with Cambridge Street is visible. The value is <u>High</u> due to the important cultural context and views to the chimney stack. Susceptibility to change is assessed as <u>High</u> because of the specific framed view to the heritage asset, that forms a key component of the cultural townscape experience. Overall sensitivity is <u>High</u>.	Framed Moderate number of viewers	High	High	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
8: View from public square within First Street development looking south west.	<u>Designation:</u> N/A <u>Distance to Site:</u> 100m	View from First Street public square, looking south towards the Site. Defined by First Street development in the foreground and River Street Tower in the distance. No. 8 First Street development sits to the right of the view. The value is <u>Low</u> – whilst on a main pedestrian route through First Street, it is not a particularly popular viewpoint, or with any cultural associations. Susceptibility to change is therefore <u>Low</u> because the view is fleeting to the pedestrian journey. Overall sensitivity is <u>Low</u>.	Open Moderate number of viewers	Low	Low	Low
9: View from pedestrian bridge over the Mancunian Way looking east.	<u>Designation:</u> N/A <u>Distance to Site:</u> 300m	View from pedestrian link over major roadway from Hulme Park to the City Centre. Mix of contemporary built form – with taller towers rising above treeline. Urban roadway in foreground and context of view. The value is <u>Low</u> because as there are few cultural associations and not a particularly popular viewpoint – even though located on a moderately popular pedestrian route. Susceptibility to change is assessed as <u>Medium</u> as the open City skyline is part of the wider experience of the place and important to the quality of the arrival experience into the City. Overall sensitivity is assessed as <u>Low</u>.	Open Moderate number of viewers	Low	Medium	Low
10: View from Medlock Street, looking north-west	<u>Designation:</u> N/A <u>Distance to Site:</u> 110m	View looking north west towards Site and city centre in the distance from the east of Princess Road roundabout. New high rise towers as backdrop, including River Street Tower and Deansgate Square. View sits at southern city centre gateway. Medlock Street wraps around Site, heading north into Manchester city centre. The value is <u>Low</u> because there are no designations in the view and it is not particularly popular as a viewpoint, the susceptibility to change is <u>Medium</u> because the view is moderately important to the quality of the journey when approaching the City, and is part of the wider experience of the place, therefore the overall sensitivity is <u>Low</u>.	Open Moderate number of viewers	Low	Medium	Low
11: View from Hulme Street looking north east - adjacent to existing residential area looking over the Mancunian way	<u>Designation:</u> N/A <u>Distance to Site:</u> 100m	View looking north east from Hulme Street west, looking over major roadway. Existing residential building to the right of the view. Taller towers rising above treeline in the far ground. The value is <u>Low</u> because there are no designations in the view and it is not particularly popular as a viewpoint, the susceptibility to change is <u>Medium/ High</u> because the view is moderately important to the quality of the journey when approaching the City, and is part of the wider experience of the place for local residents. Overall sensitivity is <u>Medium</u>.	Framed Low number of viewers	Low	Medium/ High	Medium
12: View from River Street looking south east towards Site, and wider First Street development (including Plot 9)	<u>Designation:</u> View in distance of Grade II Listed Mill Chimney Stack. <u>Distance to Site:</u> 20m	View from existing residential building along River Street, looking south east to Site. Mix of contemporary built form – with taller towers and listed chimney stack/ mill buildings to backdrop of view. Urban roadway in foreground and context of view. The value is <u>Low</u> because the viewpoint is a not particularly popular as a viewpoint and whilst it does have some local heritage buildings visible – these are distant and part of a wider modern skyline. Susceptibility to change is <u>Low</u> as view is fleeting and incidental to journey along River Street. Overall sensitivity is <u>Low</u>.	Open Low number of viewers	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
13: View from footpath on Chester Street looking west to Site and wider First Street development	<u>Designation:</u> N/A <u>Distance to Site:</u> 300m	View east from minor roadway. Contemporary residential blocks define the left of the view, with the taller Deansgate Square towers and River Street Tower to the rear city skyline. Small street trees frame the right-hand side of the view, and buffer views to the city centre. The value is <u>Low/ Medium</u> as it has listed mill building visible, but is not a particularly popular viewpoint. Susceptibility to change is <u>Low</u> as view is fleeting and incidental to the pedestrian/ vehicle journey. Overall sensitivity is <u>Low</u>.	Open Low number of viewers	Low/ Medium	Low	Low
14: View from steps of Station Forecourt looking west over Grade II Listed Station buildings to city skyline	<u>Designation:</u> Grade II Listed Manchester Oxford Road Station (including platform structures) <u>Distance to Site:</u> 490m	View from Grade II Listed Manchester Oxford Road Station forecourt looking south west towards Site. Residential blocks to the left and right of the view. Mix of contemporary built form – with First Street development in distance. The value is <u>Medium</u> because the viewpoint is by the grade II listed Oxford Road Station, a regional townscape of importance, and is a moderately popular visitor point where the view forms part of the experience. Susceptibility to change is assessed as <u>Medium</u> as views of the City form a minor part of the journey and wider experience of the place, therefore the overall sensitivity is <u>Medium</u>.	Framed Moderate number of viewers	Medium	Medium	Medium
15: View from All Saints Park, in front of MMU arts and media building looking northwest over Grade II listed former Manchester Ear Hospital and Roman Catholic Church of Saint Augustine	<u>Designation:</u> Grade II Listed Former Manchester Ear Hospital, Roman Catholic Church of St Augustine and Ormond Building, MMU (formerly municipal offices) <u>Distance to Site:</u> 630m	View looking north west from southern area of All Saints Park, in front of Manchester School of Art. Manchester Metropolitan University Business School sits within the foreground with Grade II Listed Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, and Ormond Building, MMU (formerly municipal offices) also visible. River Street Tower is visible in the far distance, with the First Street development also visible. The value is <u>High</u> because the viewpoint is withing All Saints Park, a highly popular visitor attraction where the view forms and important part of the experience. Susceptibility to change is assessed as <u>Medium</u> because the view is moderately important to the quality of the pedestrian routes within the park and the wider experience of the place. Overall sensitivity is assessed as <u>Medium</u>.	Glimpsed High number of viewers	High	Medium	Medium
16: View from junction of Chester Road / Great Jackson Street, looking east over Grade II listed Bridgewater Canal Offices	<u>Designation:</u> Bridgewater Canal Offices Grade II Listed <u>Distance to Site:</u> 460m	View looking east towards Site and city centre in the distance. New high rise towers as backdrop, Transition and Deansgate Square. View glimpses the southern gateway to Manchester city centre. The Grade II Listed Bridgewater Canal Offices are located to the right of the view. The value is <u>Low</u> because the viewpoint is not particularly popular as a viewpoint, with minimal cultural associations. Susceptibility to change is assessed as <u>Low</u> because the view is fleeting and incidental to the arrival experience to the City. Overall sensitivity is assessed as <u>Low</u>.	Glimpsed Moderate number of viewers	Low	Low	Low
17: View from Arundel Street, looking east adjacent to Grade II* listed Church of St George	<u>Designation:</u> Church of St George Grade II* Listed, and Churchyard Walls, gate, piers and gates at Church of St George Grade II Listed <u>Distance to Site:</u> 765m	View looking east towards Site and city centre in the distance from Arundel Street. New high rise towers as backdrop, including River Street Tower and Great Jackson Street. The grade II* Listed Church of St George is located to the left of the view. The value is <u>Medium</u> because the viewpoint shows the context of the grade II* listed church designation, which is of district importance. Susceptibility to change is assessed as <u>Low</u> because the view is fleeting and incidental to pedestrians on a minor side street. Overall sensitivity is assessed as <u>Medium</u>.	Open Low number of viewers	Medium	Low	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
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Appendix 2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
18: View from Shortcroft Street looking south-east towards the site, and wider First Street development	<u>Designation:</u> N/A <u>Distance to Site:</u> 20m	View looking south east towards Site from Shortcroft Street, close to the junction with River Street. Mix of contemporary built form and landscape features including street trees are in the view. Urban roadway in foreground and context of view. The value is <u>Low</u> because the viewpoint is not particularly popular as a viewpoint, with minial cultural associations. Susceptibility to change is assessed as <u>Low</u> because the view is fleeting and incidental to pedestrians on a minor side street. Overall sensitivity is assessed as <u>Low</u>.	Open Low number of viewers	Low	Low	Low
19: View from Medlock Street looking south-east towards site, and wider First Street development	<u>Designation:</u> N/A <u>Distance to Site:</u> 30m	View looking east towards Site from Medlock Street. New high rise towers as backdrop, including River Street Tower. Mix of contemporary built form and landscape features including street trees are in the view. Urban roadway in foreground and context of view. The value is <u>Low</u> because the viewpoint is not particularly popular as a viewpoint, with minial cultural associations. Susceptibility to change is assessed as <u>Medium</u> because the view is moderately important to the quality of the journey for travellers on the road . Overall sensitivity is assessed as <u>Low</u>.	Open Low number of viewers	Low	Medium	Low
20: View from River Street looking south-east towards the site, and wider First Street development	<u>Designation:</u> N/A <u>Distance to Site:</u> 50m	View looking east towards Site and city centre in the distance from River Street. Mix of contemporary built form and landscape features including street trees are in the view. Urban roadway in foreground and context of view. The value is <u>Low</u> because the viewpoint is not particularly popular as a viewpoint, with minial cultural associations. Susceptibility to change is assessed as <u>Low</u> because the view is fleeting and incidental to pedestrians on a minor side street. Overall sensitivity is assessed as <u>Low</u>.	Framed Low number of viewers	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Demolition and Construction works at lower-levels and street level will be obscured/ screened by existing townscape features.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The addition of cranes to the view will cause a perceptible change but which does not affect the appreciation and will not materially alter the composition of the city skyline view. The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of minor significance.	Medium	Small	City	Short/ medium-term Reversible	Small	Adverse	Minor effect. Not Significant	Low
	Operational Phase: The Proposed Development will form a prominent new building element within the centre of the view in the skyline, which will be screened by existing trees to some extent. The proposed massing of the buildings, when viewed alongside Axis Tower to the right of centre, extends the contemporary city skyline.	The Proposed Development steps up in height which will create a new terminus to the view, adding to a cluster of buildings that together mark the southern gateway of the City Centre. The proposed light weight glass façade and combination of steel and glass relates well with adjacent contemporary built form.	The addition of the Proposed Development will cause a perceptible change to the view. The addition will not materially affect the composition of the view, with modern steel and glass towers already marking the view at the southern gateway of the City Centre and the Proposed Development which complements the existing towers. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
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Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 1: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.	Operational Phase: The Cumulative Schemes including, a large proportion of Plot 11, the tops of 10-12 Whitworth Street and Viadux are visible within the view. These schemes form a series of prominent new building elements, although schemes 10-12 Whitworth Street and Viadux are largely screened by existing built elements. Plot 11 is the most prominent due to its height and position in the view, although is still partly screened by existing trees to some extent.	The Cumulative Schemes step up in height away from the centre of the view, which will create a new terminus to the view, adding to a cluster of buildings that together mark the southern gateway of the City Centre. The proposed massing of the buildings, when viewed alongside Deansgate Square towers to the left of centre, extends the contemporary city skyline.	The addition of the Cumulative Schemes will cause a perceptible change to the view. The additions will not materially affect the composition of the view, with modern steel and glass towers already marking the view at the southern gateway of the City Centre and the addition of the Cumulative Schemes which complement the existing Deansgate Square towers. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>small</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u> .	Medium	Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	Low
2: View from Albert Square & Grade I Listed Town Hall looking south along Mount Street.	Demolition and Construction Phase: Demolition and Construction works will be partly visible from the viewpoint, namely tower cranes along Medlock Street. The majority of the Site will be screened by existing trees and townscape in the fore and middle ground of the view.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works.	Demolition and Construction works will cause a barely perceptible change to the view with the addition of cranes which marks the continuing regeneration of this southern gateway, and which will not materially affect the composition of the view. The sensitivity of the view is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of negligible significance.	High	Negligible	City	Short-term/ medium-term Reversible	Negligible	Adverse	Negligible effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form two new building elements within the terminus of the view. The proposed building elements will be partly screened by existing trees and existing townscape. The proposed massing of the buildings sits comfortably within the view, following a similar height datum to the surrounding built elements and proposals.	The building will create a focal point within the centre of the view, representing Manchester’s southern gateway. The Proposals will contribute to the staggered building line created by listed buildings in the foreground and modern buildings with varying levels of setback from the street, within the middle ground of the image. The scale of the building adds to the visual interest and layering created by First Street buildings.	The Proposed Development will cause a perceptible change to the view, but which would not materially affect the appreciation of the view. The building will create a clear terminus to the view, framed in the middle ground by some existing commercial buildings to the right of frame. It will further enclose the end of the view, which will not affect the composition of the view. The sensitivity of the view is considered to be <u>high</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Small	Neighbourhood / City	Long-term Irreversible	Small	Beneficial	Moderate effect. Significant	High
CUMULATIVE ASSESSMENT: 2: View from Albert Square & Grade I Listed Town Hall looking south along Mount Street.	Operational Phase: No Cumulative Schemes and their proposed building elements are visible within the view due to being completely screened by existing trees and existing townscape elements in the foreground of the view.	During winter months, when existing trees will be screening less within the view, the proposed Cumulative Schemes will continue to represent Manchester’s southern gateway and the continued regeneration of First Street. The scale of the proposed Cumulative Schemes will add to the visual interest and layering created by First Street buildings. Existing townscape features largely obscure the view towards the Cumulative proposals.	The Cumulative Schemes will cause a barely perceptible change to the view, which would not affect the composition of the view. The sensitivity of the view is considered to be <u>high</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.	High	Samll	Neighbourhood / City	Long-term Irreversible	Small	Beneficial	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
3: View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	Although not visible within the view construction works are not uncharacteristic of the area - including the Great Jackson Street development framework area, Deansgate Square and River Street Tower. The new works will signal the ongoing regeneration and expansion of the Southern Gateway area of the City Centre.	Low	Small	City	Short/ medium-term Reversible	Small	Adverse	Minor effect. Not Significant	Low
	Demolition and Construction works at lower-levels and street level will be obscured/ screened by existing townscape features and treeline.	River Street tower provides screening and scale and massing in front of the Proposed new buildings	There will be a perceptible change to the composition of the view, with the addition of tower cranes as a result of construction works, but will not affect the composition of the existing view.								
			The sensitivity of the view is considered to be low. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of minor significance.								

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The upper storeys and roofscape of the Proposed Development will be visible behind the River Street tower. The proposed massing when viewed next to River Street Tower creates a prominent southern city centre gateway.	The lower sections of the Proposed Development will be partly screened by the prominent tree line in the background of the view and the fencing in the foreground. The prominence of the Proposed Development adds visual interest to the skyline alongside neighbouring schemes like River Street Tower and First Street development. The stepping form fits well within the wider City Skyline. Development reinforces the creation of a new Southern City gateway and the aspirations of the First Street SRF. The steel and glass façade compliments the existing developments in First Street.	The foreground of the view will be unchanged. There will be a perceptible change to the view with the addition of modern built form on the skyline. However, this will not materially affect the overall composition nor appreciation of the view with the existing Frist Street buildings making up the existing composition. The proposed buildings reinforce the aspirations of the First Street SRF and the creation of a southern city entrance. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Small	Neighbourhood / City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 3: View from footway on St Wilfreds Street looking east - adjacent to listed church and school entrance.	<u>Operational Phase:</u> The Cumulative Schemes which are visible within the centre of the view are; Plot 11, One City Road and part of the MMU Science and Engineering Building and Transition. These schemes form a series of prominent new building elements, although the schemes of Transition, One City Road and Plot 11 are largely screened by existing built elements and existing trees. Plot 11 is the most prominent due to its height and position in the centre of the view. The upper storeys and roofscape of the Proposed Development will be visible behind the River Street tower.	The proposed massing of the Cumulative Schemes when viewed next to River Street Tower create a prominent southern city centre gateway. The Cumulative scheme developments reinforce the creation of a new Southern City gateway and the aspirations of the First Street SRF. The lower sections of the Cumulative Schemes will be partly screened by the prominent tree line in the background of the view, the fencing in the foreground and existing built elements.	The foreground of the view will be unchanged. There will be a clearly noticeable change to the view with the addition of the cumulative schemes on the skyline. This will have some material affect on the overall composition and appreciation of the view with the addition of the Cumulative Schemes alongside the existing First Street buildings making up the existing composition. The proposed Cumulative Schemes reinforce the aspirations of the First Street SRF and the creation of a southern city entrance. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.	Low	Medium	Neighbourhood / City	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
4: View from Castle Street looking east - within Castlefield conservation Area and adjacent to listed buildings.	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter to the backdrop of the listed chapel and above the existing residential blocks. The majority of the lower level works will be screened by existing development.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. The existing residential buildings provide screening within the foreground. The scale of the proposed buildings add to the visual interest and layering created by The Deansgate Square development to the right of the view and First Street in the distance.	There will be a perceptible change to the view as a result of the addition of cranes, however this will have no material effect on the composition of the view. The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of minor significance.	Medium	Small	City	Short/ medium-term Reversible	Small	Adverse	Minor effect. Not Significant	Low
	Operational Phase: The Proposed Development will add a new contemporary tower within the view. This will sit prominently within the view, visible above existing modern apartment buildings.	The scale of Proposed Development is such that the existing modern glass towers and the listed Artingstall's Auctioneers tower are the more prominent elements . The proposed simple glazed materiality and vertical tower form compliments the existing contemporary buildings and the wider City skyline.	The Proposed Development will cause a perceptible change to the view, with the addition of a new smaller tower element on the skyline. The scale of the tower remains subservient to the existing built form and heritage elements and as such fits comfortably into the view and does not materially affect the composition nor appreciation of the view. The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be minor.		Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 4: View from Castle Street looking east - within Castlefield conservation Area and adjacent to listed buildings.	Operational Phase: In the view the Cumulative Schemes which are visible are Plot 11 and One City Road. Both Cumulative Schemes are both largely screened by existing built elements, including the listed Artingstall's Auctioneers tower. Plot 11 is the most prominent due to its height in the centre of the view, although is largely screened by the existing townscape elements.	The scale of the Cumulative Schemes are such that the existing modern glass towers and the listed Artingstall's Auctioneers tower are the more prominent elements. The Cumulative Schemes and their vertical forms compliment the existing contemporary buildings and the wider City skyline when viewed alongside the existing Deansgate Square towers which are more prominent to the right of the view.	The Cumulative Schemes will cause a perceptible change to the view, with the addition of the Cumulative Scheme features on the skyline. The scale of the Cumulative Schemes do not materially affect the composition nor appreciation of the view. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>small</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u> .	Medium	Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	Low
5: Elevated view south from platform of Deansgate Tram Stop - over city skyline.	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter to the city skyline. Demolition and Construction works at lower-levels and street level will be obscured/ screened by existing townscape features.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	There will be a perceptible change to the view with the addition of tower cranes, however this will not materially affect the composition of the view. The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of minor significance.	Medium	Small	City	Short/ medium-term Reversible	Small	Adverse	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form a prominent new building element within the view of the City skyline.	The façade materiality and slim glazed profile of the tower, will provide a positive contrast to the traditional red brick building in the foreground of the view, whilst complimenting the glazed towers of Deansgate Square to the right of the view. The building contributes positively to the image of stepping roofscapes that comprise the city skyline. The form and orientation of the building adds visual interest to the view of the skyline. This effect will be further enhanced by the two-layer façade design and cut out corners of the lower blocks that will create depth and contrast.	There will be a clearly noticeable change within the view with the addition of new buildings in the skyline. This has some effect of the composition of the view with the addition of new built forms which will noticeably alter the appreciation of the view. The Proposed Development will enhance the view of the city skyline, introducing complementary and contrasting high-quality materials to the existing palette, creating depth and interest in its angular form and enhancing the stepping massing created by the roofscapes of existing buildings. The prominent new tower helps to define the emerging First Street SRF area and the southern entrance point to the City centre. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Medium	City	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 5: Elevated view south from platform of Deansgate Tram Stop - over city skyline.	Operational Phase: The Cumulative Schemes of Hotspur House and One City Road are visible within a large proportion of the left of the view. One City Road is partly screened by existing townscape features including built elements and trees. Hotspur House is the most prominent new building element within the left of the view of the City skyline, mirroring the prominence of the Deansgate Square towers, as seen to the right in the view.	The Cumulative Schemes announce the ongoing regeneration of the First Street area, creating a clear southern gateway into Manchester city centre. The scale and massing of the Cumulative Schemes reflects the glazed towers of Deansgate Square to the right of the view, stepping down from the left and right of the view towards the centre of the view and River Street tower.	There will be a dominant change within the view with the addition of the Cumulative Schemes to the left of the skyline. These schemes substantially alter the composition of the view with the addition of new built forms which will substantially alter the appreciation of the view. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>large</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u> .	Medium	Medium	City	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low
6: View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the city centre.	Demolition and Construction Phase: Demolition and Construction works both high and low level visible in centre of view. Loss of low level tree cover on road edge. Local loss of landmark Premier Inn hotel to corner. Demolition and Construction works at lower-levels and street level will be obscured/ screened by existing townscape features in the foreground of the view. Tower cranes will be visible during the construction phase, which will add some visual clutter to the city skyline.	Site hoarding to provide visual screening to lower levels along the street. Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The extent of construction works and prominence in the view is likely to cause a perceptible change to the view which will slightly alter its composition with new higher-level structures and some loss of legibility to the street and movement. The foreground of the view however would be unchanged, and its overall appreciation retained. The sensitivity of the view is considered to be medium. The magnitude of change is considered to be small. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be of minor significance.	Medium	Medium	Neighbourhood / City	Short/ medium-term Reversible	Small	Adverse	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form two prominent new building elements within the view. The Medlock Road frontage will be more defined with a taller building lining the roadway. There will be a general increase in the extent of taller built form and a new landmark tower adjacent to the River Street development.	The proposed scale of the building provides an effective response to the Site's location as a City Centre gateway. The stepped approach to scale, stepping up to 37 storeys at the key junction, helps to define the gateway whilst responding to the existing height datum of the area. The contemporary design of the Proposed Development is in keeping with surrounding buildings and delivers the aspirations of the First Street SRF with high-quality new southern gateway buildings. Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street, residential or hotel use and large-footprint office building that provides a city scale approach. The proposal will animate the streetscene in a number of ways. The establishment of consistent active frontage helps to define and activate the street, whilst the façade treatment creates consistency and rhythm to accentuate the key corridor. Public realm proposals, specifically the creation of an entrance plaza along River Street will also contribute to an enhanced public realm along Medlock Street and a more positive overall image within the view.	There will be a clearly noticeable change to the view. However, the Proposed Development creates a stronger focal point that contributes positively to the composition of the view, alongside the River Street Tower, and responds positively to the surrounding streetscape. The addition of the buildings creates a well-defined focal point within the centre of the view, which has some effect on contributing positively to the appreciation of the view itself as well as the overall legibility and character of the wider area. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Medium	Local / Neighbourhood	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 6: View from Medlock Street adjacent to railway viaduct - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Operational Phase:</u> The Cumulative Schemes visible within the view are One City Road, Plot 11 and Plot 9A. Existing townscape features including built elements and trees are largely screening both Plot 11 and Plot 9A. The One City Road development will become a very prominent new building element within the centre of the view due to its height and massing, defining the street edge, and screening the development behind it including parts of the Proposed Development.	The scale of the proposed One City Road provides an effective response to the Site’s location as a City Centre gateway. The stepped approach to scale, stepping up to 37 storeys at the key junction, helps to define the gateway whilst responding to the existing height datum of the area. The contemporary design of the Proposed Development is in keeping with surrounding buildings and delivers the aspirations of the First Street SRF with high-quality new southern gateway buildings. Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street, residential or hotel use and large-footprint office building that provides a city scale approach.	There will be a clearly noticeable change to the view. The Cumulative Schemes create a strong focal point along Medlock Street which has some effect on the composition of the view, alongside the River Street Tower, with the addition of features in the view which will noticeably alter the appreciation of the view. The addition of the Cumulative Schemes creates a well-defined focal point within the centre of the view, which has some effect on contributing positively to the appreciation of the view itself as well as the overall legibility and character of the wider area. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.	Medium	Medium	Local / Neighbourhood	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
7: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be partially obscured by existing townscape built form.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	Demolition and Construction works will cause a clearly noticeable change to the view, affecting the composition with the addition of cranes alongside the listed mill buildings which frame the view. The addition of construction features in the view will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>high</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u>.	High	Medium	Neighbourhood / City	Short-term/ medium-term Reversible	Medium	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form two prominent new building elements within the view. The proposed building elements will be partly screened by existing trees and existing townscape. The proposed massing of the buildings sits comfortably within the view, following a similar height datum to the surrounding built elements and proposals, particularly First Street and River Street Tower which announce the southern gateway in the centre of the view. They add to the existing overall massing of the River Street tower.	The building will create a focal point within the centre of the view, representing the start point of Manchester’s southern gateway. This will contribute positively to the legibility of the area, creating a defining marker building for Medlock Street. The scale of the building adds to the visual interest and layering created by First Street buildings in the foreground and the Deansgate Square towers set further in the background. The listed chimney stack remains the visually dominant feature within the view, and is clearly distinguished from the lower horizontal geometry of the new building façade. The materiality of the buildings provides visual interest within the view, with warm red tones within the lower sections that complement the mill buildings. The glazed tower element is clearly a separate contemporary element.	The Proposed Development will cause a clearly noticeable change to the view. The complementary red tones of the Proposed Development alongside the listed mill buildings complements this existing aesthetic, and blends into the existing townscape. The proposed scheme steps up away from the listed mill buildings, with the steel and glass materiality not competing with the existing, listed built forms in the foreground. The proposals have some effect on the composition of the view, altering the view with new attractive contemporary built form that fits well within the street scene and provides a focal point to the City Gateway. The sensitivity of the view is considered to be <u>high</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Medium	Neighbourhood	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 7: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.	Operational Phase: In the view Plot 9A is the only Cumulative Scheme which is visible. The Cumulative Scheme is mostly screened by existing townscape features and built elements, including the listed mill buildings as seen to the right of the view.	The Cumulative Scheme will assist in creating a new visual landmark while retaining the listed chimney stack as the visually dominant feature within the view.	The Cumulative Schemes will cause a perceptible change to the view but which will not materially effect the view. The sensitivity of the view is considered to be <u>high</u> . The magnitude of change is considered to be <u>medium</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u> .	High	Small	Neighbourhood	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	Low
8: View from public square within First Street development looking south west.	Demolition and Construction Phase: Demolition and Construction works will be visible from the viewpoint, namely tower cranes and Site hoarding along Medlock Street, which will add some visual clutter to the skyline. There will be some limited screening at low level from existing site hoarding.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Site hoarding at street level will help to minimise the visual impact of construction works	Demolition and Construction works will cause a clearly noticeable change to the view with the addition of cranes and street level hoarding. These additional features will materially affect the composition of the view, screening the existing dominant River Street Tower, enclosing the skyline. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>medium</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>minor</u> .	Low	Medium	Neighbourhood	Short-term / medium-term Reversible	Medium	Adverse	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form a prominent new building element within the view. The Medlock Road frontage will be more defined with a taller building lining the roadway. There will be a general increase in the extent of taller built form and a new landmark tower that blocks views through to the River Street development.	The exposed external Corten steel frame and strong façade geometry of the Proposed office building responds well to the adjacent black/ glazed First Street No. 8 office building, The building will create a focal point within the centre of the view, representing the termination point of the street. This will contribute positively to the legibility of the area, creating a defining marker building for Medlock Street. The scale of the building and open upper floor and corners adds to the visual interest and layering of built form within the view. The materiality, scale and position of the proposal responds well to its context. The southernmost proposed building creates a clear new landmark to the centre of the view, framed by existing commercial buildings to the right of the frame and the River Street Tower behind the proposed.	The Proposed Development will cause a clearly noticeable change to the view which strongly defines the Medlock Street frontage and introduces a new landmark tower. This addition of the built forms will alter the composition of the view. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Medium	Local / Neighbourhood	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 8: View from public square within First Street development looking south west.	<u>Operational Phase:</u> The Cumulative Schemes visible within the view are Plot 9A, Plot 11 and One City Road. The most prominent building in the view is Plot 9A due to its massing, which is screening a large part of the Proposed Development. One City Road is largely screened by existing townscape features including built elements and trees in the foreground of the view.	There will be a general increase in the extent of built form alongside the existing River Street development. The Cumulative Schemes step up in height away from the centre of the view, which will create a new terminus to the view, adding to a cluster of buildings that together mark the southern gateway of the City Centre.	The Cumulative Schemes will cause a clearly noticeable change to the view, which has some effect on the composition resulting from the addition of features, which noticeably alters the appreciation of the view. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.	Low	Medium	Local / Neighbourhood	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	Low
9: View from pedestrian bridge over the Mancunian Way looking east.	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Demolition and Construction works will be obscured/ screened by existing townscape features – primarily the River Street Tower.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	There will be a clearly noticeable change to the view with the addition of cranes around the existing tower, which will have some impact on its composition and appreciation due to the addition and scale of the structures. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>minor</u>.	Low	Medium	City	Short/ medium-term Reversible	Medium	Adverse	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development adds to the existing view of high-rise, modern buildings in the background of the view. The Proposed Development will increase the height of the existing built form with a prominent new glazed tower that rises above the existing River Street building.	The step down in the scale of the Proposed Development from left to right adds interest and enhances a previously flat skyline image at the centre of the shot. The Proposed Development introduces an appropriate scale and massing within the context of the view. The creation of the pedestrian route through the centre of the plot breaks up the proposed built form, creating visual interest in the skyline image. The Proposed Development complements the materiality and scale of the Great Jackson Street and River Street tower developments.	The new built form will cause a perceptible change to the view but will not materially change the composition or alter the appreciation of this edge of City Centre view as it is adding to existing building massing. The Proposed Development makes a positive contribution to the view, introducing high-quality and complimentary materials, and attractive stepping building form to the skyline. River Street Tower already creates a terminus to the view, the Proposed Development complements and enhances this. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 9: View from pedestrian bridge over the Mancunian Way looking east.	<u>Operational Phase:</u> The Cumulative Schemes that are visible in the view are One City Road, Plot 9A, Student Castle and parts of Plot 11. These schemes form a series of prominent new building elements due to their height and scale, although they are partly screened by existing built elements and existing trees at lower storeys. The River Street tower will be almost entirely screened by the Proposed Development.	The proposed massing of the Cumulative Schemes when viewed next to River Street tower creates a prominent southern city centre gateway due to their scale and massing alongside the Deansgate Square towers to the left of the view.	The Cumulative Schemes will cause a perceptible change to the view but does not materially effect the composition of the view with the addition of built features. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be not significant.	Low	Small	City	Long-term Irreversible	Small	Beneficial	Not Significant	Low
10: View from Medlock Street looking northwest, north from Mancunian way.	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase which will create visual clutter in the centre of the view. Demolition and Construction activity and hoarding at lower storeys will also be highly visible There will be some loss of existing trees at street level.	Site hoarding at street level will help to minimise the visual impact of construction works	At this close range, the addition of cranes and hoarding will cause a dominant contrast to the view with the loss of views/ appreciation of the landmark River Street tower and Deansgate Square towers. There will also be some loss of streetscape frontage along Medlock Street. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u>.	Low	Large	Local / Neighbourhood	Short/ medium-term Reversible	Large	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will form a prominent two new building elements and focal points within the view. The Proposed Development responds well to the setting of the southern gateway, although views through to the landmark, Great Jackson Street and River Street towers are lost.	The scale and massing of the Proposed Development is more suited to this City Centre location and will define a strong sense of arrival. The establishment of a colonnade treatment along the eastern elevation responds positively to the orientation of Medlock Street, creating an active frontage and entrance plaza, as defined in the First Street Development Framework Addendum (2020). The façade treatment creates depth within the image, creating a visually interesting frontage to Medlock Street, addressing the First Street development. The distinct façade treatments to each block allow each to read separately which breaks down the apparent mass of the development.	The Proposed Development will create a dominant change to the view, with the addition of prominent building features which obscure the view of River Street Tower and Deansgate Square. Whilst the addition of the Proposed Development will substantially affect the composition of this view, it is consistent with the existing modern towers, which slightly reduces the impact of this change. The proposed design materiality complements the landmark/ location and contributes strongly to defining this southern City gateway and arrival in the First Street Quarter. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Large	Local / Neighbourhood	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 10: View from Medlock Street looking northwest, north from Mancunian way.	<u>Operational Phase:</u> The Cumulative Schemes that are visible in the view are One City Road, Plot 9A and Plot 11. One City Road is the most prominent Cumulative Scheme due to its height and position in the centre of the view along the pedestrian route.	The proposed massing of the Cumulative Schemes when viewed next to River Street and Great Jackson Street towers creates a prominent southern city centre gateway.	The Cumulative Schemes will cause a clearly noticeable contrast to the view but do not materially effect the composition of the view with the addition of built features. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.	Low	Medium	Local / Neighbourhood	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low
11: View from Hulme Street looking north east - adjacent to existing residential area looking over the Mancunian way	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Demolition and Construction works at lower-levels and street level will be partially obscured/ screened by existing townscape features and tree planting.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. The existing River Street tower provides screening within the foreground.	There will be a clearly noticeable change to the view, with the addition of cranes and new building structure/ clutter. The construction works will noticeably alter the appreciation of the view, further enclosing the view as the building is completed. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u>.	Medium	Medium	Neighbourhood / City	Short/ medium-term Reversible	Medium	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will extend the extent of tall modern built form across the view and reduce longer views to the skyline. New built form is Both new building elements will be visible although the vertical glazed tower façade is most prominent.	The vertical aluminium louvres enforcing the slenderness and verticality of the tower. The façade treatment fits well with the existing River Street building and appears as modern contemporary development. The exposed Corten frame and open corners of the lower proposed office building help the development step down towards the lower student residential buildings and adds interest to the skyline.	New built form will cause a clearly noticeable change to the backdrop, enclosing the view and making the modern built form more dominant. At this close range it is possible to see the Proposed Development façade treatment and materiality that helps the new buildings fit comfortably with the existing tower, adding visual interest and breaking down the mass of the building. The addition of the dominant contemporary architecture form noticeably alters the appreciation of this view, defining this as the edge of the City Centre. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Medium	Neighbourhood / City	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 11: View from Hulme Street looking north east - adjacent to existing residential area looking over the Mancunian way	<u>Operational Phase:</u> In the view the Cumulative Schemes which are partially visible are Student Castle and Plot 11. The most prominent Cumulative Scheme is Plot 11, although the all Cumulative Schemes will be mostly covered by existing built form and existing trees.	Existing townscape features including built elements and trees largely screen the Cumulative Schemes. The massing and scale of the existing Park Place is the dominant feature within the view. The Cumulative Schemes step up in height away from the centre of the view, which will create a new terminus to the view, adding to a cluster of buildings that together mark the southern gateway of the City Centre.	The Cumulative Schemes will cause a clearly noticeable contrast to the view resulting from the loss of some townscape features and loss of skyline, but do not materially effect the composition of the view with the addition of built features. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.	Medium	Medium	Neighbourhood / City	Long-term Irreversible	Medium	Beneficial	Moderate effect. Significant	Low
12: View from River Street looking south east towards Site, and wider First Street development (including Plot 9)	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the majority of the view. Demolition and Construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works. Site hoarding at street level will help to minimise the visual impact of construction works.	The addition of cranes will cause a dominant contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will substantially alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u>.	Low	Large	Site / Local / Neighbourhood	Short/ medium-term Reversible	Large	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development adds to the existing view of high-rise, modern buildings in the background of the view, and with River Street tower to the right. The character of the view will change with substantial new built form enclosing the view. The River Street frontage will be strongly defined by new built form, entrances and new areas of public realm – replacing poorly defined surface parking and landscape.	The proposed scale of the building provides an effective response to the Site’s location as a City Centre gateway. The Proposed Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street and River Street, residential or hotel use and large-footprint office building that provides a city scale approach. The proposal will animate the street scene in a number of ways. The establishment of consistent active frontage helps to define and activate the street, whilst the façade treatment creates consistency and rhythm to accentuate the key corridor. Public realm proposals, specifically the creation of an entrance plaza along River Street will also contribute to an enhanced public realm along Medlock Street and a more positive overall image within the view. The proposed scale announces another entrance into the First Street development, the Proposed Development frames the approach along River Street, looking east.	There will be a dominant change to the view, with the loss of some features and general openness of the city skyline. The contemporary design of the Proposed Development is however in keeping with surrounding buildings and delivers the aspirations of the First Street SRF with high-quality new southern gateway buildings. The building creates a well-defined focal point within the centre of the view, contributing positively to the view itself, with the city skyline developments as a backdrop, as well as the improving the local street pedestrian environment. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.		Large	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 12: View from River Street looking south east towards Site, and wider First Street development (including Plot 9)	Operational Phase: The Cumulative Schemes that are visible in this view are parts of Plot 9A and One City Road. Plot 9A is the most prominent built form in the view due to its position in the vista of and along River Street. One City Road is to the left of the view and is largely visibe due to its height along River Street.	The height of the Cumulative Schemes step up in height away from the left of the view along River Street, adding to a cluster of buildings that together mark the southern gateway of the City Centre and the ongoing regeneration of First Street development.	The Cumulative Schemes will cause a clearly noticeable contrast to the view but do not materially effect the composition of the view with the addition of built features, which noticeably alters the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>large</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u> .	Low	Medium	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
13: View from footpath on Chester Street looking west to Site and wider First Street development	<u>Demolition and Construction Phase:</u> Tower cranes will be visible during the construction phase, against the backdrop of Deansgate Square towers and River Street tower. Part of the Site will be screened by existing trees and townscape in the foreground of the view.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	Demolition and Construction works are not uncharacteristic when set within the existing backdrop to the view, including the Great Jackson Street development framework area, Deansgate Square and River Street tower, and the works will signal the ongoing reuse and regeneration of the Southern Gateway of the City Centre. Demolition and Construction works will cause a perceptible change and contrast to a small proportion of the view that will have a slight effect on its overall composition, whilst much of the foreground context would be unaffected. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>small</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>minor</u>.	Low	Medium	Neighbourhood / City	Short/medium -term Reversible	Small	Adverse	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development responds sensitively to the height datum of the area, contributing to the stepping skyline image experienced within the view. A significant building mass is introduced to the skyline image, albeit within the foreground of the Deansgate Square Towers. The Proposed Development would appear as the tallest element within the view.	The materiality of the lower office building will create a positive contrast when viewed against the backdrop of the glazed Deansgate Square towers, whilst the vertical glazed façade of the taller tower element visually links to the these landmark buildings. The strong grid pattern of exposed steel frame visually links with surrounding building in the First Street Quarter. Together, the buildings establish a modern and complimentary palette of materials. The scale of the proposed buildings steps up from that of the First Street Area, and strongly defines the edge of the City Centre/ city arrival point.	There will be a clearly noticeable change to the view with addition of a significant pair of new buildings. The scale, massing and materiality of the proposed buildings are all in-keeping with the area. The Proposed Development also responds well to its location within the wider city skyline, as appreciated from this viewpoint, and positively defines the City edge. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u>.		Medium	Neighbourhood	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	High
CUMULATIVE ASSESSMENT: 13: View from footpath on Chester Street looking west to Site and wider First Street development	Operational Phase: The Cumulative Developments that are visible in the view are Plot 11, and parts of Plot 9A, One City Road, 10-12 Whitworth Street and MMU Birley Fields. Plot 11, Plot 9A and One City Road form a series of prominent new building elements to the left of the view. 10-12 Whitworth Street and MMU Birley Fields form prominent elements to the right of the view. Plot 11 is the more prominent scheme, screening the River Street and Great Jackson Street towers. The rest of the schemes is partially screened by existing built form.	The Cumulative schemes respond appropriately to the massing and height of the surrounding development and add new elements to the city skyline. To the left of the view the Cumulative Schemes respond to the height and massing of the existing River Street tower and Deansgate Square tower buildings. To the right of the view the Cumulative Schemes respond to the height and massing of the Hilton and central Manchester city centre built forms.	The Cumulative Schemes will cause a dominant change to the view resulting from the loss of substantial existing built forms including Great Jackson Street towers and River Street tower, this substantially alters the composition of the view. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>large</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>moderate</u>.	Low	Large	Neighbourhood	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
14: View from steps of Station Forecourt looking west over Grade II Listed Station buildings to city skyline	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Demolition and Construction works at lower-mid levels and street level will be completely screened by existing townscape features.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	There will be a barely perceptible change to the view with addition of cranes and hoarding, which does not affect the composition or appreciation of the view. There will be no material change to the composition of the view. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is not significant.	Medium	Negligible	City	Short/ medium-term Reversible	Negligible	Adverse	Negligible effect. Not Significant	Low
	Operational Phase: The Proposed Development will be barely visible rising above existing modern built form and rail infrastructure.	n/a	New built form will cause a barely perceptible change to the view with existing built form and townscape features dominating the view. The Proposed Development will not materially change the composition of this City Centre view, or alter the appreciation of the view. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is not significant.		Negligible	Neighbourhood / City	Long-term Irreversible	Negligible	Beneficial	Negligible effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 14: View from steps of Station Forecourt looking west over Grade II Listed Station buildings to city skyline	Operational Phase: The Cumulative Scheme that is visible in the view is part of Plot 11. The Cumulative Scheme is largely screened by existing townscape features including built elements.The upper storeys of Plots 11 are the only visible element within the view.	Plot 11 creates a new landmark tower on the city skyline in the centre of the view. The Cumulative Scheme further announces the regeneration of the ongoing First Street development.	The Cumulative Scheme will cause a perceptible change to the view due to the creation of a new tower in the centre of the view, but does not materially effect the composition of the view. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>small</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u> .	Medium	Small	Neighbourhood / City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	Low
15: View from All Saints Park, in front of MMU arts and media building looking northwest over Grade II listed former Manchester Ear Hospital and Roman Catholic Church of Saint Augustine	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view, above the MMU Business School. Demolition and Construction works at lower-mid levels and street level will be completely screened by existing townscape features.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	The Proposed Development will cause a barely perceptible change to composition of view, despite the addition of tower cranes as a result of construction works. The construction works will not affect the composition of the view, existing townscape features screen these construction works. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>negligible</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>negligible</u> .	Medium	Negligible	City	Short/ medium-term Reversible	Negligible	Adverse	Negligible effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The Proposed Development will be largely visually screened by the MMU Business School and the treeline in the foreground of the view. The upper storeys and roofscape of the Proposed Development will be partly visible behind the treeline, and above the MMU Business School and the grade listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine, contributing to the city skyline image. The proposed massing is viewed adjacent to the Deansgate Square tower – although visually separate from it.	The Proposed Development will be largely screened by the prominent tree line in the foreground of the view and the MMU Business School in the background. The prominence of the Proposed Development adds visual interest to the skyline alongside neighbouring schemes like Deansgate Square development.	The Proposed Development will have little impact on the experience of All Saints Park and listed Former Manchester Ear Hospital and Roman Catholic Church of St Augustine, with only the upper storeys and roofscape visible above these existing townscape features. Existing townscape features screen the skyline, trees in summer will dominate the view and obscure the addition of the Proposed Development. There will be a barely perceptible change to view with the addition of roofscape. This will not materially affect the overall composition nor appreciation of the city skyline view. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>negligible</u>.		Negligible	Neighbourhood / City	Long-term Irreversible	Negligible	Beneficial	Negligible effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 15: View from All Saints Park, in front of MMU arts and media building looking northwest over Grade II listed former Manchester Ear Hospital and Roman Catholic Church of Saint Augustine	<u>Operational Phase:</u> No Cumulative Schemes and their proposed building elements are visible within the view due to being completely screened by existing trees and existing townscape.	Existing townscape features including built elements and trees completely screen the lower and upper storeys of all Cumulative Schemes.	The proposed Cumulative Schemes will cause no change to the view. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, ‘no change’ effect.	Medium	Negligible	Neighbourhood / City	Long-term Irreversible	No change	Not Applicable	No change effect. Not Significant	Low
16: View from junction of Chester Road / Great Jackson Street looking east, in front of Grade II Listed Bridgewater Canal Offices	<u>Demolition and Construction Phase:</u> Demolition and Construction works will be only partly visible from the viewpoint, in between the existing construction works on the Deansgate Square site in the foreground. The large majority of the Site will be screened by existing townscape in the foreground of the view, Deansgate Square.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works.	Demolition and Construction works will cause a barely perceptible change to the view with the addition of cranes, and will not materially affect the composition of the view with existing Deansgate Square buildings which already dominate the view. The sensitivity of the view is considered to be <u>Low</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, ‘no change’ effect.	Low	Negligible	Local / Neighbourhood	Short-term/ medium-term Reversible	No Change	Not Applicable	No change effect. Not Significant	Low
	<u>Operational Phase:</u> The Proposed Development will be screened by existing townscape in the foreground, namely the Deansgate Square development.	The existing built forms of Deansgate Square dominate the view and the Proposed Development is barely perceptible in the view as a result.	The Proposed Development will cause no change to the view, with no material change to the composition of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be a direct, permanent, long-term, ‘no change’ effect.		Negligible	Local / Neighbourhood	Long-term Irreversible	No Change	Not Applicable	No change effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 16: View from junction of Chester Road / Great Jackson Street looking east, in front of Grade II Listed Bridgewater Canal Offices	<u>Operational Phase:</u> The Cumulative Scemes that are visible in this view are Transition and parts of One City Road. Transition is going to be the most prominent new built element within the view, screening parts of the lower storeys of the Great Jackson Street towers.	The existing built forms of Deansgate Square dominate the view and the Cumulative Schemes height and massing reflects these existing towers.	The Cumulative Schemes will cause a perceptible change to the view due to the creation of a new tower in the centre of the view, but does not materially effect the composition of the view due to the existing Deansgate Square towers. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>small</u> . Therefore, there is likely to be a direct, permanent, long-term, ‘no change’ effect which is considered to be <u>not significant</u> .	Low	Small	Local / Neighbourhood	Long-term Irreversible	Small	No Change	Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
17: View from Arundel Street looking east. Grade II* Listed Church of St George	Demolition and Construction Phase: Tower cranes will be barely visible during the construction phase, which will add some visual clutter within the centre of the view. The existing River Street development will largely screen all but the tallest elements of the Proposed Development. Demolition and Construction works at lower-levels and street level will be obscured/ screened by existing townscape features and fence in the foreground.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. The building will be visually separate from the listed church building.	Demolition and Construction works are not uncharacteristic when set within the existing backdrop to the view, including the Great Jackson Street development framework area, Deansgate Square and Elizabeth tower. The works will signal the ongoing regeneration of the Southern Gateway area of the City Centre. There will be a barely perceptible change to the composition of view, due to the distance to the site and intervening screening. The appreciation of the view of the church will not be altered with the addition of the Proposed Development in the background. The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be a direct, temporary, short-term/medium-term, 'no change' effect.	Medium	Negligible	City	Short/ medium-term Reversible	No Change	Not Applicable	No change effect. Not Significant	Low
	Operational Phase: The Proposed Development will have no impact on the experience of the park and listed church, as it is completely screened by new development.	n/a	The sensitivity of the view is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be a direct, permanent, long-term, '<u>no change</u>' effect.		Small	City	Long-term Irreversible	No change	Not Applicable	No change effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 17: View from Arundel Street looking east. Grade II* Listed Church of St George	Operational Phase: The Cumulative Scheme visible in the view is Crown Street Phase 2. It is a prominent tower due to tis height and scale, which screens part of the existing towers seen in the distance.	The proposed massing of the cumulative Scheme building, when viewed alongside Elisabeth Tower to the left, extends the contemporary city skyline.	The Cumulative Scheme will cause a perceptible change to the view due to the creation of a new tower in the centre of the view, but does not materially effect the composition of the view due to the existing developments seen in the centre of view. The sensitivity of the view is considered to be <u>medium</u> . The magnitude of change is considered to be <u>small</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be <u>minor</u> .	Medium	Small	City	Long-term Irreversible	Small	Beneficial	Minor effect. Not Significant	Low
18: View from Shortcroft Street looking south east towards Site, and wider First Street development	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the majority of the view. Demolition and Construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works. Site hoarding at street level will help to minimise the visual impact of construction works.	The addition of cranes will cause a clearly noticeable contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>large</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u> .	Low	Medium	Site / Local / Neighbourhood	Short/ medium-term Reversible	Large	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The proposed scheme will cause a complete change to the view, changing its composition to a more urban, built environment, with the loss of some openness and views of the sky and addition of new built form across the view. The River Street frontage will be strongly defined by new built form, entrances and new areas of public realm, including street trees and planting – replacing poorly defined surface parking and landscape. The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment.	The proposed scale of the building provides an effective response to the Site’s location as a City Centre gateway. The Proposed Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street and River Street, residential or hotel use and large-footprint office building that provides a city scale approach. The proposal will animate the street scene in a number of ways. The establishment of consistent active frontage helps to define and activate the street, whilst the façade treatment creates consistency and rhythm to accentuate the key corridor. Public realm proposals, specifically the creation of an entrance for vehicular traffic along River Street will also contribute to an enhanced public realm along Medlock Street and a more positive overall image within the view.	The proposed scheme will cause a complete change to the view, changing its composition to a more urban, built environment, with the loss of some openness and views of the sky and addition of new built form across the view, which will have a substantial effect on the composition, with the loss of some townscape features and addition of some features in the view which will noticeably alter the appreciation of the view. The building creates a well-defined focal point within the centre of the view, contributing positively to the view itself, as well as the improving the local street pedestrian environment. The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of moderate significance.		Medium	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 18: View from Shortcroft Street looking south east towards Site, and wider First Street development	Operational Phase: The Cumulative Schemes visible in the view are One City Road. One City Road forms a prominent new building element which is seen to the left of the view. This proposal is prominent due to the massing of this proposal.	The Cumulative Scheme is part of the ongoing rgeneration of the southern city centre gateway and First Street regeneration.	The Cumulative Scheme will cause a clearly noticeable change to the view, which will have some effect on the composition, with the loss of some townscape features and addition of some features in the view which will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>Large</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of moderate significance.	Low	Medium	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low
19: View from Medlock Street looking south east towards Site, and wider First Street development	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the majority of the view. Demolition and Construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works. Site hoarding at street level will help to minimise the visual impact of construction works.	The addition of cranes will cause a dominant contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will substantially alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>large</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u> .	Low	Large	Site / Local / Neighbourhood	Short/ medium-term Reversible	Large	Adverse	Moderate effect. Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The proposed scheme will cause a change to the view, changing its composition to a more urban, built environment, with a dominant new tall building to the centre of the view. The Proposed Development adds to the existing view of high-rise, modern buildings in the background of the view, and with River Street tower to the right. The River Street frontage will be strongly defined by new built form, entrances and new areas of public realm – replacing poorly defined surface parking and landscape. The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment and main entrance route into the First Street area, as well as new entrance points into the building and new uses within it.	The proposed scale of the building provides an effective response to the Site’s location as a City Centre gateway. The Proposed Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street and River Street, residential or hotel use and large-footprint office building that provides a city scale approach. The proposal will animate the street scene in a number of ways. The establishment of consistent active frontage helps to define and activate the street, whilst the façade treatment creates consistency and rhythm to accentuate the key corridor. Public realm proposals, specifically the creation of an entrance plaza along River Street will also contribute to an enhanced public realm along Medlock Street and a more positive overall image within the view. The proposed scale announces another entrance into the First Street development, the Proposed Development frames the approach along River Street, looking east.	There will be a dominant change to the view, with the loss of some features and general openness of the city skyline. The contemporary design of the Proposed Development is however in keeping with surrounding buildings and delivers the aspirations of the First Street SRF with high-quality new southern gateway buildings. The building creates a well-defined focal point within the centre of the view, contributing positively to the view itself, with the city skyline developments as a backdrop, as well as the improving the local street pedestrian environment. The sensitivity of the view is considered to be low. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of moderate significance.		Large	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 19: View from Medlock Street looking south east towards Site, and wider First Street development	Operational Phase: The Cumulative Scheme that is visible in the view is One City Road which removes townscape features seen to the right of the view.	The proposed massing of the Cumulative Scheme when viewed next to River Street tower creates a prominent southern city centre gateway along Medlock Street and River Street.	The Cumulative Scheme will cause a clearly noticeable change to the view, which will have some effect on the composition, with the loss of some townscape features and addition of some features in the view which will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>large</u> . Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of moderate significance.	Low	Medium	Site / Local	Long-term Irreversible	Large	Beneficial	Moderate effect. Significant	Low
	Demolition and Construction Phase: Tower cranes will be visible during the construction phase, which will add some visual clutter within the majority of the view. Demolition and Construction works at lower-levels and street level will create street clutter. There will be some loss of trees at street level.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works. Site hoarding at street level will help to minimise the visual impact of construction works.	The addition of cranes will cause a clearly noticeable contrast to the view, with the loss of streetscape features including trees, and loss of the skyline which will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u> . The magnitude of change is considered to be <u>medium</u> . Therefore, there is likely to be a direct, temporary, short-term/medium-term, adverse effect which is considered to be <u>moderate</u> .								
20: View from River Street looking south east towards Site, and wider First Street development											

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: The proposed scheme will cause a clearly noticeable change to the view, changing its composition to a more enclosed urban, built environment, with new taller built form to the left – and a reduction in long views and appreciation of the city skyline. The River Street frontage will be strongly defined by new built form, entrances and new areas of public realm, including street trees and planting – replacing poorly defined surface parking and landscape. The architectural detail of the building design and careful mix of material, colour and texture will be evident from this close range view – and there is some appreciation of the landscape and public realm which improves the local street pedestrian environment, as well as new entrance points into the building and new uses within it. The materiality and general form of the proposed scheme fits well into the street scape, matching adjacent new development.	The proposed scale of the building provides an effective response to the Site’s location as a City Centre gateway. The Proposed Development supports the aims and aspirations of the First Street SRF Addendum 2020 with reference to outward-facing development along Medlock Street and River Street, residential or hotel use and large-footprint office building that provides a city scale approach. The proposal will animate the street scene in a number of ways. The establishment of consistent active frontage helps to define and activate the street, whilst the façade treatment creates consistency and rhythm to accentuate the key corridor. Public realm proposals, specifically the creation of an entrance for vehicular traffic along River Street will also contribute to an enhanced public realm along Medlock Street and a more positive overall image within the view.	The Proposed Development will cause a clearly noticeable change to the view, which will have some effect on the composition, with the loss of some townscape features and addition of some features in the view which will noticeably alter the appreciation of the view. The building creates a well-defined focal point within the centre of the view, contributing positively to the view itself, as well as the improving the local street pedestrian environment. The sensitivity of the view is considered to be low. The magnitude of change is considered to be medium. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of minor significance.		Medium	Site / Local	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

Appendix 2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
CUMULATIVE ASSESSMENT: 20: View from River Street looking south east towards Site, and wider First Street development	Operational Phase: The Cumulative Schemes that are visible in the view are One City Road, Plot 9A and Student Castle. All of the Schemes are partly screened by existing built elements and trees seen in the centre of the view.	The proposed massing of the Cumulative Schemes when viewed next to alongside First Street developments creates a prominent southern city centre gateway.	The Cumulative Schemes will cause a clearly noticeable change to the view, which will have some effect on the composition, with the loss of some townscape features including existing towers and listed mill buildings and addition of some features in the view which will noticeably alter the appreciation of the view. The sensitivity of the view is considered to be <u>low</u>. The magnitude of change is considered to be <u>medium</u>. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be of minor significance.	Low	Medium	Site / Local	Long-term Irreversible	Medium	Beneficial	Minor effect. Not Significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance of Effect:	Major (Significant), Moderate (Significant), Minor (not Significant), Not Significant

		REFERENCE 2233
PROJECT		
ONE MEDLOCK STREET		
DOCUMENT		
APPENDIX 3 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT - FIGURES		
CLIENT	STATUS	DATE
Premier Inn Hotels and Dominvs Group	PLANNING	11/10/22



DOCUMENT CONTROL

FILE NAME
3100-ID-001-02-APP 3 ONE MEDLOCK STREET TVIA FIGURES

PREPARED BY (INITIALS)
EO GW MIM

CHECKED BY (INITIALS)
JW



PLANNING
TEMPLE GROUP

VIEWS
OUR STUDIO

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1

TVIA BASELINE FIGURES

Site Location

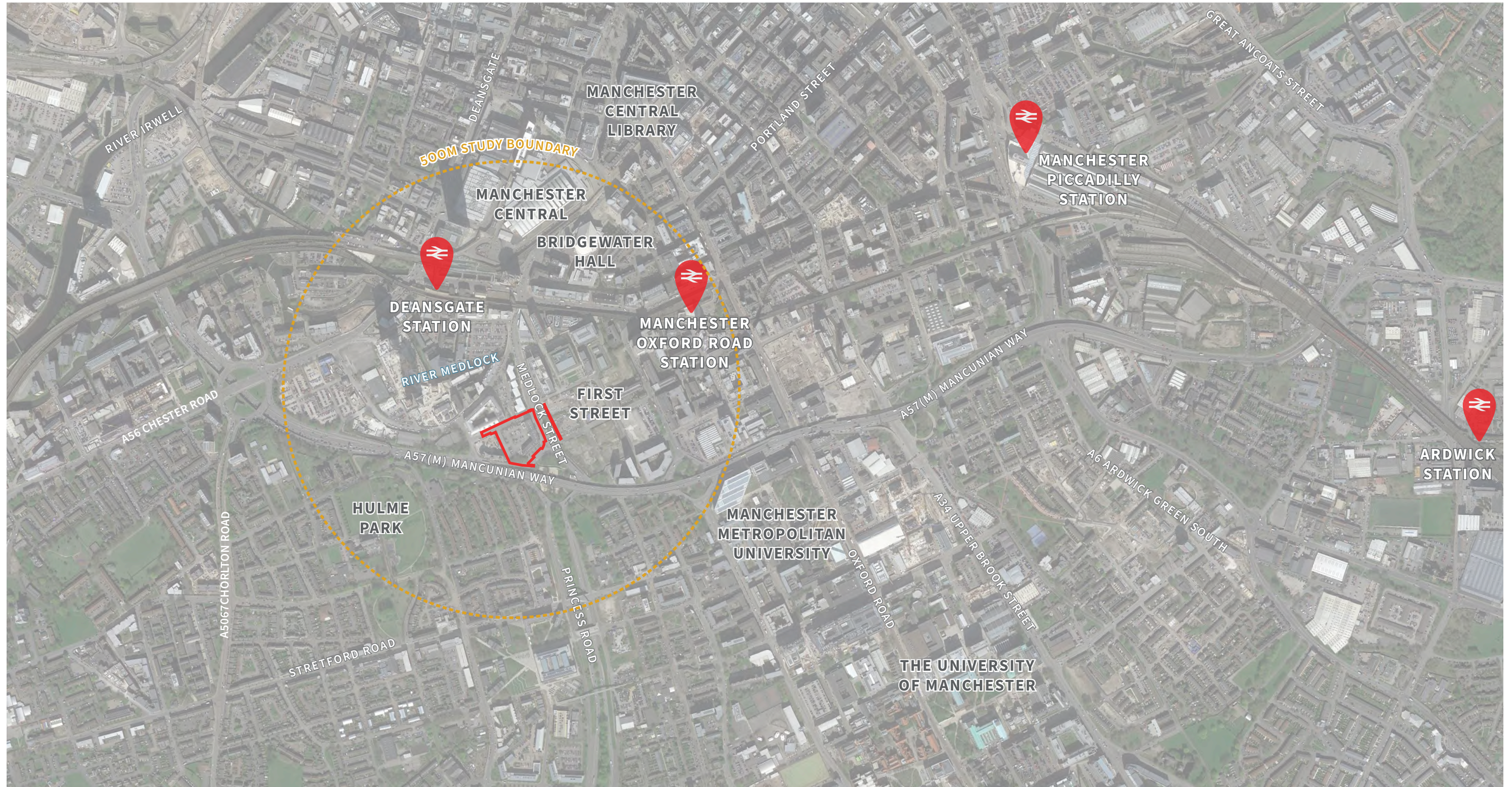
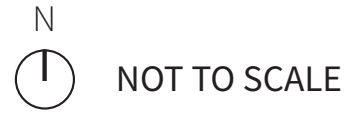


FIGURE 1 OF APPENDIX 3 - SITE LOCATION

Historical Development



FIGURE 2 OF APPENDIX 3 - DATED - 1905



FIGURE 3 OF APPENDIX 3 - DATED - 1923



FIGURE 4 OF APPENDIX 3 - DATED - 1959

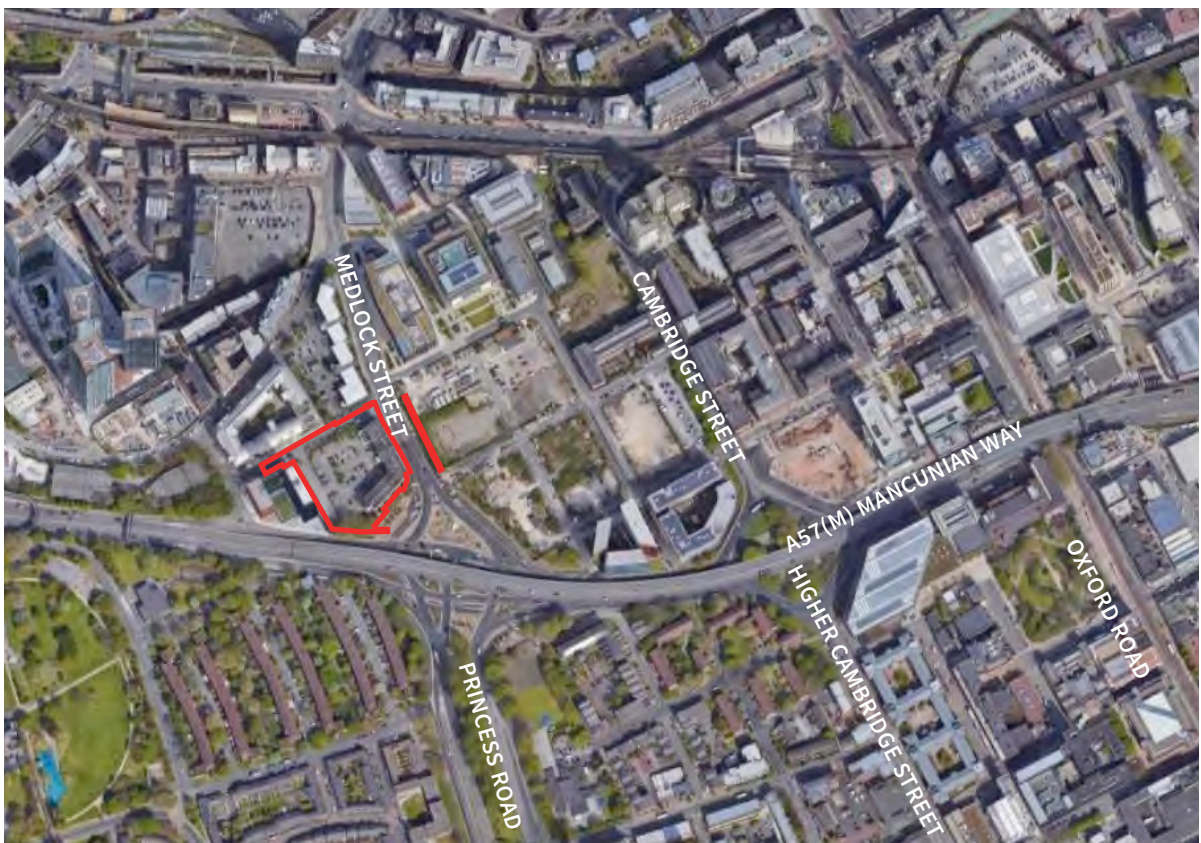


FIGURE 5 OF APPENDIX 3 - DATED - 2009

Townscape Character

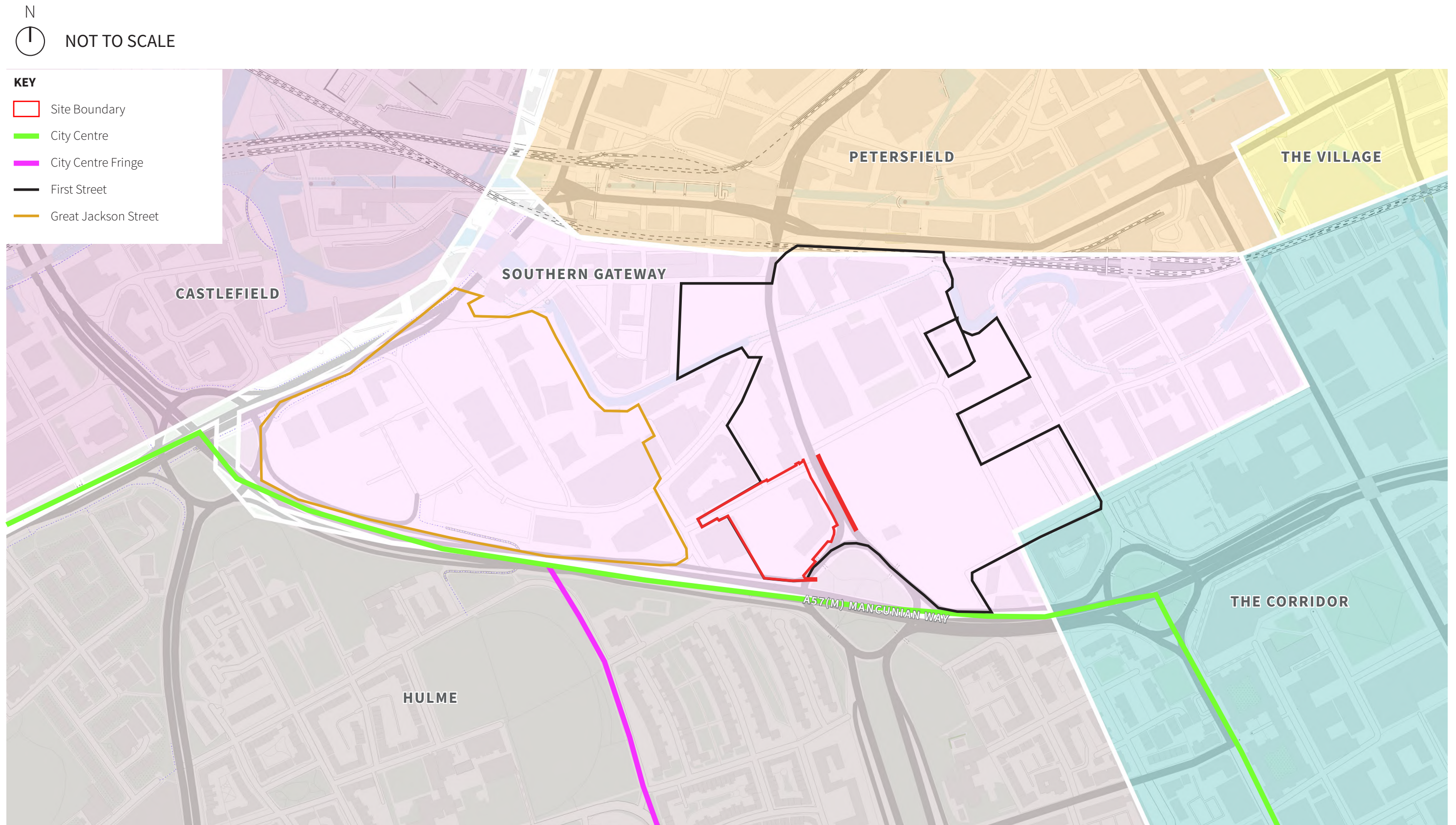


FIGURE 6 OF APPENDIX 3 - TOWNSCAPE CHARACTER

Heritage Designations



FIGURE 7 OF APPENDIX 3 - HERITAGE DESIGNATIONS

Urban Grain



FIGURE 8 OF APPENDIX 3 - EXISTING URBAN GRAIN



FIGURE 9 OF APPENDIX 3 - PROPOSED URBAN GRAIN

Land Use

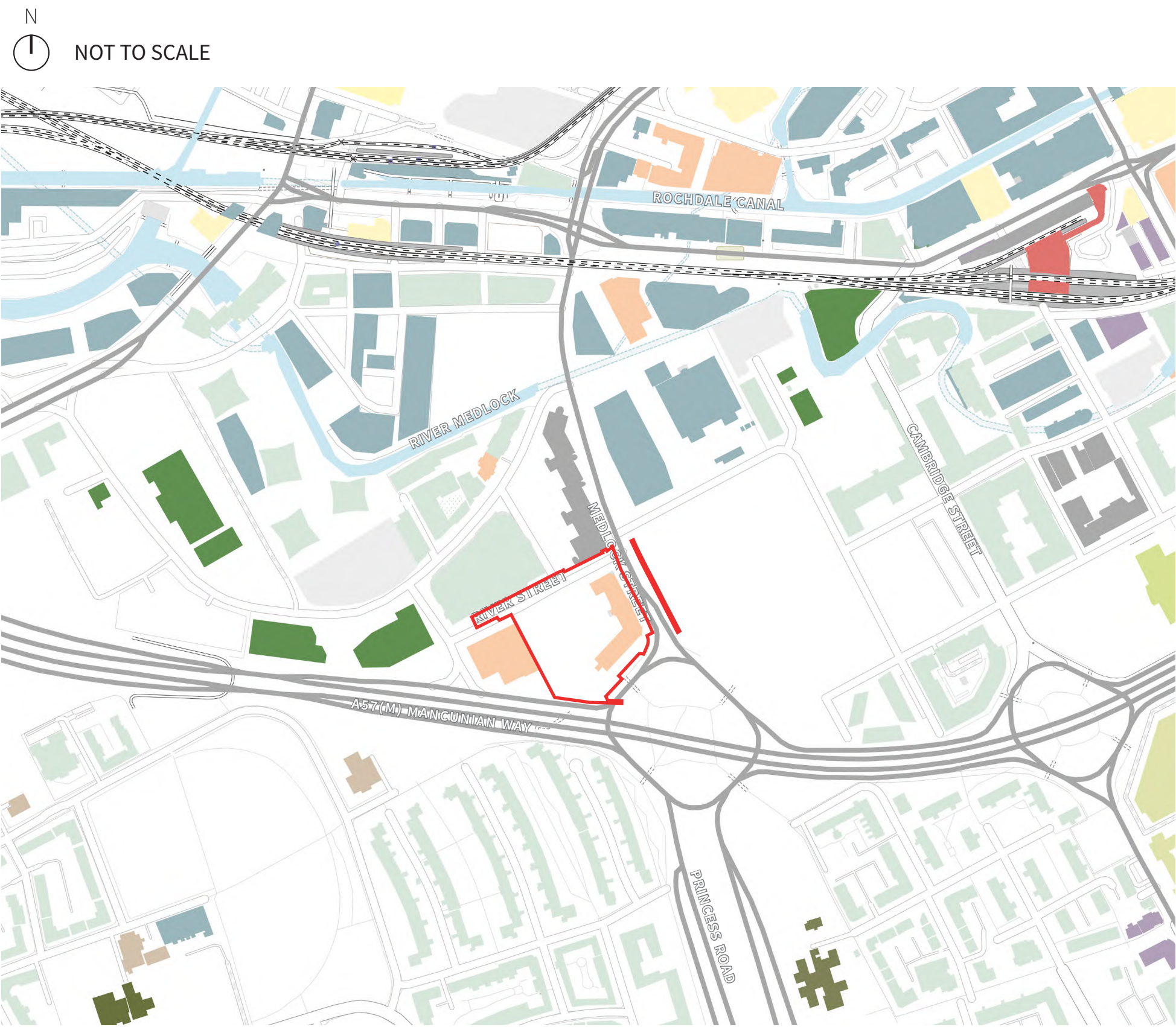


FIGURE 10 OF APPENDIX 3 - EXISTING LAND USE

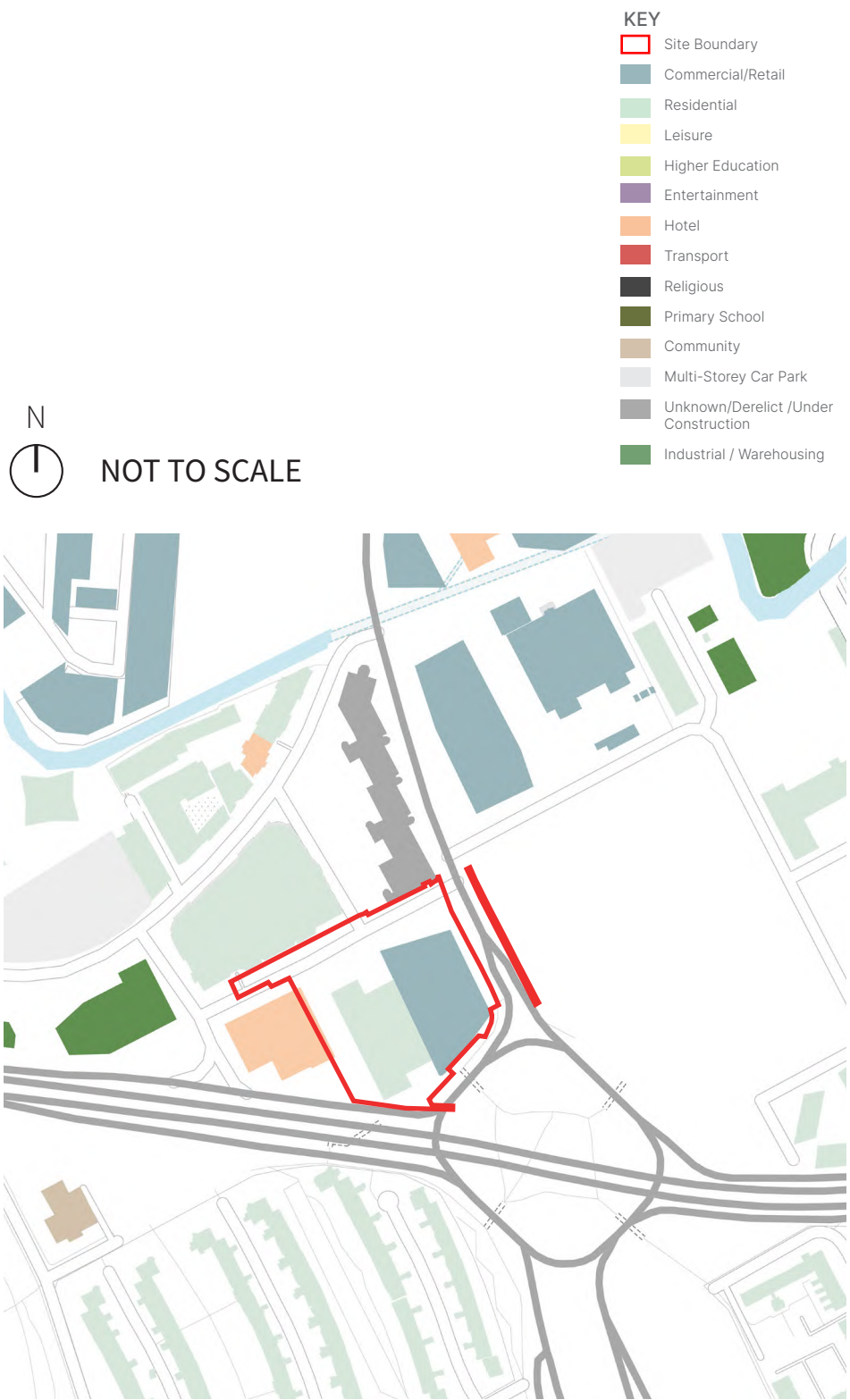


FIGURE 11 OF APPENDIX 3 - PROPOSED LAND USE

Building Heights

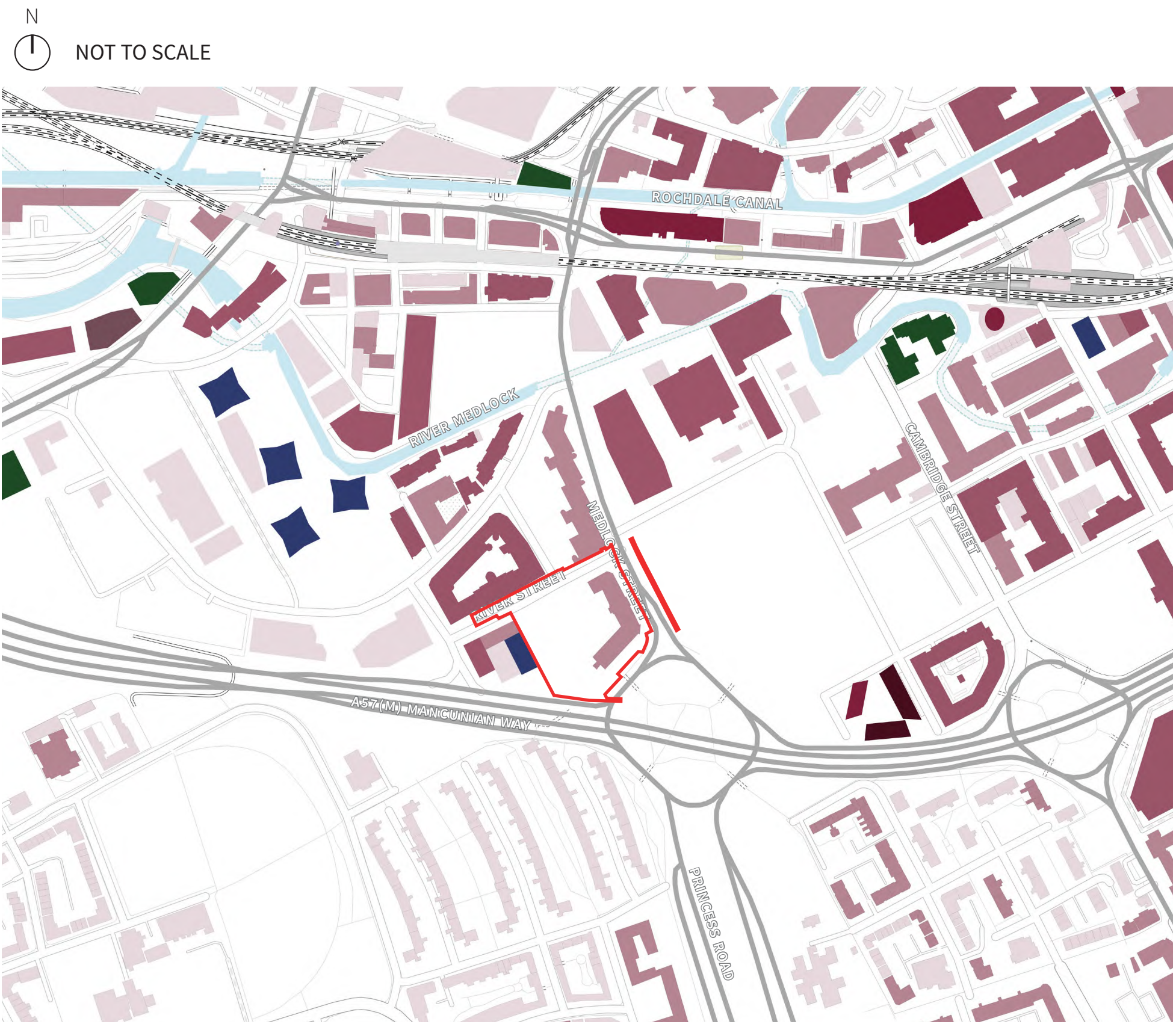


FIGURE 12 OF APPENDIX 3 - EXISTING BUILDING HEIGHTS

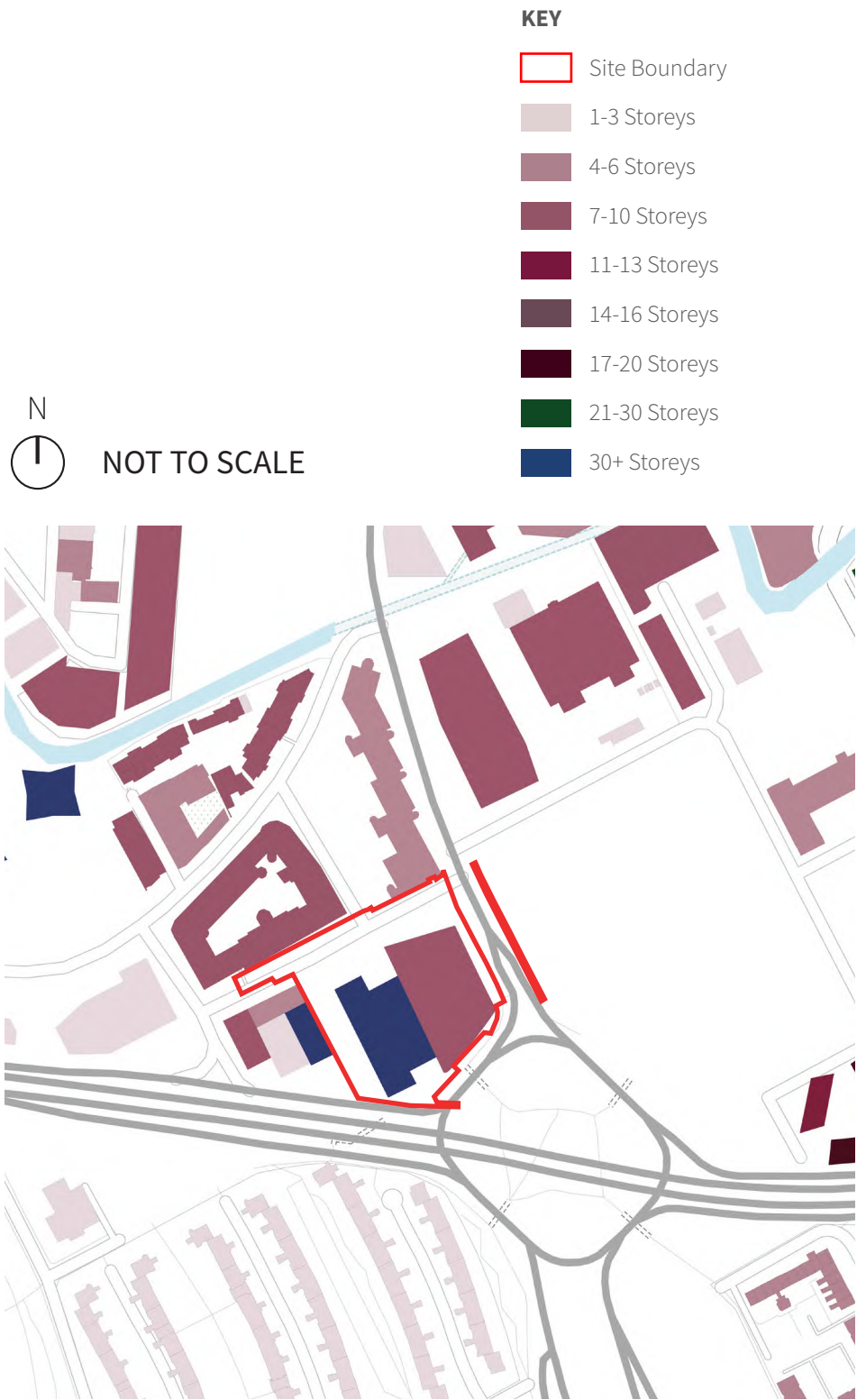


FIGURE 13 OF APPENDIX 3 - PROPOSED BUILDING HEIGHTS

Movement and Linkages

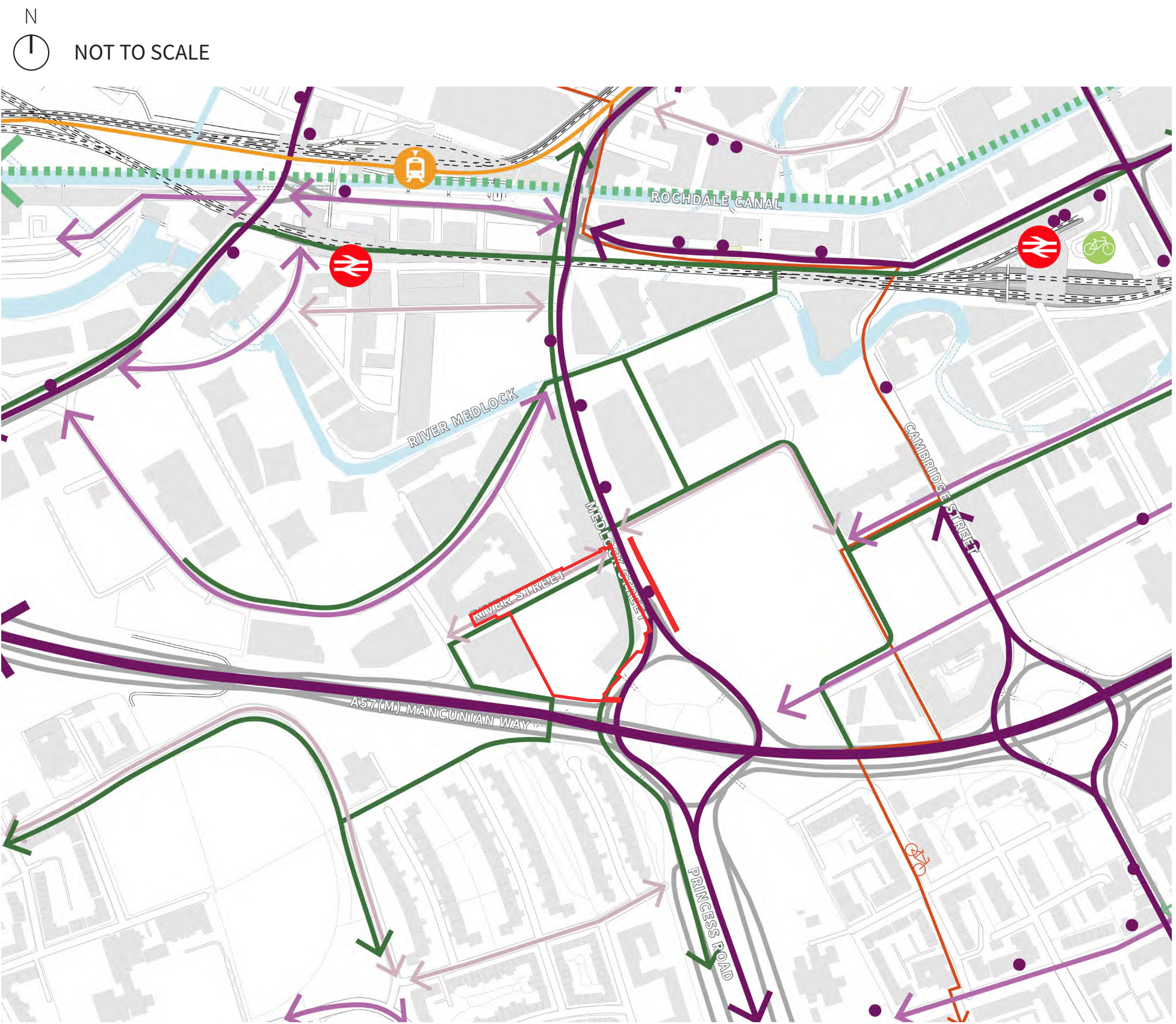


FIGURE 14 OF APPENDIX 3 - EXISTING MOVEMENT AND LINKAGES

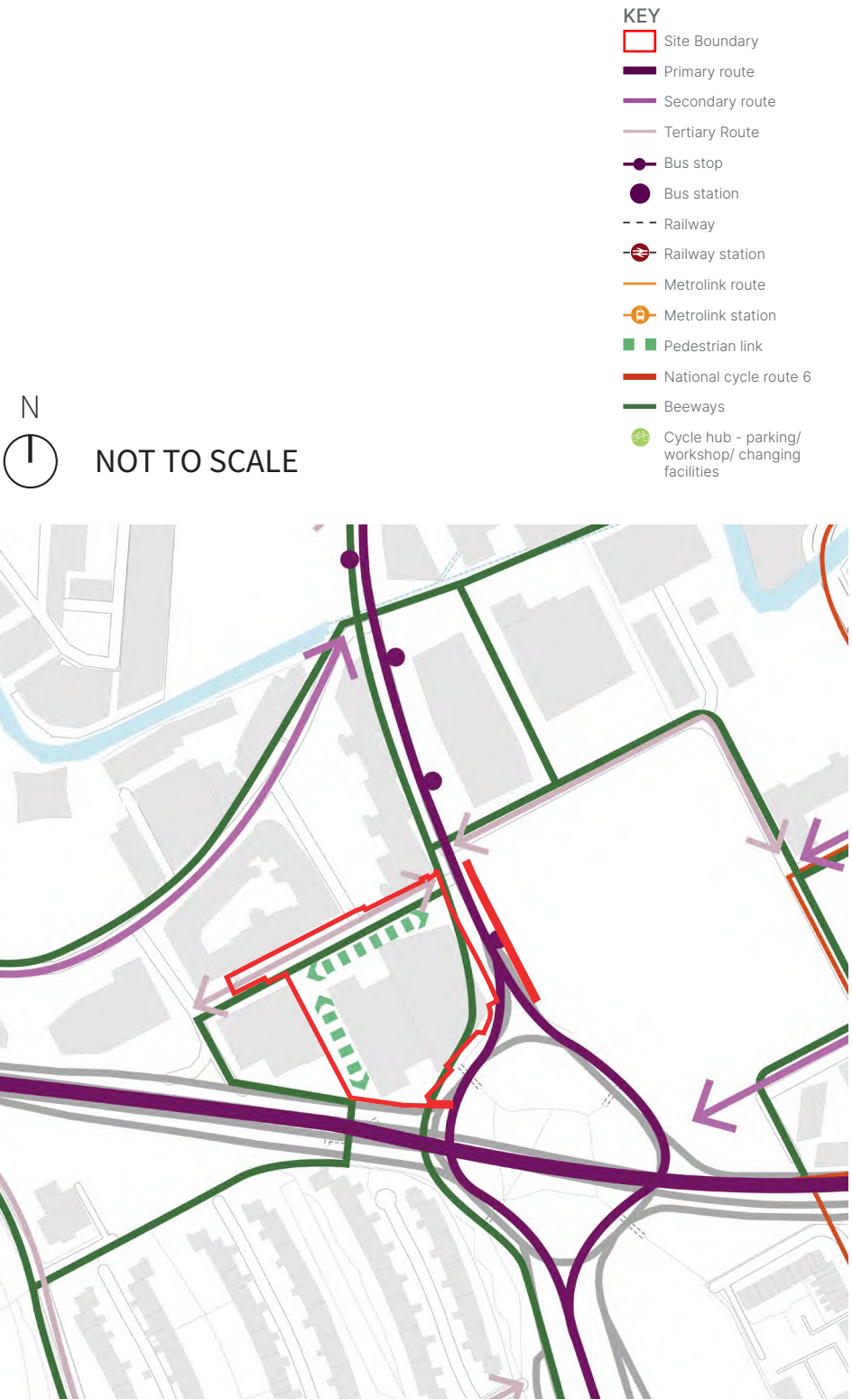


FIGURE 15 OF APPENDIX 3 - PROPOSED MOVEMENT AND LINKAGES

Public Open Space and Public Realm

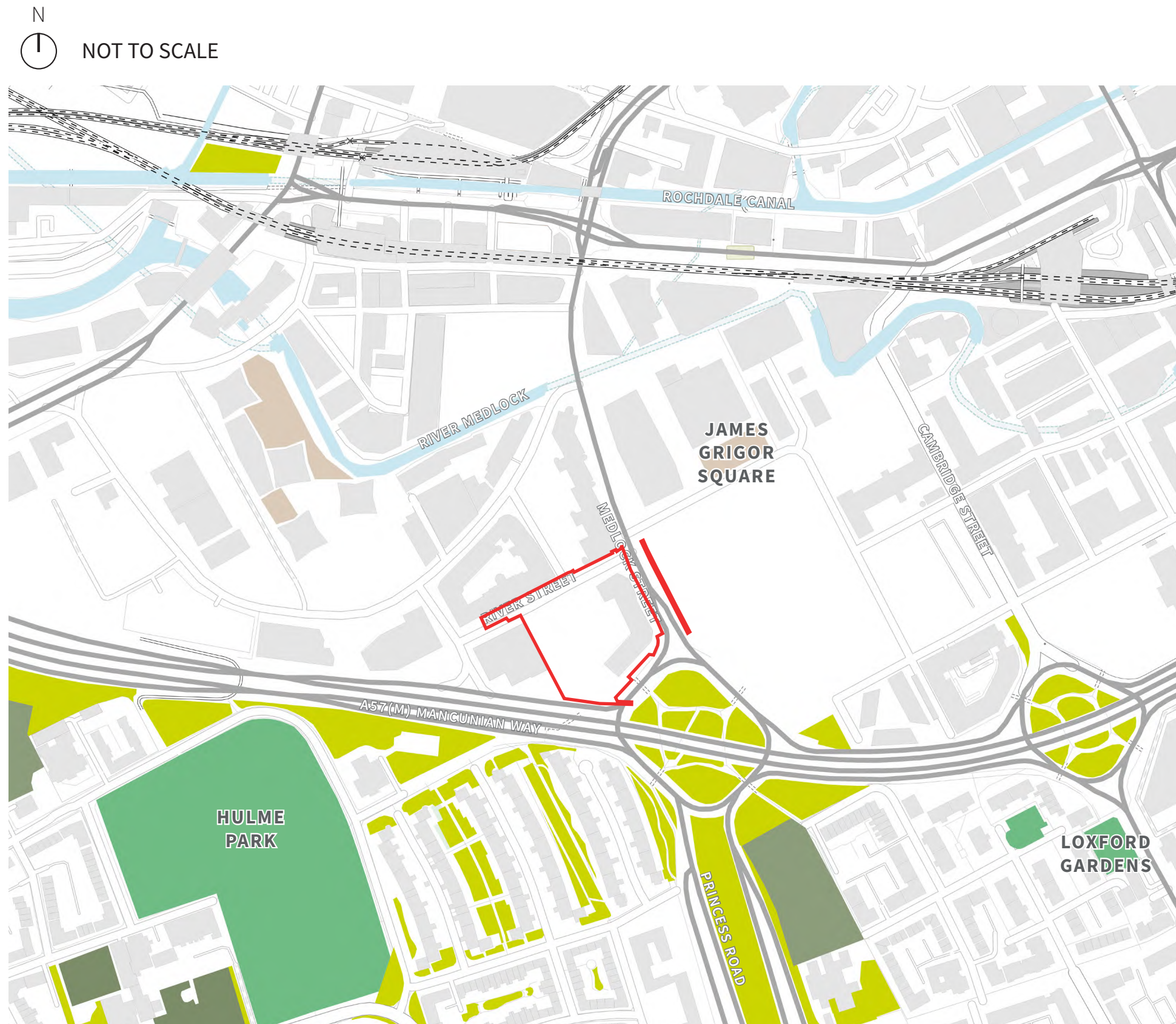


FIGURE 16 OF APPENDIX 3 - EXISTING ENVIRONMENTAL DESIGNATIONS AND PUBLIC OPEN SPACE

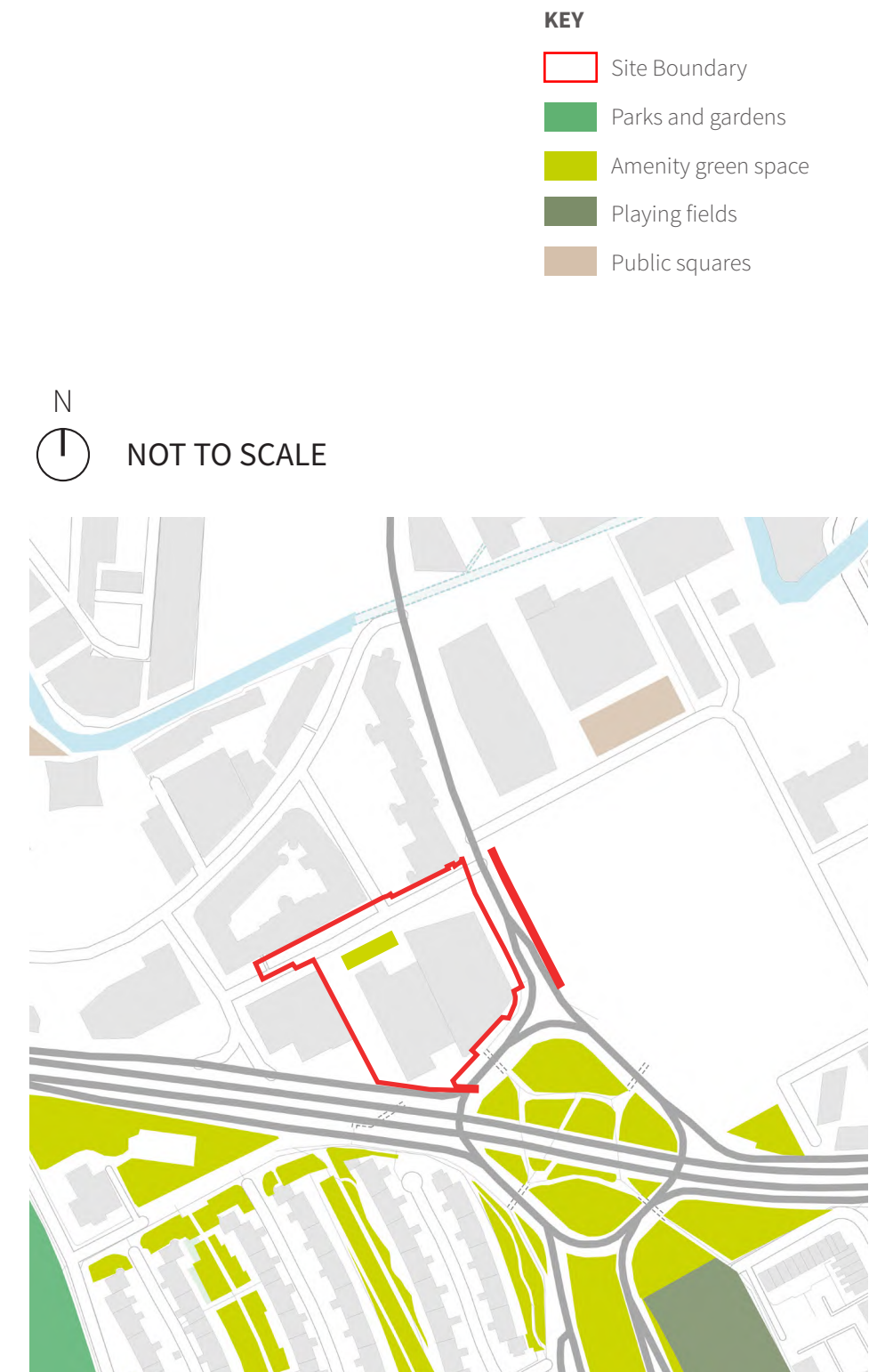


FIGURE 17 OF APPENDIX 3 - PROPOSED PUBLIC OPEN SPACE

Landscape Masterplan

N
NOT TO SCALE



FIGURE 18 OF APPENDIX 3 - PLANIT-IE LANDSCAPE MASTERPLAN

Site Analysis

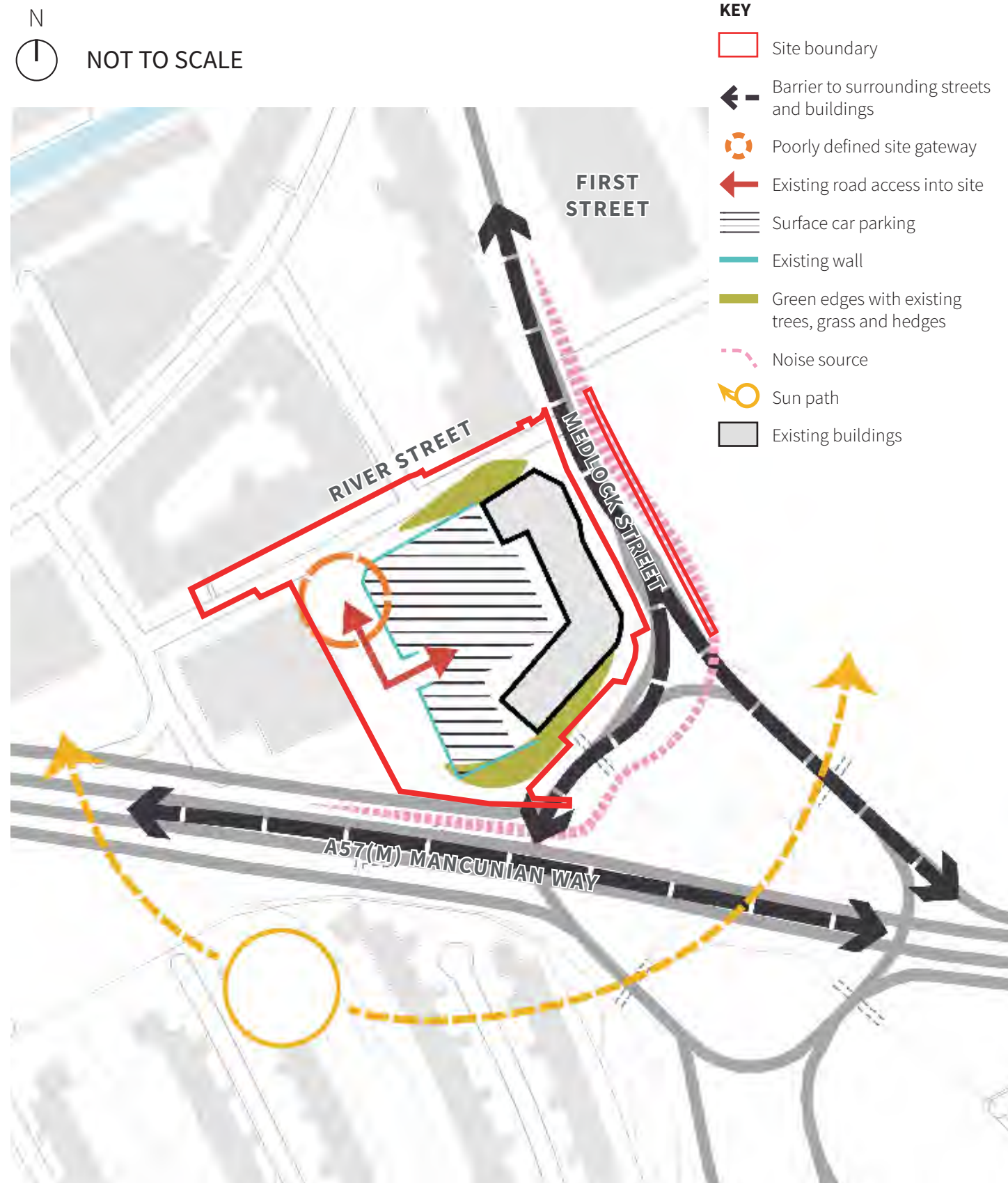


FIGURE 19 OF APPENDIX 3 - EXISTING SITE ANALYSIS

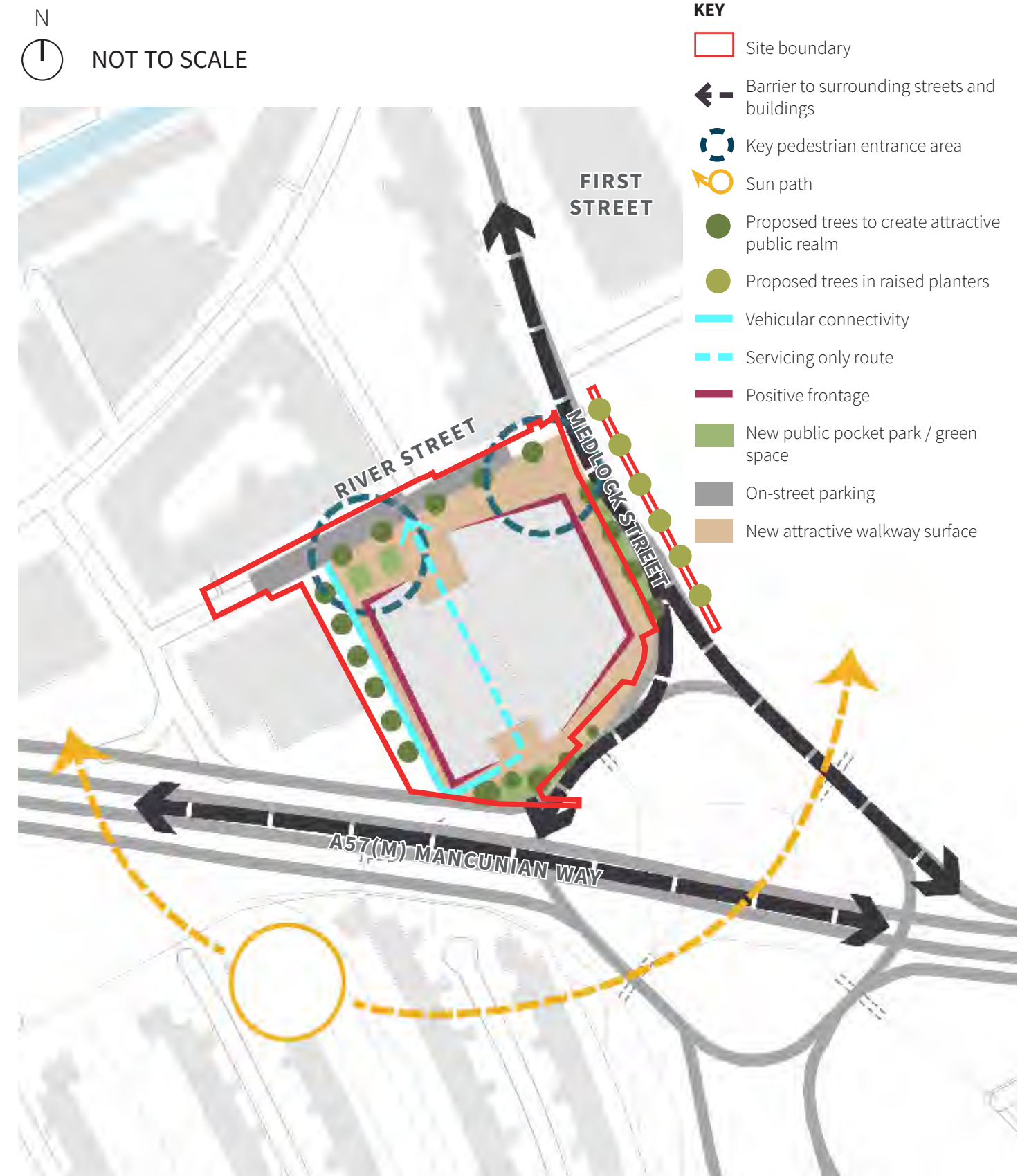


FIGURE 20 OF APPENDIX 3 - PROPOSED SITE ANALYSIS

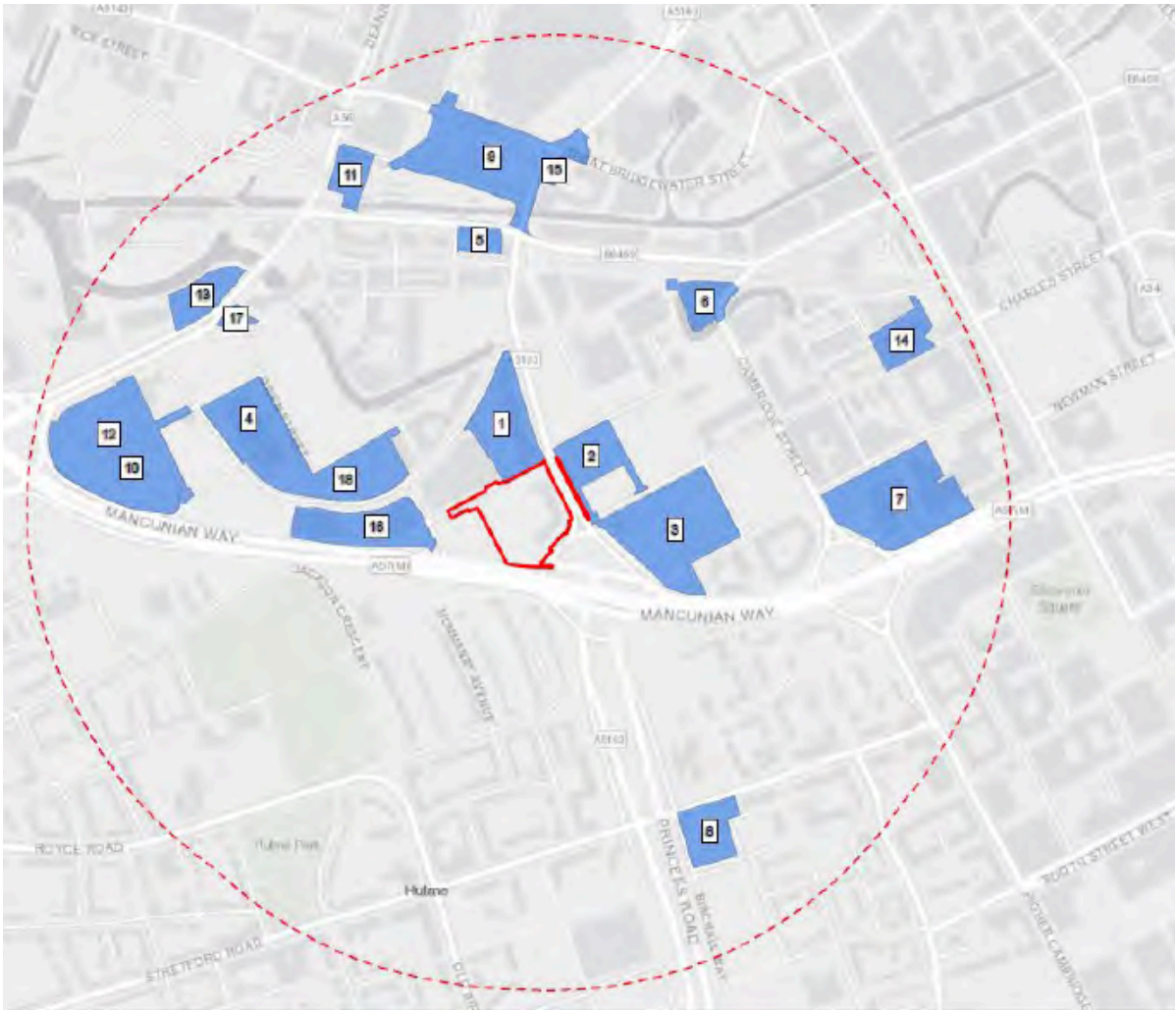
Surrounding Committed Developments

KEY

500m Site boundary buffer

Site Boundary

Cumulative schemes



Ref. No. for Map	Development	Planning Application Reference	Planning Status
1	One City Road, 1 City Road East, Manchester, M15 4PN	128002/FO/2020	Approved 26.01.2021
2	Plot 9 First Street, Manchester, M15 4FN	132600/FO/2021	Approved 14.04.2022
3	Plot 11 First Street, Comprising Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West Manchester	125573/FO/2019	Approved 09.03.2021
4	Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP	116850/FO/2017	Approved 03.05.2019
5	10-12 Whitworth Street West, Manchester M1 5WY	111003/FO/2016/C1	Approved 11.04.2016
6	Hotspur Press, 2 Gloucester Street, Manchester, M1 5QR	120635/FO/2018	Approved 30.10.2020
7	John Dalton West/ John Dalton Tower, Chester Street, Manchester, M1 5GD	125799/FO/2019	Approved 12.03.2020 Demolition undertaken, construction not yet started.
8	Land known as Birley Plot E, Stretford Road, Manchester	120896/FO/2018	Approved 09.10.2018 Under construction, almost complete.
9	Former Bauer Millet Site, Albion Street, Manchester	115871/FO/2017	Approved 27.07.2017 Under construction.
10	Land Bound By Silvercroft Street, Crown Street, And The Mancunian Way, Manchester, M15 4AX	126668/FO/2020	Approved 03.08.2020 Construction has just started.
11	325 - 327 Deansgate, Manchester, M3 4LQ	125804/FO/2019	Approved 26.06.2020
12	Land Bounded By Chester Road, Mancunian Way And Former Bridgewater Canal Offices, Manchester	119806/FO/2018	Approved 04.07.2018 Under construction.
13	2 – 4 Chester Road, Manchester, M15 4QG	113870/FO/2016	Approved 05.04.2017 Under construction, almost complete.
14	Great Marlborough Street Car Park, Great Marlborough Street, Manchester, M1 5NJ	121252/FO/2018	Approved 23.07.2021
15	Land Bounded By Trumpet Street, Albion Street & Great Bridgewater Street Manchester M1 5LE	133172/FO/2022	Validated 09.03.2022 Awaiting decision.
16	34 Great Jackson Street, Manchester, M15 4NG	129273/FO/2021	Validated 09.03.2021 Awaiting decision.
17	Land At Deansgate South Manchester	129406/FO/2021	Appeal allowed 04.06.2021
18	Plot F Great Jackson Street, Manchester, M15 4AX	132199/FO/2021	Approved 01.07.2022

FIGURE 21 OF APPENDIX 3 -SURROUNDING COMMITTED DEVELOPMENTS



MANCHESTER

+44 (0)161 928 9281

LONDON

+44 (0)207 253 5678

LIVERPOOL

+44 (0)151 363 1230

STANDISH

+44 (0)145 360 7080

LEEDS

+44 (0)113 824 6413

Our Studio

For JMA

One Medlock Street

Appendix 4 One Medlock Street TVIA Baseline Photography & Photomontages

—————→ 11322

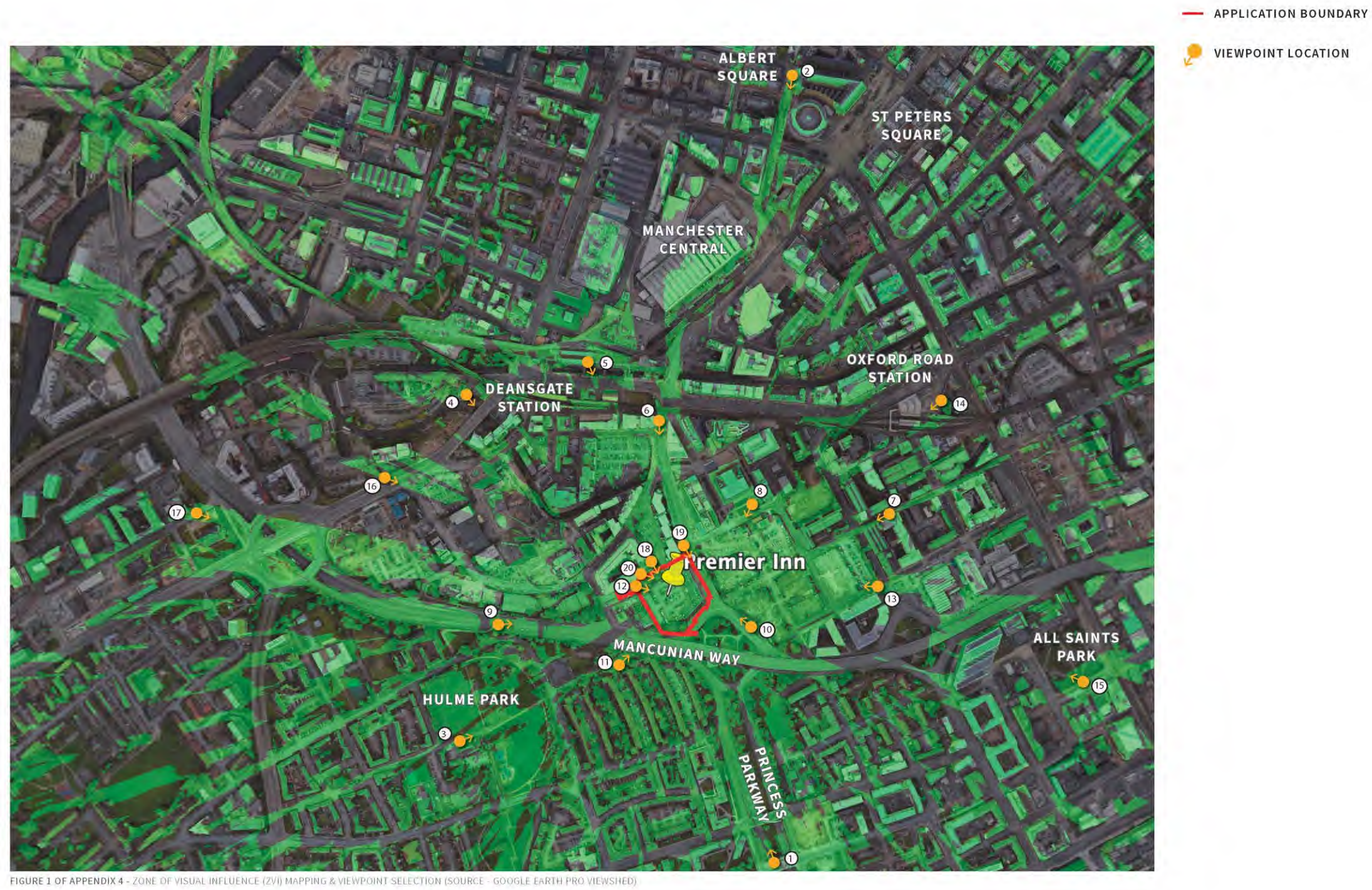
3rd November 2022

our studio

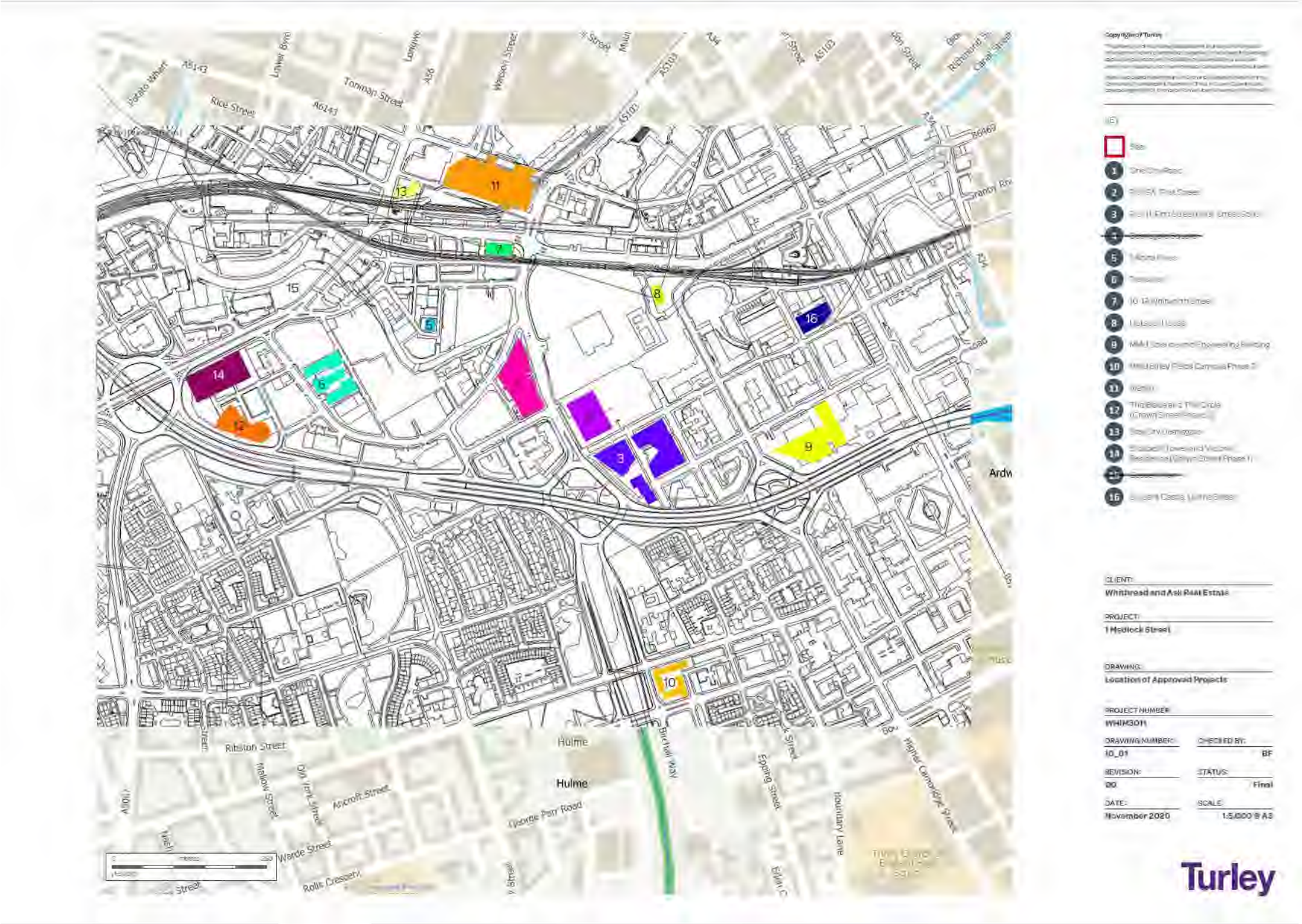


Our Studio AVR Project Information – One Medlock Street

Visualisation Types				Photography	Notes
1	2	3	4		
			✓	Visualisation Type	6 x Level 1 Wireline 14 x Level 3 Fully Rendered
			✓	Method use to establish the camera location (e.g. handheld GPS/GNSS, GNSS/RTK, survey point, visual reference)	Tripod photography in GPS system
			✓	Likely level of accuracy of location (#m, #cm etc)	Better than 10cm
			✓	If lenses other than 50mm have been used, explain why a different lens is appropriate	Townscape views
			✓	Written description of procedures for image capture processing	See methodology
			✓	If panoramas used: make and type of Pano head and equipment used to level head	n/a
			✓	If working outside the UK, geographic co-ordinate system (GCS) used	n/a
				3D Model / Visualisation	Notes
			✓	Source of topographic height data and its resolution	GPS point data & OS plan
			✓	How have the model and camera locations been placed in the software?	Based on survey coordinates
			✓	Elements in the view used as target points to check the horizontal alignment	Existing buildings, landscape & GPS data
			✓	Elements in the view used as target points to check the vertical alignment	Existing buildings, landscape & GPS data
			✓	3D Modelling / Rendering Software	3DSMax & Corona
			✓	If working outside the UK, geographic co-ordinate system (GCS) used	n/a
				Generally	Notes
				Any limitations in the overall methodology for preparing of the visualisations?	



VIEWPOINT MAP



CUMULATIVE SCHEMES

VIEWPOINT 01.

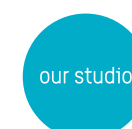


Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 01 - Photography	View 01 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 13.50
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	North
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383794.33 Northing: 396766.68 Level: 35.8
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 01
AVR PHOTOGRAPHY DATA





VIEWPOINT 01
BASELINE PHOTOGRAPHY



VIEWPOINT 01
CUMULATIVE SCHEMES



VIEWPOINT 01
FINAL

VIEWPOINT 02.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 02 - Photography	View 02 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 11.39
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	South
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383828.39 Northing: 398037.17 Level: 40.44
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 02
AVR PHOTOGRAPHY DATA



VIEWPOINT 02
BASELINE PHOTOGRAPHY



VIEWPOINT 02
CUMULATIVE SCHEMES



VIEWPOINT 02
WIRELINE

VIEWPOINT

03.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 03 - Photography	View 03 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 13.19
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	East
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383259.79 Northing: 396951.41 Level: 32.85
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 03
BASELINE PHOTOGRAPHY



VIEWPOINT 03
CUMULATIVE SCHEMES



VIEWPOINT 03
FINAL

VIEWPOINT

04.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 04 - Photography	View 04 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	11/09/2022 14.01
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Southeast
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383274.01 Northing: 397555.51 Level: 32.38
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 04
AVR PHOTOGRAPHY DATA



VIEWPOINT 04
BASELINE PHOTOGRAPHY



VIEWPOINT 04
CUMULATIVE SCHEMES



VIEWPOINT 04
WIRELINE

VIEWPOINT 05.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 05 - Photography	View 05 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 11.56
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Southeast
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383533.89 Northing: 397572.3 Level: 43.32
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 05
AVR PHOTOGRAPHY DATA



VIEWPOINT 05
BASELINE PHOTOGRAPHY



VIEWPOINT 05
CUMULATIVE SCHEMES



VIEWPOINT 05
FINAL

VIEWPOINT 06.



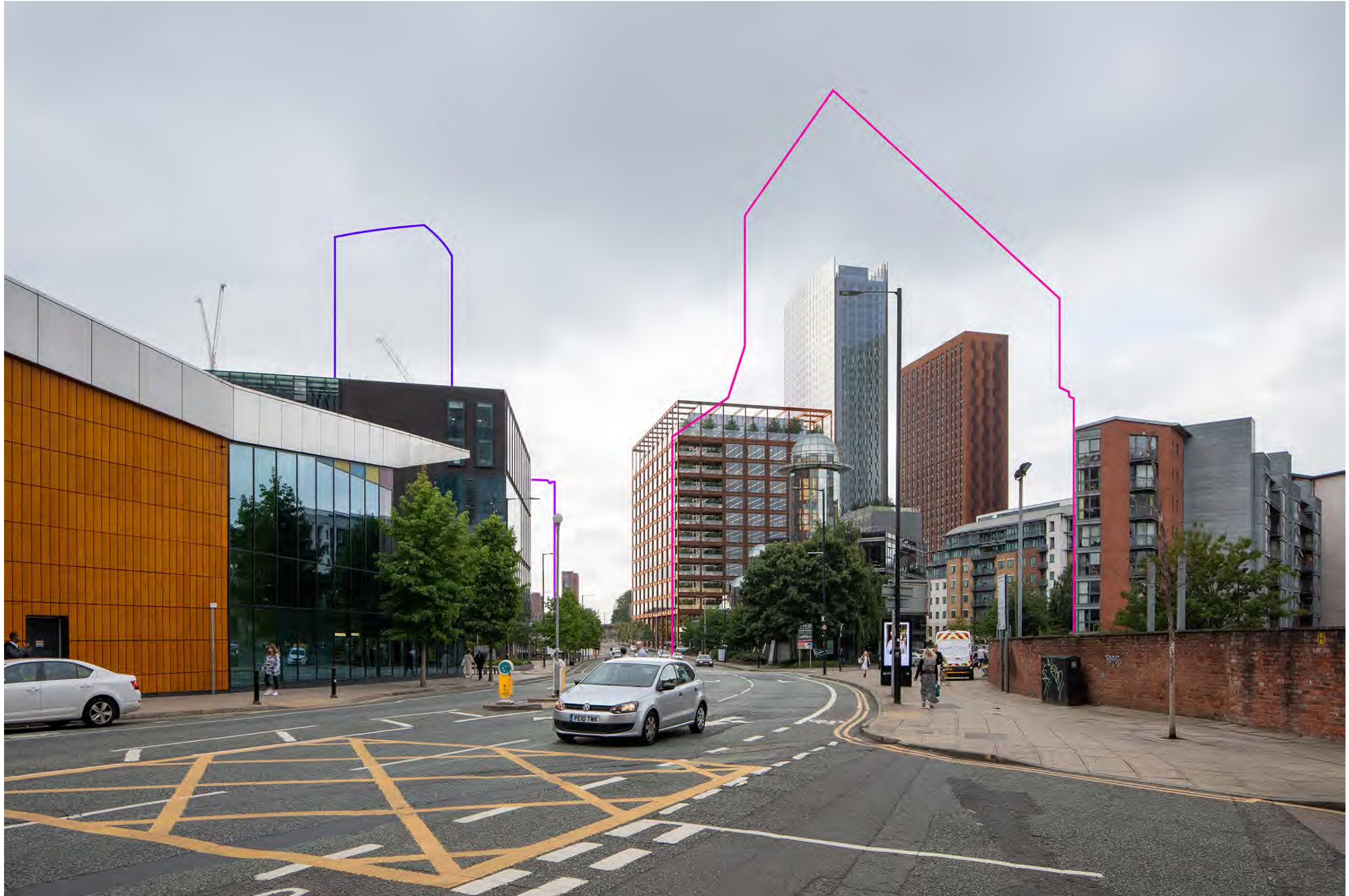
Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 06 - Photography	View 06 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 07.57
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	South
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383605.8 Northing: 397468.64 Level: 33.42
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 06
BASELINE PHOTOGRAPHY



VIEWPOINT 06
CUMULATIVE SCHEMES



VIEWPOINT 06
FINAL

VIEWPOINT 07.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 07 - Photography	View 07 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 10.34
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Southwest
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383976.48 Northing: 397322.19 Level: 32.08
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 07
BASELINE PHOTOGRAPHY



VIEWPOINT 07
CUMULATIVE SCHEMES



VIEWPOINT 07
FINAL

VIEWPOINT 08.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 08 - Photography	View 08 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 08.17
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	South
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383766.75 Northing: 397343.67 Level: 31.01
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 08
BASELINE PHOTOGRAPHY



VIEWPOINT 08
CUMULATIVE SCHEMES



VIEWPOINT 08
FINAL

VIEWPOINT

09.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 09 - Photography	View 09 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 09.13
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	East
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383278.59 Northing: 397143.82 Level: 37.25
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 09
BASELINE PHOTOGRAPHY



VIEWPOINT 09
CUMULATIVE SCHEMES



VIEWPOINT 09
FINAL

VIEWPOINT 10.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 10 - Photography	View 10 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 09.49
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Northwest
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383782.91 Northing: 397126.58 Level: 34.74
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 10
BASELINE PHOTOGRAPHY



VIEWPOINT 10
CUMULATIVE SCHEMES



VIEWPOINT 10
FINAL

VIEWPOINT

11.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 11 - Photography	View 11 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 13.06
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Northeast
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383524.16 Northing: 397080.97 Level: 34.01
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 11
BASELINE PHOTOGRAPHY



VIEWPOINT 11
CUMULATIVE SCHEMES



VIEWPOINT 11
FINAL

VIEWPOINT 12.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 12 - Photography	View 12 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 08.39
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Northeast
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383562.35 Northing: 397213.15 Level: 34.13
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 12
BASELINE PHOTOGRAPHY



VIEWPOINT 12
CUMULATIVE SCHEMES



VIEWPOINT 12
FINAL

VIEWPOINT 13.



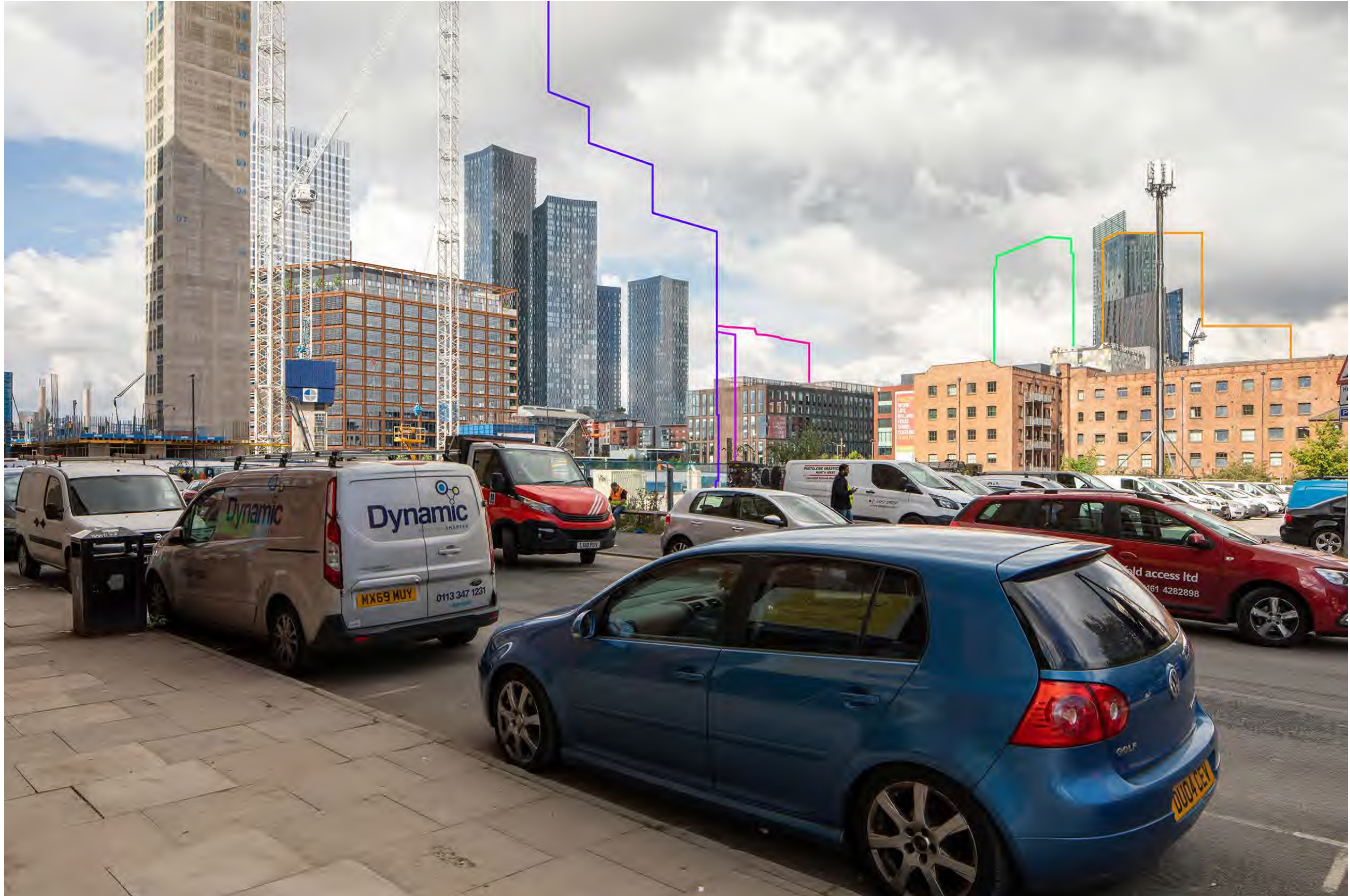
Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 13 - Photography	View 13 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 10.21
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	West
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383962.5 Northing: 397199.16 Level: 34.4
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 13
BASELINE PHOTOGRAPHY



VIEWPOINT 13
CUMULATIVE SCHEMES



VIEWPOINT 13
FINAL

VIEWPOINT

14.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 14 - Photography	View 14 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 10.54
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Southwest
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384068.44 Northing: 397511.73 Level: 38.4
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 14
AVR PHOTOGRAPHY DATA



VIEWPOINT 14
BASELINE PHOTOGRAPHY





VIEWPOINT 14
CUMULATIVE SCHEMES



VIEWPOINT 14
WIRELINE

VIEWPOINT
15.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 15 - Photography	View 15 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 14.53
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	West
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 384295.92 Northing: 397060.83 Level: 37.63
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 15
AVR PHOTOGRAPHY DATA



VIEWPOINT 15
BASELINE PHOTOGRAPHY



VIEWPOINT 15
CUMULATIVE SCHEMES



VIEWPOINT 15
WIRELINE

VIEWPOINT 16.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

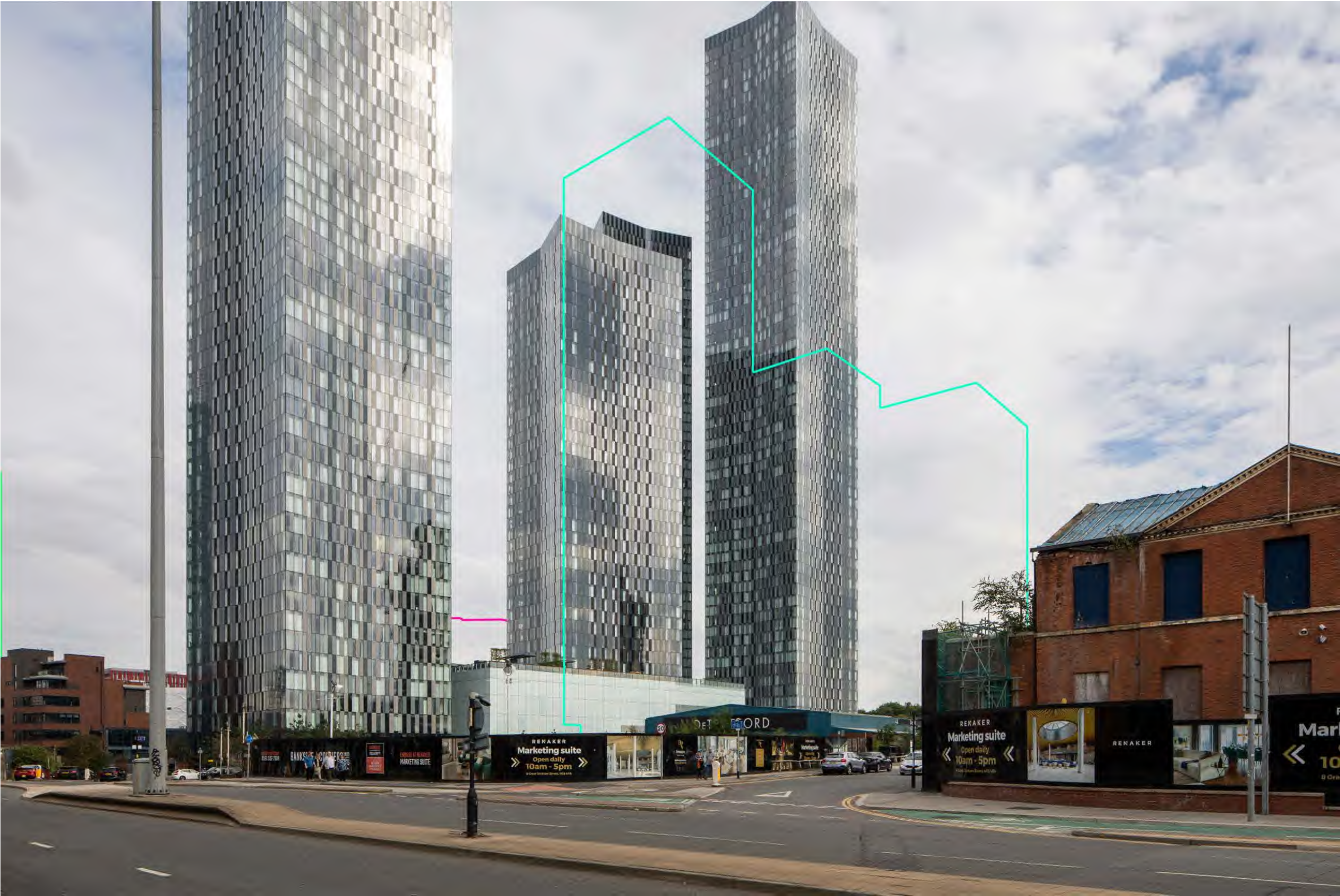
Visualisation Types				View 16 - Photography	View 16 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	11/09/2022 14.18
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	East
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383173.71 Northing: 397391.78 Level: 30.99
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 16
AVR PHOTOGRAPHY DATA



VIEWPOINT 16
BASELINE PHOTOGRAPHY



VIEWPOINT 16
CUMULATIVE SCHEMES



VIEWPOINT 16
WIRELINE

VIEWPOINT 17.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 17 - Photography	View 17 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 1 Wireline
			✓	Projection	Planar
			✓	Date and Time of captured photography	09/09/2022 15.15
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	East
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 382834.04 Northing: 397279.82 Level: 31.24
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model oif LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 17
AVR PHOTOGRAPHY DATA



VIEWPOINT 17
BASELINE PHOTOGRAPHY



VIEWPOINT 17
CUMULATIVE SCHEMES



VIEWPOINT 17
WIRELINE

VIEWPOINT 18.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 18 - Photography	View 18 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	11/09/2022 15.18
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	Southeast
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383604.31 Northing: 397255.55 Level: 33.71
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 18
BASELINE PHOTOGRAPHY



VIEWPOINT 18
CUMULATIVE SCHEMES



VIEWPOINT 18
FINAL

VIEWPOINT 19.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 19 - Photography	View 19 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	11/09/2022 07.55
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	South
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383669.66 Northing: 397287.38 Level: 31.55
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 19
BASELINE PHOTOGRAPHY



VIEWPOINT 19
CUMULATIVE SCHEMES



VIEWPOINT 19
FINAL

VIEWPOINT 20.



Our Studio AVR Viewpoint Information – 11322 JMA One Medlock Street

Visualisation Types				View 20 - Photography	View 20 - Notes
1	2	3	4		
			✓	Visualisation Type	Type 4 Level 3– Fully Rendered
			✓	Projection	Planar
			✓	Date and Time of captured photography	11/09/2022 14.50
			✓	Make and model of camera, and it's sensor format	Canon EOS 5D Mark IV Sensor size 36 x 24mm
			✓	Make, focal length of the camera lens(es) used	Lens is 24mm tse
			✓	Angle of View of photograph / visual	Horizontal Angle of View - 73.7 deg.
			✓	Direction of View: bearing from North (0°) or Compass Direction	East
			✓	Camera location grid coordinates: eastings and northings to relevant accuracy; height of ground in mAOD	Easting: 383541.8 Northing: 397200.44 Level: 34.13
			✓	Height of the camera lens above ground level and, if above 1.65m or below 1.5m, why?	1.6m
				Additional Imagery	
			✓	Baseline photography	
			✓	A composite view generated by overlaying multiple layers of image data: the photography, 3D model of terrain (LiDAR DTM) and / or 3D model of LiDAR DSM, 3D model of proposed development, 3D model of landscape mitigation. This can explain how the photomontage has been generated.	GPS point cloud data
			✓	A photograph of the tripod location to confirm the camera / tripod location	

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VIEWPOINT 20
BASELINE PHOTOGRAPHY



VIEWPOINT 20
CUMULATIVE SCHEMES



VIEWPOINT 20
FINAL

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