

Appendix 8.2: 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
View 1: View from junction of Princess Street/Whitworth Street	<u>Designation:</u> N/A <u>Distance to site:</u> 0.31Km	View from junction of Princess Street/Whitworth Street. The view is experienced by vehicle users and pedestrians travelling through and in and out of the city centre at this central location junction. The view is dominated in the foreground by the junction at Princess Street and Whitworth Street which demonstrates the dominance of cars travelling into Manchester’s city centre at this point. The surrounding buildings have decorative facades and are several stories high narrowing the view down Princess Street where a row of street trees bridge the scale between person and building. More contemporary development within the Circle Square development are partially visible and appear in keeping with the scale and massing of the historic development.	High number of viewers.	Low	Medium	Low / Medium
View 2: View from junction of A34/Charles Street	<u>Designation:</u> N/A <u>Distance to site:</u> 0.13Km	View from junction of A34/Charles Street. The view is experienced by pedestrians and car users travelling along the A34 and Charles Street, often travelling in and out of the city centre. The view at the junction of the A34 and Charles Street looks down Princess Street at the pedestrian crossings with the Factory venue on the right and Ibis hotel on the left. The tall multi-story car park and residential buildings create a narrow view down the road where behind these buildings on the right finished Circle Square development can be seen.	High number of viewers.	Low	Low / Medium	Low / Medium
View 3: View from Sackville Street	<u>Designation:</u> N/A <u>Distance to site:</u> 0.07Km	View from Sackville Street. The view is experienced by pedestrians traveling from Sackville Street to Princess Street by a large staircase. The view consists of a large staircase in the foreground with the building of Manchester Institute of Biotechnology and river canal on the left. Further back there is the junction of Princess Street and Brancaster Road with residential buildings on the right side and trees lining Princess Street on the right.. These buildings are framing the view with the multi-storey car park and Manchester Technology Centre in the background.	High number of viewers.	Low	Low / Medium	Low / Medium
View 4: View from Mancunian Way pedestrian island	<u>Designation:</u> N/A <u>Distance to site:</u> 0.1Km	View from Mancunian Way pedestrian island adjacent to the elevated Mancunian Way ring road. The view is experienced by pedestrians using the island to cross under the Mancunian Way and frequently used by students traveling from the north to south campuses of the University of Manchester. The view consists of a pedestrian island with greenery and a tall tree and junction of Sackville Street/A34 in the foreground. Behind it, buildings of multi-storey car park and hotel with an unusual round porthole and brick façade to the left and a building of Manchester Institute of Biotechnology to the right with a lie of trees in front of it. At the far back of the view the finished buildings of Circle Square development can be seen.	High number of viewers.	Low	Low	Low
View 5: View from junction of Upper Brook/Grosvenor Street	<u>Designation:</u> N/A <u>Distance to site:</u> 0.23Km	View from junction of Upper Brook Street and Grosvenor Street. The view is experienced by car users predominantly travelling along Upper Brook Street into the heart of the city and pedestrians at the junction travelling into the city or to Oxford Road. The view shows the view along Upper Brook Street and the three lanes of traffic going into the city centre with the Mancunian Way crossing over Upper Brook Street with several trees in the foreground either side of Upper Brook Street. In the background behind the Mancunian Way sits the multi-storey car park with a hotel and other residential buildings. To the left in the background are the finished buildings of Circle Square development.	High number of viewers.	Low	Low / 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
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, 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:	Significant, Moderately Significant, Minor Significance, Not Significant

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Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 6: View from Oxford Road down Brancaster Road	<u>Designation:</u> N/A <u>Distance to site:</u> 0.02	View from Oxford Road down Brancaster Road. The view is experienced by pedestrian, car and bicycle users of Oxford Road, as well as those traveling down Brancaster Road itself. The foreground shows Brancaster Road which is situated between the ongoing Circle Square development and Manchester Technology Centre and is taken from Oxford Road. Oxford Road consists of two lanes of traffic and busy pedestrian footpaths in which several cycles stands and decorative planters in front of the technology centre. The scale of the Circle Square development narrows the view of Brancaster Road at the end of which sits the Manchester Institute of Biotechnology.	High number of viewers.	Low	Medium	Low / Medium

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Appendix 8.2 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
1: View from junction of Princess Street/Whitworth Street	<u>Construction Phase:</u> Partial views of construction works will be visible and terminate views along the street.	Potential for distant views of site hoarding at street level.	Construction works will be partially screened by existing development but views of construction works to the upper floors will be relatively prominent within the view.	Medium	Minor	City	Temporary – short-medium term. Irreversible.	Minor	Adverse	Minor significance	High
	<u>Operational Phase:</u> The Proposed Development forms a new backdrop to the view. The scale, massing and colour of the building is not out of keeping with the existing historic buildings along Princess Street	None required.	High quality materials and appropriate scale and massing will ensure that the Proposed Development does not impact negatively on the listed buildings within the foreground of the view. The vertical glazed element positively ‘breaks up’ the massing of the development. The mix of red materials and glazing tie the development into both the historic context and the more contemporary completed development within Circle Square.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High
	<u>Future Baseline (Consented Plot 12) Operational Phase:</u> The Proposed Development forms a high quality addition to the view, and appears in keeping with the scale and massing of existing listed views within the foreground of the view.	None required.	High quality materials and appropriate scale and massing will ensure that the Proposed Development does not impact negatively on the listed buildings within the foreground of the view. The contrasting colour allows the Proposed Development to appear visually distinct from the listed buildings.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High
2: View from junction of A34/Charles Street	<u>Construction Phase:</u> Partial views of construction works will be visible but construction works will largely be screened behind existing development.	Site hoarding at street level.	Site hoarding at ground level will provide some mitigation at ground level. Construction works will largely be screened and are not uncharacteristic within the view. The works symbolise the final stages of regeneration within the Circle Square development and are not considered harmful.	Low / Medium	Minor	City	Temporary – short-medium term. Irreversible.	Minor	Neutral	Minor significance	High
	<u>Operational Phase:</u> Partial views of high quality new development, which fills an existing ‘gap’ in the urban grain.	None required.	The height reflects existing development and the frontage onto a key strategic city centre route. The Proposed Development continues the existing building line and provides positive enclosure to the street. The colour is in keeping with traditional red tones (including Princess House and Montana House currently encased in scaffolding) to create a well defined street character.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High
	<u>Future Baseline (Consented Plot 12) Operational Phase:</u> Partial views of high quality new development, which fills an existing ‘gap’ in the urban grain. The height reflects existing development and the frontage onto a key strategic city centre route. The Proposed Development continues the existing building line and provides positive enclosure to the street.	None required.	Provides a continuous building line and strong enclosure on what is a key route. The height reflects the surrounding development, and the location of the site fronting onto a key city centre route. The colour contrasts with traditional red tones to create a focal feature along the route.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High

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3: View from Sackville Street	<u>Construction Phase:</u> Clear views of construction works due to elevated, close-range and direct views of the site.	Site hoarding at street level.	Site hoarding at ground level will provide minimal mitigation, however construction works are not considered harmful, as they replace the existing poor quality view and ‘gap’ in the built form, and symbolise both regeneration of the site and the final stages of regeneration within the Circle Square development.	Medium	Moderate	City	Temporary – short-medium term. Irreversible.	Moderate	Neutral	Moderately significant	High
	<u>Operational Phase:</u> The Proposed Development creates a major high quality new focal feature in the view. It creates a cohesive character with existing buildings within the view, due to comparable scale and massing. The high quality public realm treatment and animation to the streetscene created at ground level are also visible from this viewpoint, and contribute positively to the view.	None required.	The Proposed Development forms a high quality addition to the view, fills in the existing ‘gap’ in the urban form, and aids legibility by continuing the building line, creating enclosure Newman Street. The vertical glazed setback visually ‘breaks up’ the scale and massing of the development.		Moderate	City	Permanent. Irreversible.	Moderate	Beneficial	Moderately significant	High
	<u>Future Baseline (Consented Plot 12) Operational Phase:</u> The Proposed Development creates a major high quality new focal feature in the view. It creates a cohesive character with existing buildings within the view, due to comparable scale and massing. The high quality public realm treatment and animation to the streetscene created at ground level are also visible from this viewpoint, and contribute positively to the view.	None required.	The Proposed Development forms a high quality addition to the view, fills in the existing gap in the urban form, and aids legibility by continuing the building line, creating enclosure to Newman Street. The colour of the Proposed Development adds visual interest to the view.		Moderate	City	Permanent. Irreversible.	Moderate	Beneficial	Moderately significant	High
4: View from Mancunian Way pedestrian island	<u>Construction Phase:</u> Partial views of construction works will be available.	Site hoarding at street level.	Construction works will be partially screened by existing development, and will symbolise the final stages of regeneration within the Circle Square development.	Low / Medium	Moderate	City	Temporary – short-medium term. Irreversible.	Moderate	Neutral	Moderately significant	High
	<u>Operational Phase:</u> High quality new built focus within the view. The Proposed Development creates a minor ‘step up’ in height, and will form a distinctive orientation point and signpost to the wider Circle Square development.	None required.	Positive addition to the view. The route currently forms a poor pedestrian experience, lacking in legibility. The Proposed Development will provide a clear orientation point and focus in the view due to the minor ‘stepping up’ in height, thus aiding pedestrian legibility. The continuous building line with the adjacent car park and hotel, and complementary materials will be appreciable from this viewpoint.		Moderate	City	Permanent. Irreversible.	Moderate	Beneficial	Moderately significant	High

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	<u>Future Baseline (Consented Plot 12)</u> <u>Operational Phase:</u> High quality new built focus within the view. The Proposed Development creates a minor ‘step up’ in height, and will form a distinctive orientation point and signpost to the wider Circle Square development.	None required.	Positive high quality addition to the view. The route currently forms a poor pedestrian experience, lacking in legibility. The Proposed Development will provide a clear orientation point and focus in the view due to the minor ‘stepping up’ in height and contrasting colour, thus aiding pedestrian legibility.		Moderate	City	Permanent. Irreversible.	Moderate	Beneficial	Moderately significant	High
5: View from junction of Upper Brook Street/ Grosvenor Street	<u>Construction Phase:</u> Partial views of construction works to the upper storeys will be visible but are not considered detrimental to the view.	Site hoarding at street level along A34 upper Brook Street.	Construction works are not uncharacteristic within the existing view. Construction works will be partially screened by existing development, and will symbolise the final stages of regeneration within the Circle Square development.	Low / Medium	Minor	City	Temporary – short-medium term. Irreversible.	Minor	Neutral	Minor significance	High
	<u>Operational Phase:</u> The Proposed Development will be partially visible and will appear as a high quality element that has cohesion with the wider Circle Square development.	None required.	The Proposed Development responds to the existing building line along Upper Brook Street, and creates a noticeable ‘stepping up’ of building height appropriate to the key approach to the city. The colour of the materials forms a complementary addition to the materials palette within Circle Square. More distant views of taller elements beyond the Proposed Development and the gap between the Proposed Development and No. 1 and 2 Circle Square to the left within the view indicate a new destination and aid orientation.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High
	<u>Future Baseline (Consented Plot 12)</u> <u>Operational Phase:</u> The Proposed Development will be partially visible and will appear as a high quality element that has cohesion with the wider Circle Square development.	None required.	The Proposed Development responds to the existing building line along Upper Brook Street, and creates a noticeable ‘stepping up’ of building height appropriate to the key approach to the city. The colour contrast creates an interesting accent which adds character and interest to the view.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Minor significance	High
6: View from Oxford Road down Brancaster Road	<u>Construction Phase:</u> Partial views of construction works, above Manchester Technology Centre and along Newman Street.	Site hoarding at street level.	Site hoarding at ground level will provide some mitigation, but the construction works symbolise the final stages of regeneration within the Circle Square development and are not considered harmful.	Low	Minor	City	Temporary – short-medium term. Irreversible.	Minor	Neutral	Not significant	High
	<u>Operational Phase:</u> Partial views of high quality new development, which fills an existing ‘gap’ in the urban grain, positively encloses the street and defines a legible route down Newman Street.	None required.	The Proposed Development provides strong street enclosure, a continuous building line and positive street frontage, which is currently lacking. The Proposed Development completes the Circle Square development, and forms a positive addition to the view. High quality public realm enhancements will be visible and positively enhance the streetscape.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Not significant	High

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	<u>Future Baseline (Consented Plot 12) Operational Phase:</u> Partial views of high quality new development, which fills an existing ‘gap’ in the urban grain, positively encloses the street and defines a legible route down Brancaster Road.	None required.	The Proposed Development provides strong street enclosure, a continuous building line and positive street frontage, which is currently lacking. The Proposed Development completes the Circle Square development, and forms a positive addition to the view.		Minor	City	Permanent. Irreversible.	Minor	Beneficial	Not significant	High

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