New Victoria Office

Town and Visual Appraisal (TVA)

Issued. 13.06.2022

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1 Introduction and Methodology

Outline

1.1 This Townscape and Visual Appraisal (TVA) has been prepared by RBMP Ltd., a chartered Landscape Architecture practice.

1.2 RBMP Ltd. has been appointed by Chroma Consulting UK Ltd. to carry out this TVA for the erection of 10 Storey office building plus basement, comprising up to 18,101 (GEA) of office accommodation, ground floor commercial units, roof terrace, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works and associated landscaping at New Victoria, Manchester ('The Proposed Development'.)

1.3 This assessment has been undertaken based upon information provided within the accompanying planning drawings prepared by Piercy&Company.

1.4 This TVA has been undertaken as a stand-alone report based upon the guidance contained within the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)[1]. It provides a narrative appraisal of the proposed development within the identified application site and surrounding study area.

Guidance

1.5 The format of this TVA is based on the principles set out in the Guidelines for Landscape and Visual Impact Assessment Third Edition[2], the Landscape Character Assessment Guidance for England and Scotland[3] and National Character Area Profile[4]. A detailed methodology is provided within Appendix A and guides the assessment of potential effects of the proposed development within the Site on surrounding landscape and visual receptors.

1.6 Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note TGN Visual Representation 06/19[5].

Background

1.7 This TVA draws on the assessment completed as part of the fully implemented, extant planning consent comprising a wider regeneration project adjacent to Victoria Station, known as 'New Victoria.' This was approved 29 September 2016 (LPA Ref: 111777/FO/2016/C1). The document 'Heritage & Townscape Impact Appraisal', KM Heritage, May 2022 includes assessment of key views as part of that application covering the Phase 2 works and the office building.

[1] Landscape Institute and Institute of Environmental Management and Assessment, 2013
[2] Landscape Institute and Institute of Environmental Management and Assessment, 2013
[3] Former Countryside Agency and Scottish Natural Heritage, 2002
[4] Natural England, 2013
[5] Landscape Institute, 2019

2 Planning Context

Introduction

2.1 Aspects of planning guidance and policy, which are of particular relevance to the TVA, are examined below. Relevant statutory, non-statutory and planning designations within the TVA study area are shown.

International Legislation

2.2 The European Landscape Convention (ELC)[6], which was signed by the UK in February 2006 and became binding in 2007, is the first international convention to focus specifically on landscape issues and aims to protect, manage and plan landscapes in Europe.

2.3 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.

2.4 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"*[7].

National Legislation

2.5 This report takes into account the legislation and policy relevant to landscape and visual amenity, and the relevant ecology and cultural heritage including the following documents listed under the respective headings below.

National Planning Policy Framework

2.6 The National Planning Policy Framework (NPPF)[8] is a material consideration and provides guidance for national and local planning. At the heart of the NPPF is a presumption in favour of sustainable development, which forms the basis of plan-making and decision-taking.

2.7 The NPPF sets out three objectives in order to achieve sustainable development – economic, social and environmental. The environmental objective is relevant to this report. Particularly relevant is the requirement to *"contribute to protecting and enhancing our natural, built and historic environment".*

2.8 The NPPF provides the national policy approach to delivering sustainable development. The material planning considerations of relevance to this TVA are summarised as:

- Section 12 Achieving well-designed places highlights the importance of creating high quality and beautiful buildings and places which are a key aspect of ensuring development is sustainable. Developments should add to the overall quality of an area, should be visually attractive with regards to architecture, layout and

[6] Council of Europe, 2004
[7] Council of Europe, 2004
[8] Ministry of Housing, Communities and Local Government, 2021

landscaping, should be sympathetic to local character and establish or maintain a sense of place.

- Section 16 Conserving and Enhancing the historic environment sets out the approach to heritage assets identifying that they 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. This section goes on to state that look local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

National Design Guide

2.9 The National Design Guide (NDG)[9] has been published to expand on the design policies set out in the NPPF providing a framework to assess proposals against in terms of achieving well designed places.

2.10 One of the key components identified in the NDG that needs to be considered to ensure good design is landscape. When addressing the identity of a place, characteristic I1 identifies the importance of landscape setting and backdrop in order to respond effectively to local identity.

2.11 A key part of the NDG assessment relates to context and how well-designed places need to be integrated into their surroundings so they relate well to them along with being influenced by and influencing their context positively[10]. Characteristic C1 emphasises the need to respond appropriately to landscape character in order to provide positive new developments.

Local Planning Policy

2.12 The application site is located within the administrative jurisdiction of Manchester City Council who are also the Local Planning Authority (LPA). The Manchester Core Strategy was adopted in 2012. In addition, a number of policies within the previous Unitary Development Plan have been saved and are still relevant material planning considerations.

2.13 These two documents therefore form the development plan for the area.

2.14 A summary of the key aspects of the local planning policies that are considered relevant to the townscape and visual assessment are presented below.

2.15 It should be noted that a joint development plan called Places for Everyone, has been prepared jointly by nine districts including Manchester City and has recently been submitted for examination by the Planning Inspectorate. The plan includes 'The growth potential of the Core Growth Area [City Centre] through higher density development, building in opportunity areas, and improving the connections to other areas of Greater Manchester'[11]

[9] Ministry of Housing, Communities and Local Government, National Design Guide, January 2021

[10] Ministry of Housing, Communities and Local Government, National Design Guide, January 2021, p10

[11] Places for Everyone, Joint Development Plan Document, August 2021, p26

Manchester's Core Strategy Development Plan Document 2012

2.16 The Core Strategy sets out a vision for Manchester up until 2027. Part of the vision includes 'a City defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised'.

The Core Strategy sets out a range of objectives that it seeks to achieve through sustainable development. Of note is Objective S06 which is:

'Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.'

2.17 Key policies within the Core Strategy that are relevant to this assessment are identified below.

2.18 **Policy EC3 – The Regional Centre**. This policy sets out the uses appropriate in areas identified as Regional Centres and states:

***'**Within the Regional Centre development for employment generating uses including offices*
and other commercial development will be encouraged. Office developments will be appropriate providing that They are in locations which are well connected by sustainable transport to both the City Centre and residential areas'

2.19 The Site is identified on the Interactive Policy Map as being within the City Centre Development Strategy area, the following are relevant policies from this section of the Core Strategy.

2.20 **Policy CC1 – Primary Economic Development Focus: City Centre & Fringe**. This Policy sets out the approach to development in the City Centre area. It states that, 'the City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes'. The Site is located in the City Centre North area on Figure 8.2 which sets out the City Centre and Fringe areas.

Policy CC6 – City Centre High Density Development. This policy provides support for high density office provision in the City Centre Area and states:

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

2.21 **Policy CC8 – Change and Renewal**. This policy supports the provision of large scale schemes in the City Centre, subject to the proposal's impact on key aspects of the City's heritage and character. It goes on to state that 'new development should fully

exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy'.

2.22 **Policy CC9 – Design and Heritage**. This policy sets out the approach to considering the design and heritage implications of a scheme. It states:

'Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.'

2.23 Section 12 of the Core Strategy confirms that Manchester has significant opportunities for growth over the next 15 years, but that '*the future success of the City depends not on the level of development it fosters but on the quality of place that emerges as a result*'.

2.24 Place Making and Design are identified in the justification text to the environmental policies that follow and provide the following principles that are expected in the submission of schemes:

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private places are clearly distinguished;
- Quality of the public realm: a place with attractive, and successful outdoor areas;
- Ease of movement: a place that is easy to get to and move through;
- Legibility: a place that has a clear image and is easy to understand;
- Adaptability: a place that can change easily;
- Diversity: a place with variety and choice.

2.25 **Policy EN1 – Design Principles and Strategic Character Areas**. Through a Character Study the Manchester City area has been divided into eleven different areas to inform the local character and distinctiveness of place and landscape. The justification text states that '*new development in Manchester will be expected to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City*'.

2.26 The Site is located within the City Centre Character Area and the policy reflects on heritage and established patterns of density. It also provides three key considerations:

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

2.27 **Policy EN2 – Tall Buildings**. This policy defines tall buildings as 'buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'. The policy sets out that in order to support proposals for tall buildings a scheme must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits.

2.28 **Policy EN3 – Heritage**. This policy sets out the approach to the preservation and enhancement of the historic environment and states that:

'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.'

2.29 **Policy EN9 – Green Infrastructure**. This policy sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function and requires mitigation strategies if existing green infrastructure is to be lost. Key points set out in the policy are that the protection of existing street trees, the promotion of new planting and the provision of green roofs and walls will be supported.

2.30 **Policy DM1 Development Management**. This policy provides a range of key issues for
consideration in the assessment including the impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. In addition, effects relating to biodiversity, landscape, archaeological and built heritage are also highlighted.

Saved Unitary Development Plan Policies

2.31 The relevant saved policies from the Unitary Development Plan are set out below.

2.32 **Policy DC18.1 – Conservation Areas**. This policy supports the preservation and enhancement of conservation areas. The views into and out of conservation areas are also identified as a key issue to be considered.

2.33 **Policy DC19.1 – Listed Buildings**. This policy sets out the approach to the preservation of listed buildings and confirms that the setting of such heritage assets is also a key consideration in the assessment of proposals.

2.34 **Policy E3.3 – Environmental Improvement and Protection**. This policy states that '*the Council will upgrade the appearance of the City's major radial and orbital roads*

and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems'.

2.35 The City Centre Area map which identifies smaller areas for policy consideration purposes, identifies the Site in RC20 Area 2 Corporation Street/Miller Street/ Shudehill/Withy Grove. The reason for drilling down to these smaller areas is to respect the fact that areas in the City Centre each have their own particular character, atmosphere and range of activities. The policy approach sets out that 'one of the main objectives of the Plan is to seek to enhance this aspect of the character of the City Centre'.

2.36 The description under RC20 Area 2 Corporation Street/Miller Street/ Shudehill/Withy Grove stated under the policy is as follows:

'This highly prominent and accessible area lies to the east of Victoria Station and adjoins both Corporation Street, an important 'gateway' into the City Centre, and the proposed Inner Relief Route. A major part of the area (between Corporation Street and Dantzic Street) is occupied by a variety of important regional commercial activities (including the headquarters of the Co-Operative Wholesale and Insurance Societies) which occupy a mixture of substantial new and older floorspace and represent a significant component of City Centre office employment. A considerable proportion of this area has a current planning consent for major office redevelopment, part of which has been implemented with the construction of the head office building for the Co-op Bank. The land east of the CIS Tower fronting the Inner Relief Route and opposite the proposed housing in Smithfield, also has an outstanding consent for office development.

The south-eastern quadrant of the area, in marked contrast to the adjoining area west of Dantzic Street, is characterised by a mixture of small scale commercial and industrial activities housed in older and frequently very small, obsolescent premises with marginal, specialist and "fringe" retailing uses predominating on the Shudehill frontage.

In view of their importance to the Regional Centre and its economy the primary consideration in the area is to retain the major commercial activities - CWS, CIS, and those at Thompson House, within the City Centre. To this end in the short term particular emphasis will be placed on improving the servicing arrangements for Thompson House in conjunction with the provision of well-screened permanent car parking on the land to the rear of Thompson House and the new Co-op Bank . Although this site and the wider area to the north has planning consent for major office development the present office market is such that this consent is unlikely to be taken up in its present form. Nonetheless renewal of older floorspace for owner occupation remains however acceptable in principle and the broad mix of commercial uses in the area is confirmed.

The main road frontages to Corporation Street and Miller Street are considered high priority environmental improvement corridors and so high standards of design and environmental improvement will be sought here. More specifically the Miller Street/Amber Street site, in view of its prominent location fronting the Inner Relief Route, will be subject to these considerations. This site has particularly good locational

advantages and whilst there will normally be a presumption against major speculative office development, development tailored to a specific users' requirements or mixed commercial development (for example a combined commercial/light industrial/administrative/show room use), would be acceptable. Any development would be required to be of high design standard and to provide for its own car parking needs. Where practical, the inclusion of a residential and/or public car parking element will also be encouraged.

The area is well located for the provision of permanent long stay public car parking serving either neighbouring activities or those of the core. Whilst at present there is only one specific firm proposal for public car parking (adjacent to Garden Street, at the rear of Thompson House) this use is considered acceptable in principle throughout the area provided satisfactory environmental standards and access arrangements are achieved.

Within the south-east quadrant bounded by Hanover Street, Dantzic Street and Withy Grove/Shudehill the main concern will be to retain existing activities. Commercial development will therefore be expected to be consistent with the scale and character of existing activities. There may be scope for introducing a residential element into the mixture of uses north of Withy Grove/Shudehill and therefore, where opportunities arise this use will be encouraged.'

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance 2007

2.37 The Guide to Development in Manchester (Guide) does not create new planning policy but rather expands on and provides further detail on existing planning policies. It was initially published in support of the Unitary Development Plan.

2.38 The aim of the document is to *'provide guidance which will help to develop and enhance an environment within Manchester which is visually attractive, has a unique and positive sense of place and which properly caters for the functions which it accommodates both now and in the future*'.

2.39 With regard to context the Guide states that '*a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located*' and that '*each new development should be designed having full regard to its context and the character of the area'*. Heritage is identified as a particular consideration that needs to be responded to through the design process.

2.40 The need to create a sense of place is highlighted as an important part of quality design, and the Guide states that 'it will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity'.

2.41 With regard to continuity and enclosure the Guide states that buildings should front onto the street and relate well to each other. With regard to the height of proposed buildings it states that *'it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones*' and in particular '*where higher*

structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide'.

2.42 With regard to legibility, the Guide states that:

'Vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises. Gaps between buildings should not distract from the major view along a street. Signage can be used positively to enhance legibility in new developments and if appropriately located and designed can be particularly helpful for visitors and users of large complex schemes.'

2.43 The Guide goes onto state that good design is an essential requirement of new schemes and that the Council '*encourage developments which are "designed for place" not simply for purpose, and overly corporate designs will be discouraged*'.

2.44 With particular reference to tall buildings the Guide states:

'It will always be important for the City to be able to accommodate new interest and activity in its different forms, including tall buildings. There is now much more interest in these types of developments than there has been for many years, and this is a great indication of the strength of the City Centre economy. Schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects, created by the relationship of the building to those adjacent; and the quality and usability of the spaces surrounding the building.'

2.45 Key issues identified for design in the City Centre include:

- Street layout - the most dominant design characteristic of the City Centre is the grid pattern of streets. This grid is not a regular rectangle, but has a fanlike shape which is open to the north and converges to the South around G-MEX. This results in variety in the size and shape of the blocks, and it is important that this variety and permeability is not compromised by new developments that propose the closure of roads.
- Angle - the changes in angle within the City's streets and the consequential alignment of building blocks gives an added importance to those buildings located at road junctions. Although there are no deliberately designed grand axial views, the grid system of streets allows for long vistas in different parts of the City Centre. Some of these views have been terminated with buildings that are designed to be different from those that simply form the "street wall"; new developments should continue to exploit this characteristic.
- Building lines - subtle variations in building lines create variety and interest in the City's street frontages which should be respected. Buildings were erected to the back of pavement and corners were emphasised as they could be viewed from

more than one street. New developments should recognise these characteristics, but in a contemporary manner.

- Watercourses - Manchester's City Centre is located on three rivers: the Irwell, Medlock and Irk, and three canals: Rochdale, Bridgewater and Ashton. These waterways possess particularly attractive visual and commercial qualities. The buildings and structure associated with these areas were of a contrasting character compared with those in the commercial heart of the City Centre, often displaying heavier, rounded and robust detailing. New development in these areas should recognise these contrasting urban forms.
- Views - the City Centre possesses many interesting buildings and structures, which help to orientate visitors; this is as true of the rail viaducts across Castlefield as it is of buildings such as the Cathedral and the Town Hall. Views of landmark buildings need to be protected. Such buildings include those which are tall, substantial or obviously different from their neighbours (eg CIS, Midland Bank, G-MEX), those which have a unique setting (eg St Ann's Church, Friends Meeting House) and those which mark or terminate an attractive view (eg Minshull Street Law Courts, Central Reference Library).
- Tall Buildings: the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester and can significantly improve its image and peoples' perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered.
- Topography - in common with other British cities, 20th century developments in Manchester have tended to ignore natural variations in ground level. The interest created by changes in ground level has been removed by the imposition of artificial decks and by developments containing long horizontal lines. Regaining these changes in level and reinforcing Manchester's natural topography should be a consideration in the design of proposed developments.
- Architectural Styles – Chetham's Library is the only medieval building of this period, but both domestic and civic buildings exist from the Georgian era. The most dominant architectural styles in the City Centre are Victorian and Edwardian. Although different in form, most buildings of these periods exhibit similar characteristics: subdivision of elevations; emphasis on the corners of buildings; vertically proportioned windows with deeply recessed glazing. Building materials include sandstone, terracotta and glazed brick, but the most common was a red-orange brick. Vertical rhythms were created along the City's street by chimneys or other architectural features that projected above the main elevation. These characteristics have been re-used in a contemporary manner in recent years, allowing new buildings to sit comfortably with their Victorian and Edwardian neighbours.
- Street Level Activity - increasing interest in the City's history and in its commercial and retail attractions has brought about an increase in the number of visitors.

This in turn demands that greater attention must be paid to the ground floor of buildings, where active uses should be seen by passers-by, and to the design of street surfaces and the public domain in general.

Relevant Planning History

2.56 The Site benefits from a fully implemented, extant planning consent comprising a wider regeneration project adjacent to Victoria Station, known as 'New Victoria' (the 'Extant Consent'). The office element benefits from the extant implemented consent, which remains in perpetuity. This was approved 29 September 2016 (LPA Ref: 111777/FO/2016/C1).

2.47 Of note, The Muse development as part of the above permission is underway and will be substantially delivered. The other developments to the north are categorised by NOMA, which includes the under construction 4 Angel Square and the emerging proposals for 2 and 3 Angel Square.

Designations, Registered Sites and Public Rights of Way

2.48 Landscape related designations and policy considerations within 1km of the application site are shown on figure rbmp.2205/01/Designations, Appendix One.

Heritage Matters

2.49 Heritage assets can influence the visual character of the landscape and enrich its historic value. There are no designated heritage assets on the Site.

2.50 The nearest Grade I Listed Building is Chetham's Hospital & Attached Wall (Listing no. 1283015) approximately 150m to the west of the Site. The Grade I listed Church of St Mary (Manchester Cathedral) (Listing no. 1218041) is located slightly further to the south west, 230m from the site.

2.51 There are a number of Grade II listed buildings surrounding the Site. Manchester Victoria Station (Grade II) (Listing No. 1254725), City Buildings, 67 Corporation Street (Grade II) (Listing No. 1380200), The Co-operative Wholesale Society (Listing No. 1377358), Corporation Street (Hanover Building) (Grade II) (Listing No. 1197765), The Co-operative Wholesale Society, Corporation Street (Old Bank Building) (Grade II) (Listing no. 1255052), New Century House, Corporation Street (Grade II), Parkers Hotel, 109 Corporation Street (Grade II) (Listing no. 1208963), The Co-operative Insurance Society (CIS) Buildings, Miller Street (Grade II) (Listing No. 1270494), South East Wing and School Block to Chetham's Hospital (former Manchester Grammar School) (Grade II) (Listing No. 1197921), Detached Block for Schoolroom approximately 20 metres south of Chethams Hospital, Long Millgate (Grade II) (Listing No. 1197920), Former Corn & Produce Exchange (Grade II) (Listing no. 1282970), Co-operative Society Buildings, 29 Dantzic Street (Grade II), Holyoake House, Hanover Street (Grade II) (Listing no. 1291969) Co-operative Society Buildings, Redfurn Street (Grade II), Former Synagogue, 19 Cheetham Hill Road (Grade II) (Listing No. 1208420).2.46 There are a number of locally listed buildings within the area, including 52-60, 65-69, 88-92 & 91 Chapel Street, Salford.

2.47 Detailed heritage information is set out in the KMHeritage Limited Report.

Ecology Matters

2.52 The Site does not sit within any ecological designations. To the north of the site beyond Victoria Station, The River Irk is considered a Local Nature Reserve.

Arboricultural Matters

2.53 There are no Tree Preservation Orders (TPO) or Ancient Woodland blocks within or adjacent to the Site.

Public Access and Rights of Way

2.54 There are no Public Rights of Way located across or adjacent to the Site.

Summary

2.55 Local and national planning policies contain a number of overarching policies of relevance to this study. The main themes of these policies, against which the proposed development could be tested, have been summarised here for convenience:

- Development proposals should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- With regard to tall buildings, schemes must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits;
- Schemes should be designed in a way that is 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);
- It should be ensured that new development makes a positive contribution to local character and distinctiveness;
- It is required that the historic environment including designated and non-designated heritage assets are taken account of including their setting in the design and layout of proposals.

3 Development Proposals

3.1 The proposals are for the erection of a 10 Storey office building plus basement, comprising up to 18,101 (GEA) of office accommodation, ground floor commercial units, roof terrace, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works.

4 Townscape Appraisal

Introduction and Technical

4.1 The assessment of effects on townscape, landscape and visual amenity is aided through consideration of a series of viewpoints. The viewpoints have been selected to be representative of the visual sensitivities of the study area and publicly accessible locations in the general vicinity of the Site from which clear views of the development may be obtained.

4.2 Due to the location of the proposals within the urban grain a Zone of Theoretical Visibility (ZTV) was not run, instead an initial site visit was carried out based on the previous Heritage & Townscape Impact Appraisal carried out for the extant application (111777/FO/2016/C1.) The viewpoint locations are shown on rbmp.2205/01/Viewpoints, supported by rbmp AVR Verified Views, Appendix 2. These views have been agreed with MCC Planning Officers.

4.3 The townscape character within the study area is described and assessed below and relevant information concerning heritage assets is shown in figure 2205/01/Designations which illustrates the existing relevant policies and key landscape features within the study area.

Townscape Character Assessment

National Landscape Character

4.4 The Site is located within National Character Area (NCA) 55: Manchester Conurbation. It is described as '*dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure. The conurbation is centred on low hills, crossed by several river valleys that thread through the urban fabric*'.

Strategic Level City-wide Urban Characterisation Study

4.5 At the local level, a strategic level characterisation study of Manchester was completed in support of the Core Strategy.

4.6 The Study takes a broad-brush approach and provides eleven over-lapping areas ('strategic character areas') of varying size which can each be viewed as having a distinctive character. The Site is located within the City Centre Character Area.

4.7 With regard to urban form the study states the following in relation to the City Centre:

'The urban form is one of contrasts. Despite an urban history dating from Roman times, the principal remaining influence of the pre-Victorian era on the city centre urban form is the street pattern in the historic core and routes that radiate from it and that respond organically to topography and other landscape features.

While some built form remains of both Medieval and Georgian Manchester, the core area is principally a mix of development from the Victorian period onwards with some localities often displaying a predominance of a particular age and style of built form and others having a more eclectic mix. A series of colliding street grids - with origins in the Georgian period but mainly dating from the Victorian period - have informed both the original and subsequent built development and the legibility and permeability of the city centre. The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings. Other than open spaces relating to transport infrastructure, the core has a relatively modest amount of open space (when compared to built floorspace) principally in the form of larger, high quality civic spaces but also with some smaller, much greener and less formal public gardens. The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.

The urban form around the core reflects the economic, social and physical dynamic of the city's on-going evolution and transition from the core to the outer areas. It

contains a mix of building ages, types and quality but with a predominance of often lower scale built form a greater sense of space and lower density arising from areas of cleared, previously developed land.

Mancunian Way forms a more distinct boundary to the southern edge of the City Centre than elsewhere along the remainder of the Inner Relief Route or along the River Irwell where the city centre character extends outwards.'

4.8 With regard to activity, use and movement the following is identified:

'The over-riding character of the core area is a dense mix of non-industrial commercial uses, a predominance of regionally and locally significant uses and activities (including events) and a notable number of residential apartments. By comparison, outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use. The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards.'

4.9 The strategic approach sets out that areas could be further defined in the future through Strategic Regeneration Frameworks, however no further detailed documents can be found on the Local Plan website pages.

4.10 Looking to the evidence base prepared in support of the Greater Manchester Combined Local Plan recently consulted on, prior to submission for examination, there is a Landscape Character Assessment prepared in 2018 that was undertaken to provide an evidence base for the landscape character/sensitivity of Greater Manchester which takes account of changes in land use, pressures for change including characterisation of the landscape, identification of sensitive and non-sensitive areas.

4.11 The Site, as is the majority of the Manchester City Local Authority area is not located in any of the Landscape Character Type or Landscape Character Areas identified.

Description of the Site and Surrounding Townscape

4.12 The site primarily comprises hardstanding, a small number of temporary cabins are present on the site, supporting Phase 1 of New Victoria. The Site is currently partially fenced off restricting access, as it is located within the boundary of the construction compound for New Victoria Phase 1: residential development and currently accommodates site access, parking and storage facilities. The site benefits from close proximity to a range of amenities including Victoria Train Station.

4.13 The Proposed Development is bounded by Manchester Victoria Train Station to the east, the Metrolink tramlines to the south west, Corporation Street to the west and the Phase 1 New Victoria: residential development to the north.

4.14 The site has previously been used for surface level car parking, and most recently used by contractors of the adjacent Victoria Station redevelopment works.

4.15 Manchester Victoria railway station (Grade II) occupies the majority of the area to the west and south west of the site, with the Manchester Arena beyond. To the south is

Potential Effects on the Townscape Character

4.26 An important consideration in the appraisal of the potential impact of the proposals on the townscape character is the already approved New Victoria Development of which the Office Block is part of. The consideration from this approval and the ongoing construction is the continued investment and drive to regenerate this part of Manchester and a commitment to upgrading the building stock.

4.27 The existing townscape is a 'mix' of the old and the new, located side by side. This is a formally developed site which has been cleared and now lies vacant. The character of the urban grain is derived from the proximity to Victoria Station and access into the wider city. Travelling further south along Corporation Street, the buildings become, although historically significant, smaller in scale. The concentration of taller buildings is in the vicinity of the area.

4.28 The application site is an appropriate and suitable site for development in the townscape due to its character as 'left over' land from previous clearance. The taller buildings are clustered in this location, however it will be significantly smaller than the currently under construction Phase 1 New Victoria development and forthcoming approvals. Focusing taller units in this location towards Great Ancoats Street allows the surrounding areas to be developed at a more human scale.

4.29 The proposals are an opportunity to contribute to the townscape in this location with no detriment to the character.

5 Visual Appraisal

5.1 The baseline views were recorded on Tuesday 17th May 2022 by Richard Bennett of RBMP Ltd, a chartered landscape architect.

5.2 This section looks at the baseline experience for the potentially sensitive receptors and the potential effects on their visual amenity. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this the change to the overall visual amenity of the study area, as brought about by the proposed development.

5.3 The views agreed with the Local Planning Authority are set out in 'rbmp.2205 New Victoria Office, Views' and are summarised as:

- Views from The Cathedral Conservation Area;
- Views on Corporation Street;
- View from Hanover Street Conservation Area
- View from Cheetham Hill Road.

5.4 Due to the temporary nature of the construction activity, it will not be considered as part of the appraisal. The townscape impact will be considered in relation to the completed development after the individual viewpoint (baseline) appraisal.

Sensitive Visual Receptors

Users of the Cathedral and Cathedral Gardens

5.5 The sensitive receptors in this area are represented on VPs 01 & 01A recorded at the public open space bordered by the Cathedral, former Corn & Produce Exchange and Chetham's. At this point the open space is wide and pedestrianised allowing users to commute through between Exchange Square and Victoria Street and sit along the various landscaped seating spaces and incidental perimeter walls. The contemporary glass built National Football Museum dominates this part of the townscape and features in the majority of views. The visual receptors will understand that the historic buildings associated with the Conservation Area are to the south, and the more contemporary and modern buildings are north east towards Corporation and Great Ancoats Street with the CIS building in the background.

5.6 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

5.7 The wireframes show that the proposals will be nestled in front of the taller and more dominant under-construction Phase 1 New Victoria development. The proposals will be largely hidden by the established trees of Cathedral Gardens. Further cover will be afforded when the trees are in leaf. The introduction of the proposals will not alter the experience for the viewer in this location.

5.8 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

User at the corner of Victoria Street & Cathedral Approach

5.9 These receptors are pedestrians and vehicle users of the road network around the Cathedral including the recently pedestrianised Victoria Street. Pedestrians waiting to cross will view the townscape as represented in VP02 & VP02A looking north east towards the Cathedral. In the distance in the centre of the view is the CIS Tower and the roof level of the National Football Museum. This is a key position to appreciate the Cathedral, with its tower in the foreground and the architectural detailing of the tower and nave visible against the skyline.

5.10 These receptors have a low to medium sensitivity to the proposals.

Potential Visual Effects

5.11 The wireframe shows that there is no view of the proposals from this position and therefore there is no change.

Users of New Cathedral Street and Exchange Square South

5.12 This view is similar to the view described above from Cathedral approach except that the area is pedestrianised and overall more enclosed to the visual receptor. The view looks directly towards The Old Wellington Inn and the rear of the Cathedral. In the foreground is the pedestrianised Shambles Square flanked by The Mitre, with the former Corn & Produce Exchange behind. The Cathedral can be glimpsed in the background.

5.13 These receptors have a low to medium sensitivity to the proposals.

Potential Visual Effects

5.14 The wireframe shows that there is no view of the proposals from this position and therefore there is no change.

Users of Corporation Street looking North from Exchange Square

5.15 Users of Corporation Street looking North are represented by VP04 at the busy road junction on the northern boundary of Exchange Square. Users consist of vehicle users, bus and Metrolink passengers and pedestrians passing along the roads connecting the Victoria Station and the wider Victoria area and the rest of the city centre. The Grade II listed City Buildings, at 67 Corporation Street is located mid-way along the road and is typical of the listed buildings within the area.

5.16 The users in this location experience a variety of building types. The glass façade of the National Football Museum once again dominates the view, along with the under construction Phase 1 New Victoria development and 42 Long Millgate Street. Users will be aware of the historic buildings to the south and east as part of Exchange Square however the recent developments are the most dominant influences within the view.

5.17 Overall, the receptors in this location have a low sensitivity to the proposals.

Potential Visual Effects

5.18 The wireframe shows that the proposals appear as a small addition to the existing developments along Corporation Street. The New Victoria buildings already appear as a modern, taller addition to the street frontage. Due to the materials and the staggered height increase (when combined with the existing buildings) there will very little perception of change for those receptors at the end of Corporation Street. The Proposed Development will provide a more contained visual corridor along Corporation Street and help orientate the user on the axial route away from Exchange Square.

5.29 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

Users of Corporation Street Opposite the site

5.19 Users of Corporation Street opposite the site are represented by VP05. At this location the Metrolink running down to Victoria Station intersects the junction with Balloon Street. This is a busy traffic and pedestrian junction with commuters moving between the city centre, Victoria Station and the wider residential and office developments to the north west. At this point along the road, the views open up above Victoria Station, however due to the existing New Victoria development, views to the north are now funnelled along Corporation Street.

5.20 Along this route there are now a mix of developments but there is a sense of removal from the surrounding townscape and a connection with the past. The original Victoria Station building is screened by the newer canopy addition to the Metrolink interchange.

5.21 Receptors along this route have a low sensitivity to the proposals.

Potential Visual Effects

5.22 The wireline shows that the proposals will appear as an additional building in the cluster of taller buildings in this location. The New Victoria development to the north bookends Corporation Street from this location and the proposals will appear to merge into the larger scale of the buildings behind.

5.23 As set out above, these receptors are already experiencing an active road frontage where the buildings come up to the pavement edge. This section of Corporation Street is more open but the proposal does not affect or change that experience. As above The Proposed Development will provide a more contained visual corridor along Corporation Street and help orientate the user on the axial route away from Exchange Square. Further the active frontage created by the Proposed Development, in contrast to the existing buildings opposite, will benefit the streetscape in this area by establishing the space as a location, rather than a through-route.

5.24 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

Users of Corporation Street at the junction with Ring Road

5.25 Users of Corporation Street at this location are represented by VP06. At this location users experience a mixture of historic and contemporary buildings but without an overall context. The newer additions including the National Football Museum and 42 Long Millgate Street effectively isolate and disjoin the view of Grade II listed Victoria Station and City Building. There is a glimpsed view of the Cathedral above the existing vegetation of Cathedral Gardens but this is set against the backdrop of the 14 Deansgate Building.

5.26 Along Corporation Street there are now a mix of developments, with the existing New Victoria Development dominating the experience of the user.

5.27 Receptors along this route have a low to medium sensitivity to the proposals.

Potential Visual Effects

5.28 The wireline show that the proposals will appear as an additional building along Corporation Street, obscuring the view south towards the Cathedral. The proposed height matches the existing 42 Long Millgate Street and helps step the view down from New Victoria towards the far end of Corporation Street and Exchange Square.

5.29 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

Users at the junction of Hanover Street and Dantzic Street

5.30 For pedestrian users of the route along Hanover Street, directly east of the site, their direct view will change from open view of the skyline to an enclosed urban setting of built form. However, their wider view contains these elements already and the trajectory of the street follows this townscape. It is acknowledged that they experience a more direct change in their view but not to the overall detriment of their visual amenity. The view is represented by VP05.

5.31 In the immediate foreground are Holyoake House and a Co-operative Society Building, whilst beyond them are the 'Old Bank' and 'Hanover Building' Co-operative Wholesale Society Buildings. The new roof of the tram interchange at Victoria Station is visible in the far distance. All of the buildings in the view with the exception of the new roof canopy to the tram interchange are listed Grade II. The buildings on the left of Hanover Street fall within the Shudehill Conservation Area.

5.32 These receptors will receive a medium level of effect on their visual amenity as a result of the proposed development.

Potential Visual Effects

5.33 The proposed development will appear at the end of Hanover Street, between the tram interchange and Corporation Street. In this view, the development will not rise above the height of the existing buildings and appears as a 'glimpsed' view at the end of the street and will therefore cause no harm to the setting of any of the listed buildings or conservation area in this view.

5.34 The wireframe and render show that the proposals do not appear taller than the surrounding buildings and do not restrict any views over the listed buildings. The proposals do not compromise the experience or the visual amenity of the users in this location, it will simply appear as a new building to be read in the view.

5.35 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

View from Junction of New Bridge Street & Cheetham Hill Road

5.36 This view is represented by VP08. It is taken from at the junction of New Bridge Street and Cheetham Hill Road, looking south. Dominating the foreground of the view is the complex road junction, with the multi-storey car park behind that. The under construction New Victoria development rises above the view, screening any views beyond including towards Cheetham Hill Road and Corporation Street, with the Co-operative Wholesale Society Building.

5.37 The focus of the receptors in this location is the carpark and the open skyline above which is in contrast to users further along the road network as the built form encloses the space. To the user, this currently feels like the edge of the main city centre development.

5.38 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

5.39 In the representative view the proposal are located behind the Carpark complex and therefore there is no change.

5.40 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

Table 1: Summary of Residual Visual Effects

Receptor	Sensitivity	Viewpoint Refs	Magnitude of Effect	Nature of Effect
Users of the Cathedral and Cathedral Gardens	Low	VP01 & VP01A	Negligible	Indirect Permanent adverse
User at the corner of Victoria Street & Cathedral Approach	Low to medium	VP02 & VP02A	No Change	No Change
Users of New Cathedral Street and Exchange Square South	Low to medium	VP03 & VP03A	No Change	No Change
Users of Corporation Street looking North from Exchange Square	Low	VP04	Low to Negligible	Indirect Permanent beneficial
Users of Corporation Street Opposite the site	Low	VP05	Low to Negligible	Indirect Permanent beneficial
Users of Corporation Street at the junction with Ring Road	Low to medium	VP07	Low to Negligible	Indirect Permanent adverse
Users at the junction of Hanover Street and Dantzic Street	Medium	VP06	Low to Negligible	Indirect Permanent adverse
View from Junction of New Bridge Street & Cheetham Hill Road	Low	VP08	No Change	No Change

Potential construction Impacts

5.41 The surrounding area is subject to a large number of future developments. Most immediately the approved New Victoria development. This townscape is regenerating and there are sites in construction across Victoria and out beyond the city centre fringe to the north and west. As outlined briefly in this report and in more detail in the Heritage Appraisal, as a whole this area has been cleared and redeveloped a number of times at the expense of the original historic fabric.

5.42 This is positive regeneration of the area and although it has an impact on the townscape and visual receptors in the area, it is a part of the process to rejuvenate and reinvent this part of Manchester. The residents of and visitors to the area are already experiencing ongoing construction works of which this will be a small component. There will be the obvious impacts from the construction vehicle movements, the redirection of highway footpaths, the potential temporary road closures and the noise from construction, most acutely on those residents and office workers in close proximity to the site. However when considered within the wider context outlined above the level of impact is judged to be low.

Potential cumulative impacts

5.43 As outlined previously the application site is located adjacent to the currently under construction New Victoria development and in close proximity to the ongoing 4 Angel Square and wider NOMA development. It is considered that these applications will dominate the skyline and the townscape of this area once complete. In scale, height and form they are more impactful than the development proposals. The New Victoria office development is less significant due to its height but also the location nestled between existing developments.

6 Summary and Conclusions

Townscape Character

6.1 Due to the existing surrounding developments, the Site has the appearance of 'left over' piece of land and does not contribute positively to the character of the area currently. As a whole, the area is undergoing significant regeneration.

6.2 Retained heritage assets adjacent to the site such as the City Buildings and Cooperative buildings, sit as a juxtaposition to the new built form but there is a unison which forms some of the character of this area. Continued development and regeneration is proposed surrounding the site.

6.3 The development of this site is appropriate and suitable and utilises a vacant site. The proposals are an opportunity to contribute to the townscape in this location with no detriment to the character.

Visual Amenity

6.4 Potentially sensitive visual receptors were reviewed, and representative views were collated across and agreed study area. Wireframes were produced from all locations, and these are appended to this report.

6.5 Most of the receptors are road and pedestrian users of the highways, and public open spaces in the area. These later receptors are considered to be more sensitive, but it is judged that the development of the proposals will at most have a low adverse impact on their visual amenity but largely the change will be negligible. This is due to the ongoing regeneration and development of the area as outlined above, the dense grid like pattern and topography of the existing built form restricting views, the more dominant buildings constructed (New Victoria) and those consented and the existing experience of these receptors.

Overall Summary

6.7 It is considered that there is an opportunity to positively develop this site in townscape character terms with little adverse impact upon the potentially sensitive visual receptors in the area.

Appendices

Appendix One – Methodology

Appendix Two – Figures

- **Designation Plan**
- **Viewpoint Locations Plan**

Appendix Three – Verified Views

Appendix One, Methodology

Guidance

1.1 The Townscape and Visual Impact Assessment (TVIA) and supporting studies and surveys were conducted in accordance with the principles set out by *Landscape Character Assessment Guidance for England and Scotland* (CA and SNH, 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (LI and IEMA, 2013).

1.2 GLVIA 3 defines townscape as "areas where the built environment is dominant… including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces". Townscape, like landscape, is a combination of both cultural and physical characteristics or components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. The townscape character is an interaction of influences including topography, land use and management, historic and cultural associations together with built form and its relationship with the surroundings.

1.3 Townscape and visual assessments are two separate but interlinked processes that are undertaken in parallel. The assessments are informed by a combination of desk and site based appraisal techniques and professional judgements.

1.4 The townscape assessment considers the effects of the proposed development on the physical townscape and landscape, which may give rise to changes in its character, and how this is experienced; separately considering the effects of development on:

- Defined Townscape Character Zones (in order to consider variations and contrasts in surrounding land use pattern and built form);
- Designated townscape resources (sites designated and protected under legislation and local policy).

Stages in Townscape and Visual Impact Assessment

1.5 The TVIA process comprises the following stages:

- Baseline assessment: record and analyse the existing nature and value of the townscape character and features, and visual amenity of the study area through desk and field based appraisal;
- Description of the nature, forms and features of the proposed development including and constraints and opportunities;
- Assessment of sensitivity of the existing townscape and identified visual receptors to change;
- Identification of potential townscape and visual impacts due to the proposed development;

- Identification of proposed mitigation measures appropriate to the development and its townscape context;
- Assessment of the magnitude of effect upon the identified receptors, likely to result from implementation of the proposed development;
- Assessment of the significance of the residual effects on townscape and visual resource, taking into account appropriate mitigation.

1.6 The assessment process is iterative; the analysis of the baseline conditions and evaluation of the potential effects resulting from a development informs the evolution of the proposed development. It is, therefore, important to take into consideration the mitigation that is inherent or proposed as part of the development in order to assess the residual effects and their significance.

1.7 The assessment process is recorded in two principal stages: a baseline study of the existing landscape and surrounding visual receptor groups, followed by the impact assessment.

1.8 The visual assessment considers the potential changes that would occur to available views in the townscape as a result of the development proposals, the resultant effect on visual amenity and people's responses to the changes.

1.9 The TVIA comprises, firstly the identification, understanding and description of the existing townscape and visual baseline conditions (townscape receptors and groups of views likely to be impacted by the proposed development within a defined study area) and secondly the identification and description of the impacts arising from the development on the townscape and the visual receptors.

1.10 The assessment examines both construction phase impacts and impacts on completion of the proposed scheme including mitigation strategy. The impacts are assessed based on professional judgements and an understanding of the construction phases and phasing of completion, which are summarised in the TVIA and include any proposed townscape and visual mitigation works.

Study Area

1.11 Consultation with the LPA alongside published guidance provides recommendations on the extent of the Zone of Theoretical Visibility that should be produced to assess the area that would potentially experience significant visual effects.

1.12 The purpose of the TVIA is to identify significant landscape/ townscape and visual effects. It is, therefore, reasonable to limit the study area in various respects to meet the requirements of the specific project and its landscape context and to reflect the likelihood of significant effects arising over very long distances. It is also important that the more significant effects occurring over shorter distances are given appropriate emphasis. This report has adopted the following approach:

- The focus of the visual assessment, identification of receptors and the selection of representative viewpoints is generally limited to 2km from the application site. The study area is defined as extending approximately 4.5km northeast to include an area of elevated and open landscape, otherwise 2km

approximately 2km south, east and west of the application site, in order to ensure an adequate focus on potentially significant effects;

- Effects on townscape character areas and designations are considered within the study area; limited by the 2km study area. This is based on professional experience of residential and mixed-use development assessment, that visibility over greater distance does not have the potential to result in significant changes to the townscape character or value in the local landscape context. The key characteristics of the immediate landscape to the application site will be assessed up to 2km in order to understand how this corresponds with those characteristics identified within existing character assessments. Views were identified beyond this, especially due to the height of the proposal, however effects were judged to be less significant from beyond this area.

1.13 The TVIA focusses on potentially significant townscape and visual effects likely to occur within the localised study area and those features within it. This is considered appropriate in the surrounding landscape context, where the combination of the topography with the vegetative land cover and most significantly, built form, would restrict significant townscape and visual effects.

Field Observations

1.14 For the purpose of informing the assessment, desk top study on the site and its surrounding areas have been undertaken to survey any potential receptors and key views.

1.15 Photographs illustrating views from a selected series of viewpoints have been taken using a Canon EOS digital camera set to a 50mm focal length. Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment.

1.16 Field survey visits were undertaken during May 2022 for the initial development of the photo viewpoint locations. The baseline views were recorded on 17 May 2022 for the production of the baseline information and completing the verifiable views.

1.17 Specific methodologies relating to verified photography and the production of computer modelled photo montages is detailed within Appendix C.

Landscape Sensitivity

1.18 Landscape is a combination of both cultural and physical components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. Landscape character is defined by the interaction of influences and components such as landform, hydrology, vegetation, landcover, land use pattern and cultural features and associations, and their relationship with the surroundings.

1.19 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from a specific type of development.

Therefore landscape sensitivity is assessed combining judgments on the value attached to a landscape and the susceptibility to the type of change or development proposed.

1.20 Landscape value is the relative value attached to a potentially affected landscape. Landscape value is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Factors that have been considered in making judgments on landscape value include designations (both national and local), local planning documents, status of features (eg. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered.

1.21 The value is assessed as **high**, **medium** or **low** and the assessment is made based on the following factors:

- The quality placed on the landscape, including the scenic quality;
- The presence of rare elements or features, or rare landscape character types;
- Whether the landscape contains a particular character and/or features or elements considered to be particularly important examples;
- The presence of nature, historical or cultural features of interest;
- Evidence that the landscape is important for recreational users;
- Perceptual aspects, such as tranquillity or wildness;
- Associations of the landscape with particular people in history (such as artists or writers), or historical events, that contribute to the perception of natural beauty.

1.22 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover overall character areas, condition or a particular landscape character type or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature of the type of change that may occur.

1.23 To assess landscape susceptibility it is important to appreciate the key characteristics and attributes of the landscape of the application site and surrounding study area, in order to understand local landscape variations and if the landscape of the application site fits with the description of the LCT/LCA that it is within.

1.24 The characteristics of the landscape that should be considered with regard to their susceptibility to change include a variety of attributes, such as scale and enclosure, landform, nature of land use, nature of existing elements or nature of existing features. Landscape susceptibility is described on the verbal scale as **high, medium or low.**

1.25 Sensitivity is a term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements of features or may be judged at a wider scale and include landscape character parcels, types or areas.

1.26 The consideration of value of the landscape receptor combined with susceptibility to

the type of change arising from the proposal, allows for assessment of sensitivity of the landscape receptor. The sensitivity of landscape receptors is categorised as **high, medium** or **low**; the criteria for each category is outlined in Table B-1.

Table B-1: Sensitivity of Landscape Receptors

Receptor sensitivity	Guide on typical criteria
High	A landscape of particularly distinctive character and high or exceptional scenic quality. Strong representation of the typical landscape character type. Intact landscape with excellent condition of elements and features. Presence of rare features in the landscape. National and/or regionally designated landscape for its scenic quality and character, such as an Area of Outstanding Natural Beauty (AONB) or National Park. High recreational value with strong cultural and historical associations. High susceptibility to changes arising from the proposal.
Medium	A landscape of moderately distinctive character and scenic quality. Typical landscape character type is apparent. Relatively intact landscape with occasional features of interest. Locally designated for its quality and character. Receptor of higher value but lower susceptibility to the type of change or development, or vice versa.
Low	A landscape of no distinctive character or scenic quality or is damaged, neglected or of poor character and lacking scenic quality. Landscape has become eroded with no more than occasional elements and features of interest. Not subject to any form of landscape designation. Receptor of low value and low susceptibility to the type of change arising from the proposal.

Magnitude of Landscape Change

1.27 Once the sensitivity of the landscape receptors has been determined, the effect that the proposed development will have on the landscape resource can be assessed.

1.28 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent or the change and the duration and the reversibility of the impact.

1.29 The magnitude of landscape change effect from the proposed development on landscape character or designations is appraised, taking into account each phase (construction and completion) of the proposed development and any inherent / proposed mitigation. The assessment of the magnitude of effect takes into account the following factors:

- The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones, for example removal of hedges may change the smallscale, intimate landscape into a large-scale, open one, or introduction of new buildings or tall structures that may alter open skylines;
- The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
- The scale of overall predicted change to character;
- The timescale or phasing of the construction stages; Whether the landscape change would be reversible or not.

1.30 The magnitude of effect is categorised as **high, medium, low** or **negligible**; the criteria for each magnitude is outlined in Table B-2 below.

Table B-2: Magnitude of Landscape Effects

Magnitude of Effect	Guide on typical criteria
High	The proposed development would cause a large, irreversible change to the existing landscape for a long time or permanently. Impact upon landscape features of international and national importance that would change the key characteristics of that landscape. Long-term or permanent change to existing landscape conditions.
Medium	The proposed development would cause a noticeable change to the existing landscape, however, only few elements and features that contribute to the overall character would be affected. Medium or short term change of landscape conditions. Moderate alteration of the individual components of the landscape leading to small change in aesthetic and perceptual aspects of the landscape.
Low	The proposed development would cause a small impact / change and would affect relatively few receptors. Temporary and reversible change in landscape conditions. The key characteristics of the landscape contributing to its character would not be significantly affected.
Magnitude of Effect	Guide on typical criteria
Negligible	The proposed development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. No key characteristics of the landscape contributing to its character would be affected.

Visual Assessment

Tall Buildings – Historic England Guidance Note 4[12]

1.31 *'Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well designed tall buildings can make a positive contribution to urban life. The purpose of this advice note is to 'support all those involved in dealing with proposals for tall buildings in implementing historic environment legislation, the relevant policies in the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG)' . The process of consultation, where the involvement of local planning authorities and stakeholders is encouraged when making a planning application for a tall building. This guidance suggests:*

1.32 *The Identify the zones of visual influence of a proposal, which then help to understand the character of the areas that may be affected and determine which individual heritage assets are likely to be affected (this includes considering recognised views and the settings of heritage assets);*

1.33 *b. Guide and improve design. Design Review is an established tool for the assessment of impact at the pre-planning and planning application stages, and can inform the Design and Access Statement. The greater the impact, the more detailed and comprehensive the Design and Access Statement needed. The same is true in relation to the heritage assessment;*

1.34 *c. Understand what illustrative material is likely to be needed in terms of the quality, accuracy, clarity and detail, so that the impact of a tall building can be properly and objectively assessed'.*

1.35 *4.6 'Careful assessment of any cumulative impacts in relation to other existing tall buildings and concurrent proposals will also be needed to fully understand the merits of the proposal. The existence of a built or permitted tall building does not of itself justify a cluster or additions to a cluster. Where a proposal is promoted as part of a cluster, a successful design will have a positive relationship within the cluster; the altered impact of a cluster itself needs to be considered. The use of modelling and visual aids is recommended to fully assess a proposal's impact on the surrounding area'.*

1.36 *4.10 'Given their likely impact on a wide area, it is important that social and environmental effects are also assessed. Consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm. Consideration of the impact on the local environment is also important, including microclimate, overshadowing, nighttime appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience'.*

[12] Tall Buildings. Advice Note 4. Historic England. December 2015

1.37 Following desk studies and site visits a range of visual receptors (people) that have a potential to be affected by the proposed development are identified. They may include local residents, users of footpaths and roads (motorists, cyclists), and users of recreational facilities, visitors to popular tourist attractions or people at their place of work.

1.38 Potential viewpoints and areas for investigation are then identified following an initial study of Ordnance Survey (OS) maps, analysis of Zone of Theoretical Visibility and, most importantly, site visits. Viewpoints and areas of further investigation are identified based on the following criteria:

- Distance from the application site to the receptor;
- The proportion of the application site / proposed development visible, as well as the absolute visibility of the proposed development;
- The height of the proposed development relative to the receptor with reference also to the scale of other features in the view;
- The number and character of elements which would be lost from or added to the view;
- High concentrations of viewers, such as settlements, local recreational facilities, public footpaths and attractions etc;
- Views illustrating the visual character of the surrounding area; and Areas identified as having a high potential for visual impact.

1.39 A site visit was carried out on 5th June 2014 to assess general landscape character and views experienced by different types of visual receptors during the day. Photographs were taken to represent the surrounding visual receptors. Following desktop research to understand the surrounding potentially sensitive

1.40 receptors, a selection of viewpoints was made to represent key relevant visual receptor types likely to be affected by the proposed development, such as residents of nearby properties, users of Public Rights of Way (PRoW), pedestrians or road users, to enable the assessment of the proposed change in views and the significance of effect on these receptors.

1.41 Photographs illustrating views from a series of representative viewpoints were taken using Nikon D70 Digital SLR camera set to the 35mm focal length. The photographs have been reproduced in a series of viewpoint sheets with annotation and details of the image recorded. Where viewpoints consisted of more than one frame, the relevant frames were merged together using Photoshop CS6.

Visual Receptors

1.42 Visual receptors are groups of people, which include the public or community at large, residents, visitors and other groups of views. Study of OS data, production of a ZTV and consultation with the LPA are used to identify viewpoints for assessment that best represent the visual receptors likely to experience an impact from the proposed development.

1.43 Representative viewpoints are validated through site visits, resulting in the repositioning or exclusion of some of the preliminary viewpoints, due to lack of visibility towards the application site.

Visual Sensitivity Criteria

1.44 Sensitivity of visual receptors (people), whose groups are represented by a selection of viewpoints, depends on the susceptibility of these receptors to change in views and the value attached to views experienced by these receptors.

1.45 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on:

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

1.46 Judgements about the value of views take account of:

- Recognition of the value attached to particular views, for example in relation to heritage/cultural assets, or through planning designations; and
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment.

1.47 The sensitivity of visual receptors is categorised as high, medium or low, as defined in Table B-3.

Table B-3: Criteria for assessing sensitivity of visual receptors

Visual receptor sensitivity	Guide on typical criteria
High	People with a particular interest in their surroundings or with prolonged viewing opportunities, examples include: - Users of promoted viewpoints (often with interpretation boards); - Users of tourist and visitor destinations including recreational or heritage sites (ornamental parks and open spaces); - Users of recreational hilltops and peaks; - Residential locations and occupiers of residential properties;
Visual receptor sensitivity	Guide on typical criteria

	- People using important recreational facilities such as National Trails/Long Distance promoted routes and National Cycle Routes; - Users of Paths and Rights of Way (PRoW) in nationally or locally designated landscapes.
Medium	People with a general interest in their surroundings or with some viewing opportunities, examples include: - Users of public open spaces and outdoor recreational spaces; - Other public routes, and users of PRoW; - Local viewpoints.
Low	People with a limited or passing interest in the surroundings, examples include: - Users of more transitory routes, such as other public routes; - Users of the local road network and major highways; - People at their place of work; - Users of indoor facilities.

Magnitude of Visual Effect

1.48 For each of the identified group of receptors, the potential magnitude of the visual effect (in comparison to the existing 'baseline' situation) was assessed, taking into account each phase of the proposed development and any inherent / proposed mitigation. The magnitude of visual effect takes into account the following factors:

- The scale of change to the view with respect to loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics;
- The nature of the view of the proposed development, considering the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed;
- The degree of visual intrusion or obstruction that would occur;
- The distance of the viewpoint from the proposed development;
- The angle of the view in relation to the main activity of the receptor; and
  Duration and reversibility of the effect.

1.49 The magnitude of visual effects is categorised as **high, medium, low** or **negligible**.

Table B-4: Magnitude of Visual Effects

Magnitude of Effect	Guide on typical criteria
High	Severe change to views. Removal of valuable landscape features / elements that highly contribute to the overall quality and nature of views; Total change to the visual character of the surrounding landscape. Large number of viewers affected over a prolonged period of time. Development is highly prominent in the view.
Medium	Moderate alteration to views. Development affects few visual features/elements on or adjacent to the Application Site. Reversible effect affecting only a part of the wider view. Development 'stands out' in the view.
Low	The proposed development would cause a small impact / change and would affect relatively few visual receptors. Change to views on transitory routes such as infrequently used paths and roads. Small change to more complex views for a small number of viewers with no particular focus on the proposed development.
Negligible	The proposed development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. It would have no or minimal effect on visual features / elements on or adjacent to the Application Site.

Nature of Effects

1.50 The nature of effects contributes to the assessment of magnitude of landscape and visual effects.

1.51 The LVIA considers whether the landscape and visual changes that would arise as a result of the proposed development would be beneficial or adverse. An adverse effect is one that introduces a new, discordant or intrusive element to the landscape or a view. A beneficial effect would be from an overall improvement to the landscape or a view through the removal of existing discordant features and replacement with features of similar scale to those in the surrounding landscape or view, or introduction of high quality features within landscape or a view that would contribute to its overall character.

1.52 With regard to the duration of landscape and visual effects, short to medium-term effects are normally considered to be temporary and associated with the construction of the proposed development, and long-term effects are normally associated with a fully occupied and operational scheme. Permanent effects are those which result in an irreversible change to baseline conditions or will last for the foreseeable future.

1.53 The duration of landscape and visual effects is typically categorised as follows.

- Long term – 15 years and beyond;
- Medium term – 5-15 years;
- Short term – 0-5 years.

1.54 Landscape and visual effects can be direct (effects that are caused by activities which are an integral part of the scheme) or indirect (effects that are due to activities that are not part of the scheme, e.g. regeneration benefits attributable to the scheme).

Significance of Landscape and Visual Effects

1.55 Assessment of landscape and visual effects refers to the change that is predicted to take place to the existing (baseline) condition of the landscape and views as a result of the proposed development.

1.56 The significance of an effect is broadly determined by assessing the sensitivity to change of the landscape resource and visual receptors against the magnitude of change predicted upon them. The assessment of the effects takes into account mitigation measures implemented as part of the proposed development. **Table B-5 is used as a guide only and the assessment of the significance of landscape and visual effects takes into account other modifying factors based on professional judgement**. Ultimately a combination of sensitivity and magnitude will give effects which may be major, moderate, minor or negligible

Table B-5: Significance of the effect on the landscape resource and visual receptors

Magnitude of effect	Impact significance		
High	Moderate	Major or Moderate	Major
Medium	Minor or Moderate	Moderate	Major or Moderate
Low	Minor	Minor or Moderate	Moderate
Negligible	Negligible	Negligible	Negligible
	Low	Medium	High
	Receptor Sensitivity		

1.57 The following table provides a brief definition of the key landscape and visual significance criteria.

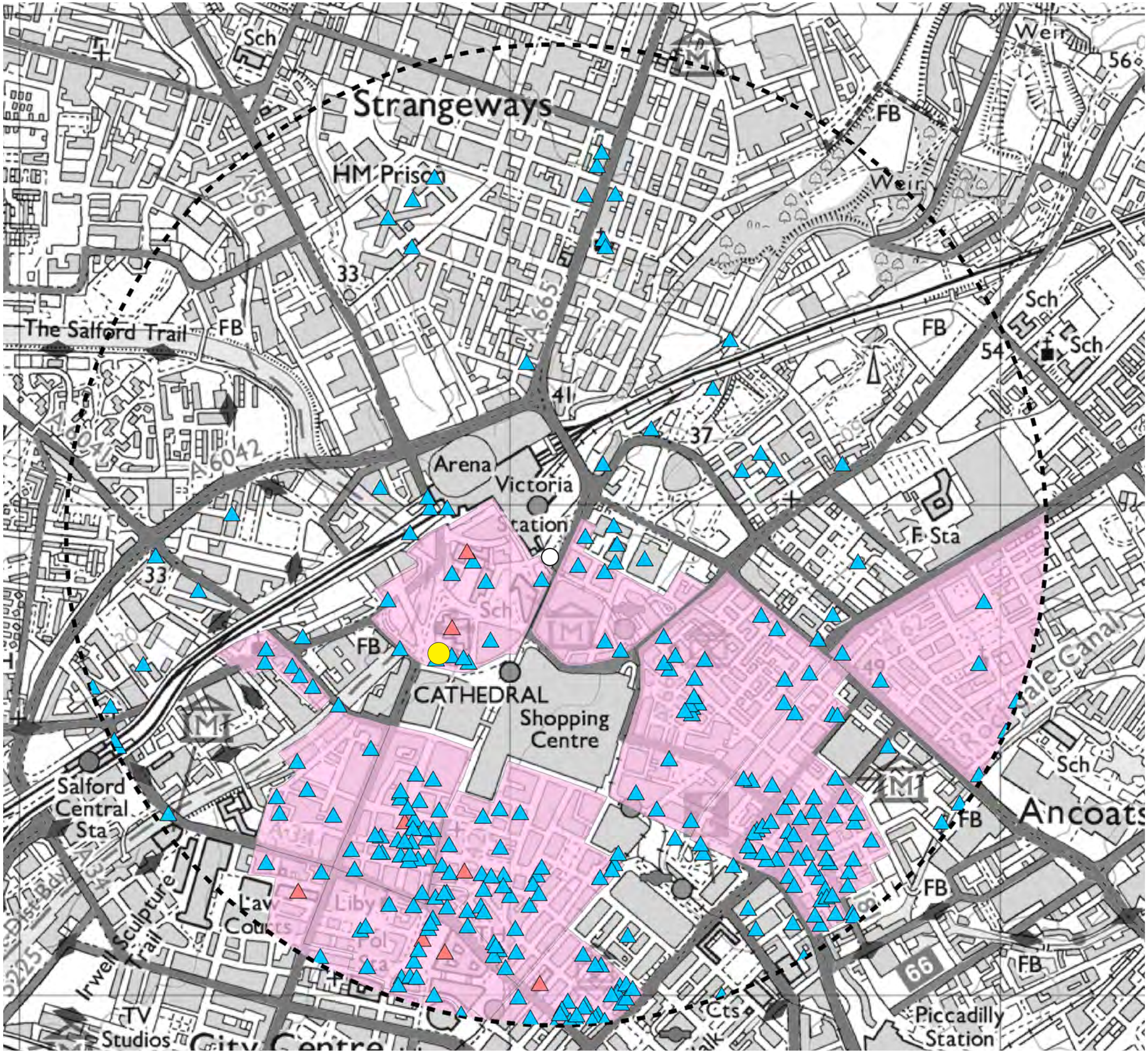
Table B-6: Significance Criteria

Significance	Description
Major	Important or substantial change in landscapes of national, district or local importance, or substantial changes in views experienced by most sensitive visual receptors.
Moderate	Noteworthy or medium change in landscape and visual conditions.
Minor	Inconsiderable or small change in landscape and visual conditions.
Negligible	No discernible change in landscape and visual conditions. No effect or an effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

1.58 Major effects are usually deemed significant. Similarly, effect of medium magnitude on a highly sensitive receptor or effect of high magnitude on receptors of medium sensitivity may also be judged 'significant'. The assessment also considers the nature of the landscape and visual effects as described above.

Appendix Two, Figures

- **Designation Plan**
- **Viewpoint Locations Plan**



NEW VICTORIA OFFCE
Designations Plan

2205/01/Designations
24th May 2022

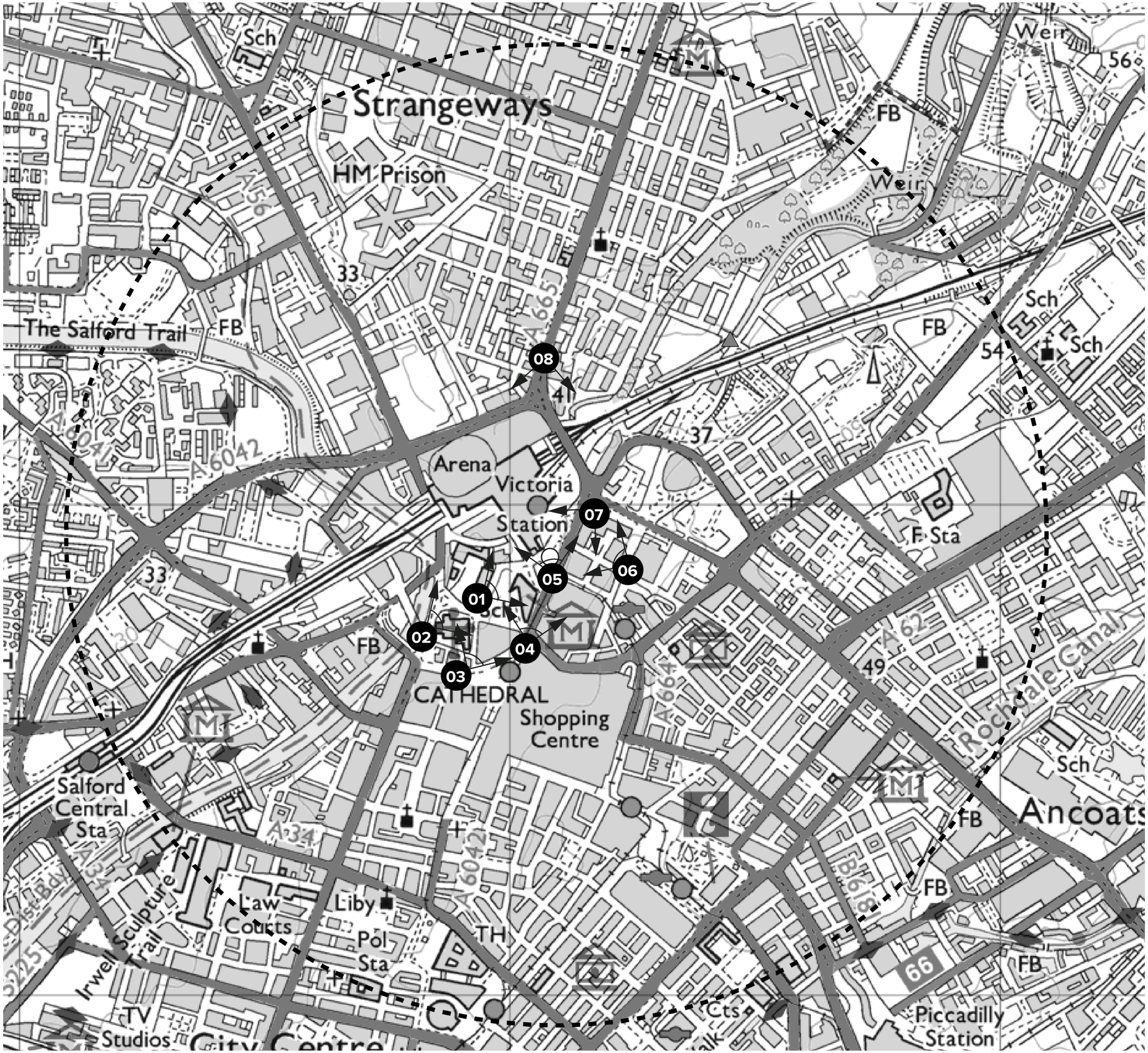
Key:

- Site Location
- 1km from Site
- Grade I Listed Building
- Grade II Listed Building
- Conservation Area
- Scheduled Ancient Monument

0m 250m

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NEW VICTORIA OFFCE
Viewpoint Locations Plan

2205/02/Viewpoint Locations
24th May 2022

Key:

01 Viewpoint Location and Number

0m 250m

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Appendix Three, Verified Views

2205 New Victoria Office

AVR Verified Views

13th June 2022

Note
These visualisations have been prepared by rbmp using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.)

All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19. Please see supporting methodology documentation for this project. [End of this document.]

Viewing Instructions
The visualisations gives an impression of the predicted scale and mass of the proposed development as it would be seen from the viewpoint locations. For correct viewing, the images should be viewed at the distance shown on the corresponding page when printed at A3. These images should only be assessed in the field from the same viewpoint location.

Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 01	383923.56E	398775.79N	+34.79m AOD	+36.39m AOD
Viewpoint 01A	383932.44E	398792.3N	+34.91m AOD	+36.51m AOD
Viewpoint 02	383807.58E	398726.81N	+32.75m AOD	+34.35m AOD
Viewpoint 02A	383806.03E	398695.04N	+32.36m AOD	+33.96m AOD
Viewpoint 03	383900.33E	398645.96N	+37.85m AOD	+39.45m AOD
Viewpoint 03A	383898.04E	398639.99N	+45.78m AOD	+47.38m AOD
Viewpoint 04	384033.82E	398726.39N	+35.83m AOD	+37.43m AOD
Viewpoint 05	384096.31E	398855.48N	+35.69m AOD	+37.29m AOD
Viewpoint 06	384227.89E	398858.43N	+41.94m AOD	+43.54m AOD
Viewpoint 07	384164.6E	399001.69N	+37.06m AOD	+38.66m AOD
Viewpoint 08	384075.19E	399232.7N	+41.36m AOD	+42.96m AOD

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Camera Locations Map

rbmp.2205 NEW VICTORIA OFFICE, VERIFIED VIEWS



Viewpoint 01
Grid reference: 383923.56E, 398775.79N
Ground Height: +34.79m AOD
Camera Height: +36.39m AOD



Viewpoint 01A
Grid reference: 383932.44E, 398792.3N
Ground Height: +34.91m AOD
Camera Height: +36.51m AOD



Viewpoint 02
Grid reference: 383807.58E, 398726.81N
Ground Height: +32.75m AOD
Camera Height: +34.35m AOD



Viewpoint 02A
Grid reference: 383806.03E, 398695.04N
Ground Height: +32.36m AOD
Camera Height: +33.96m AOD



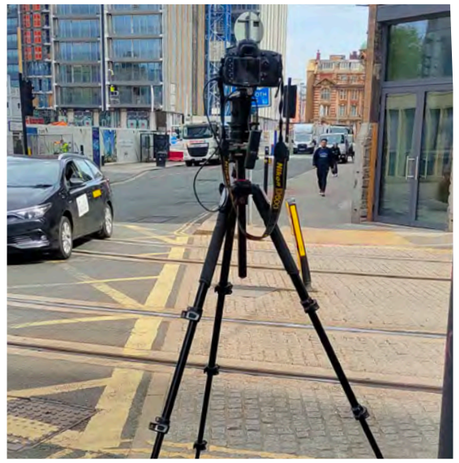
Viewpoint 03
Grid reference: 383900.33E, 398645.96N
Ground Height: +37.85m AOD
Camera Height: +39.45m AOD



Viewpoint 03A
Grid reference: 383898.04E, 398639.99N
Ground Height: +45.78m AOD
Camera Height: +47.38m AOD



Viewpoint 04
Grid reference: 384033.82E, 398726.39NN
Ground Height: +35.83m AOD
Camera Height: +37.43m AOD



Viewpoint 05
Grid reference: 384096.31E, 398855.48N
Ground Height: +35.69m AOD
Camera Height: +37.29m AOD



Viewpoint 06
Grid reference: 384227.89E, 398858.43N
Ground Height: +41.94m AOD
Camera Height: +43.54m AOD



Viewpoint 07
Grid reference: 384164.6E, 399001.69N
Ground Height: +37.06m AOD
Camera Height: +38.66m AOD



Viewpoint 08
Grid reference: 384164.6E, 399001.69N
Ground Height: +41.36m AOD
Camera Height: +42.96m AOD



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +34.79m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 210m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 09.14am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 484555.55E, 145023.58N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP01 - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +34.79m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 210m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 09.14am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 484555.55E, 145023.58N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP01 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +34.91m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 200m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 12.46pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383932.44E, 398792.3N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP01A - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +34.91m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 200m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 12.46pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383932.44E, 398792.3N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP01A - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +32.75m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 330m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 09.44am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383807.58E, 398726.81N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

VP02 - Baseline View

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +32.75m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 330m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 09.44am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383807.58E, 398726.81N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP02 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +32.36m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 350m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 12.56am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383806.03E, 398695.04N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP02A - Baseline View

rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 12.56am
OS grid reference	- 383806.03E, 398695.04N
Viewpoint height (AOD)	- +32.36m AOD
Distance from site	- 350m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP02A - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 09.56am
OS grid reference	- 383900.33E, 398645.96N
Viewpoint height (AOD)	- +37.85m AOD
Distance from site	- 315m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VP03 - Baseline View

rbmp.2205 New Victoria Office, Verified Views

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 09.56am
OS grid reference	- 383900.33E, 398645.96N
Viewpoint height (AOD)	- +37.85m AOD
Distance from site	- 315m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP03 - Verified View

rbmp.2205 New Victoria Office, Verified Views



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +45.78m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 330m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 14.11pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383898.04E, 398639.99N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP03A - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +45.78m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 330m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 14.11pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383898.04E, 398639.99N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP03A - Verified View

rbmp.2205 New Victoria Office, Verified Views



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +35.83m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 170m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 10.15am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384033.82E, 398726.39N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP04 - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 10.15am
OS grid reference	- 384033.82E, 398726.39N
Viewpoint height (AOD)	- +35.83m AOD
Distance from site	- 170m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VP04 - Verified View

rbmp.2205 New Victoria Office, Verified Views

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 10.37am
OS grid reference	- 384096.31E, 398855.48N
Viewpoint height (AOD)	- +35.69m AOD
Distance from site	- 42m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - Baseline View

rbmp.2205 New Victoria Office, Verified Views



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 10.37am
OS grid reference	- 384096.31E, 398855.48N
Viewpoint height (AOD)	- +35.69m AOD
Distance from site	- 42m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - Verified View



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Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 24mm tilt-shift f/3.5
Date & time of photograph	- 17/05/22 @ 10.41am
OS grid reference	- 384096.31E, 398855.48N
Viewpoint height (AOD)	- +35.69m AOD
Distance from site	- 42m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 73.7°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +35.69m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 24mm tilt-shift f/3.5	**Distance from site**	- 42m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 17/05/22 @ 10.41am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384096.31E, 398855.48N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +41.94m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 130m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 11.05am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384227.89E, 398858.43N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - Baseline View

rbmp.2205 New Victoria Office, Verified Views



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +41.94m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 130m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 11.05am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384227.89E, 398858.43N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 17/05/22 @ 11.26am
OS grid reference	- 384164.6E, 399001.69N
Viewpoint height (AOD)	- +37.06m AOD
Distance from site	- 95m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - Baseline View

rbmp.2205 New Victoria Office, Verified Views



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +37.06m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 95m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 11.26am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384164.6E, 399001.69N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +37.06m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 24mm tilt-shift f/3.5	**Distance from site**	- 95m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 17/05/22 @ 11.30am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384164.6E, 399001.69N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP07 - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +37.06m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 24mm tilt-shift f/3.5	**Distance from site**	- 95m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 17/05/22 @ 11.30am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384164.6E, 399001.69N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP07 - Verified View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +41.36m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 250m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 11.49am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384075.19E, 399232.7N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP08 - Baseline View



rbmp

Camera make & model	- Nikon D600 (full frame sensor)	**Viewpoint height (AOD)**	- +41.36m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 250m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 17/05/22 @ 11.49am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384075.19E, 399232.7N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP08 - Verified View

rbmp.2205 New Victoria Office, Verified Views

2205 New Victoria Office

Verified Views Methodology Statement

OVERVIEW

The process of generating verified views (also referred to as Accurate Visual Representations (AVR) & Visually Verified Montages (VVM)) for the proposed new development was carried out by RBMP Ltd.

These visualisations have been prepared by RBMP Ltd. using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.) All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19.

High quality/resolution photographs were taken from the agreed locations with an adequate number of visible features subsequently surveyed, including the precise location of the camera.

A development model was generated to correct geographical co-ordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

SITE VISIT

RBMP Ltd. visited the site on the 17th May 2022, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with a survey pin) with a surveyor present to record the precise co-ordinates.

PHOTOGRAPHY

For the agreed viewpoint location, high resolution RAW photographs were taken with a Digital SLR camera with a 35mm (full frame) sensor. The camera was levelled horizontally and laterally by means of a tripod mounted levelling base and two camera mounted spirit levels.

CAMERA & EQUIPMENT

- Nikon D600 digital SLR camera (35mm)
- Nikon 50mm f/1.8
- Nikon 28mm f/1.8
- Nikon 24mm tilt-shift f/3.5
- Manfrotto 190 tripod
- Tripod indexed pan head
- Levelling base with bubble level
- Digital Level
- Laser plumb bob

LENS SELECTION

In order to capture the full extent of the proposed development and an appropriate amount of context, a 28mm & 50mm lens in landscape orientation (effective 65.5° & 39.6° horizontal field of view) was used. For internal use/ reference a 180° panoramic for each viewpoint location was also captured using a 15° rotational index allowing a series of individual frames to be stitched together into a single image.

POST PRODUCTION

Each photoviewpoint photograph was processed using Adobe Photoshop® CC 2022 Camera RAW. Standard (digital) photographic post production techniques (profiles, curves and sharpening) were used to create a corrected final .psd file to be used as the basis for the photomontage.

SURVEY

For the agreed photoviewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed on site to record a range of contextual reference points.

SURVEY EQUIPMENT

- Leica GPS
- Leica Total station
- Precise level

FIELD SURVEY METHODOLOGY

Camera Locations - To establish the position of a viewpoint, the surveyor must set up a GPS on it and record enough points to ensure a high level of accuracy.

Reference points - To survey the various reference points, the surveyor should set up three temporary stations (TBMs) within view of each reference point and establish their location using the GPS. Once these co-ordinates have been established, the surveyor will set up a Total Station on the TBMs and take 3 reflectorless survey shots to the reference point in view.

Where GPS positioning was not possible near to the required survey point – due to poor signal, for instance – the surveyor will set up his TBMs at the nearest position possible and traverse traditionally to a position where he can survey the point.

DATA PROCESSING & DELIVERY

GPS data is processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points.

PROPOSED DEVELOPMENT

rbmp created a 3D model of the proposed development working from supplied model and plans. The model was checked for accuracy and subsequently aligned to the OSGB36 coordinate system.

VERIFICATION PROCESS

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each photoviewpoint location a virtual camera was set up in the 3D software using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate ‘point cloud’ model of the contextual surveyed parts of the scene. The scene was verified by matching the contextual surveyed points to the photograph.

To do this, for each photoviewpoint, two renders* were made from the 3D model from the same virtual camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package [Adobe Photoshop® CC 2022.] the photography, survey reference point render and proposed development render were aligned.

With the rendered* proposals aligned to the photography, masks were applied to the image to hide extents of the proposals occluded by intervening vegetation and built form.

USE OF PHOTOMONTAGES

For correct perspective viewing, the photomontage pages should be printed unscaled at A3 and must be viewed at an approximate viewing distance of 50cm. The photomontages should only be assessed in the field from the same viewpoint.

*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray for Autodesk 3Ds Max 2022.

NOTES

- The model (Buildings/Wirelines/Landscape) is based on the supplied DWG file - 220427_New Vic_Model_Export.dwg
- The model has been positioned and referenced to the OS Grid using the supplied topographic data contained within drawing 13701-A-L00-03-100.dwg and RBMP’s collected survey data on-site.