Townscape and Visual Impact Appraisal

188 Wilmslow Road, Fallowfield, Manchester M14 6LJ

June 2021

Turley

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Our Reference
WATM3006

June 2021

1. Introduction

1.1 This Townscape and Visual Impact Appraisal (TVIA) has been prepared by Turley Townscape and VIA on behalf of Watkin Jones Group (the 'Applicant') to accompany an application for full planning permission for purpose built student accommodation (PBSA) at the site of the Union of Shop, Distributive and Allied Workers (USDAW) head office on Wilmslow Road ('the Site'). This TVIA assesses the effect of the Proposed Development on the townscape and visual receptors of the Site and its surroundings.

1.2 The planning application was submitted in December 2020 (Ref: 129020/FO/2020) and this TVIA was produced to analyse the townscape and visual impacts of the scheme following comments by officers at Manchester City Council on the height and massing of the Proposed Development. The proposals (the 'Proposed Development') comprise:

"Part-demolition of the existing office buildings on site and erection of purpose built student accommodation. Retention and redevelopment of Oakley Villa to provide amenity and communal space, landscaping and associated infrastructure."

1.3 The TVIA should be read in conjunction with the Planning Statement produced by Turley, the Heritage Statement produced by Stephen Levrant Heritage Architecture Ltd and the Design and Access Statement (DAS) and drawing pack that supports the application produced by Tim Groom Architects and Layer Studio (Landscape Architects).

1.4 National and local planning policy provides guidance with regard to the requirement for assessment of both townscape and visual impacts, in relation to new development and design. This underpins the purpose and structure of this report and is set out in ***Appendix 1***.

Structure of the Report

1.5 The TVIA report is set out in six sections with supporting appendices. This introductory **Section 1** provides a summary of our approach and methodology for the assessment of townscape and visual impacts for development on Site. This is followed by, **Sections 2 and 3**, which assess the baseline situation of the Site and provide a proportionate baseline assessment of townscape character and visual amenity, including the value of the character areas and the identification of key visual receptors and representative views likely to be affected by the Proposed Development.

1.6 **Section 4** provides an assessment of the effects of the Proposed Development on the previously identified baseline situation and is supported by an assessment for each of the representative views set out in **Section 5**. A summary of the findings is set out at the end of the document within **Section 6**. The TVIA is supported by a series of figures, photos and a Zone of Theoretical Visibility (ZTV) of the proposed scheme which can be found within and at ***Appendix 3***.

1.7 14 representative viewpoints, agreed in consultation with officers at the Manchester City Council (MCC), have been used to inform the assessment of potential townscape and visual effects. For each of the representative views, Type 4 Visualisations (photomontage / photowire - survey verifiable also known as accurate visual representations (AVRs)) or Type 3 Visualisations (photomontage / photowire) have been prepared. The visualisations and baseline photography, along with analysis of effects on the views are provided in Section 5 and the AVRs are also set out at full size in ***Appendix 4*** (to be printed and viewed at A3). The methodology used in producing these images by specialist visualisation consultant Infinite 3D is also set out in ***Appendix 4***.

Site Location and Description

1.8 The Site currently comprises the USDAW Head Office and associated car parking and landscaped grounds. This includes a non-designated heritage asset, Oakley Villa, which is located towards the centre of the Site and dates back to the 1840s. A number of twentieth century additions have been made to Oakley Villa including a three storey office block directly to the north of Langley Road, and a two storey block running parallel to the western boundary. The site is no longer suitable for use as office space, nor is the existing accommodation appropriate or acceptable in modern standards. USDAW are a not for profit organisation and are relocating to modern office accommodation elsewhere within Greater Manchester.

1.9 The Application Site is located within a popular student area. It lies adjacent to the University of Manchester's Fallowfield Campus and residential streets popular with students due to their proximity to the centre of Fallowfield and the high frequency public transport links into the city centre and University teaching campuses. The Site boundaries follow Langley Road to the south, Wilmslow Road to the east and abut Platt Fields Park to the north and west.



Figure 1.1: View northwest towards the Site from Langley Road at the junction with Wilmslow Road

Study Area

1.10 A 500m radius of search has been established for the townscape Study Area. This was considered appropriate from our professional assessment and analysis of the likely effects of new development of this type and scale on the wider urban area given the particular history, pattern, form and character of the surrounding townscape. The townscape character assessment considers the Site at a local level through the determination of local townscape character areas (TCAs) within a 500m radius from the Site and the identification of townscape features within this area.

1.11 The visual assessment will consider the existing and potential views within a wider 1km study area with occasional further long distant views being considered where identified and relevant. This has been informed by the production of a computer generated ZTV which identifies where in the surrounding

townscape; the Proposed Development is likely to be visible. It is acknowledged that the Proposed Development would be visible from points beyond this area (as demonstrated by the ZTV) but the effects of this would be so minor that detailed assessment is not warranted. This approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the proposed development. The Site boundary and Study Areas are identified within **Figure 1.2** and **Figure 1** of ***Appendix 3*** and the ZTV, which looks at a wider area, is set out at **Figures 4 and 5**.

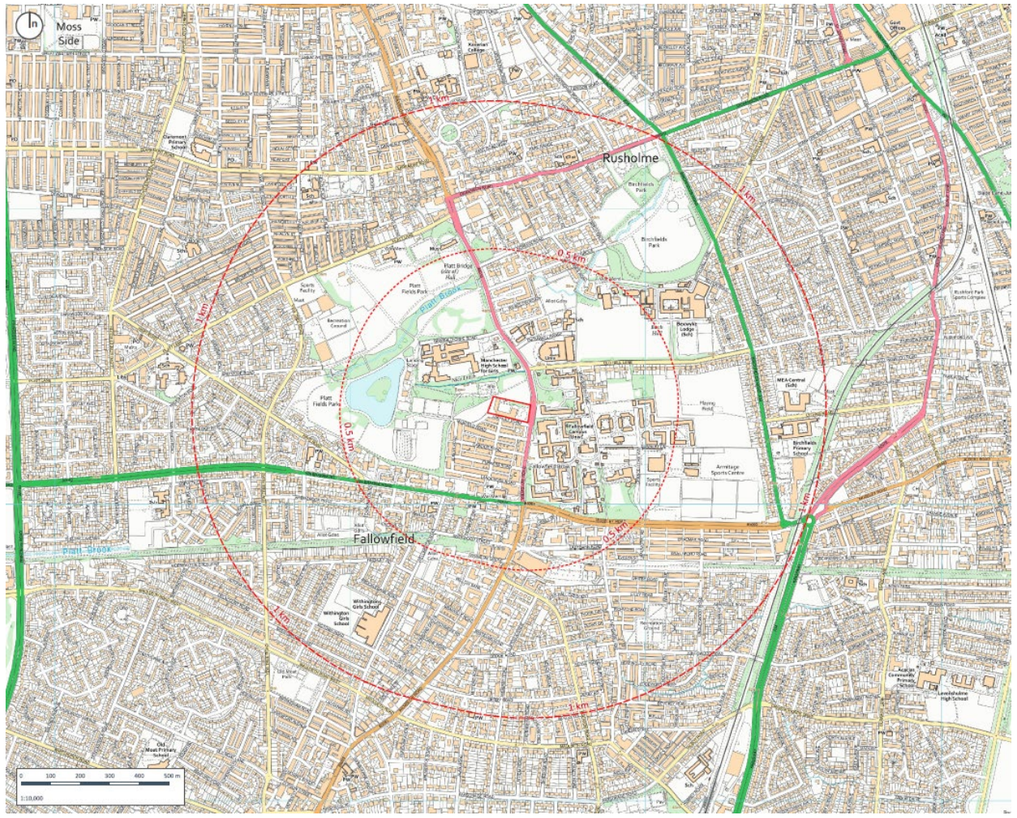


Figure 1.2: Site Location and Study Areas

Surveys

1.12 A preliminary desk-based study was undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were identified, along with a number of supporting representative views from a selection of these key visual receptors that could be tested to better appreciate the likely visual effects of the Proposed Development within its townscape context. Ordnance Survey (OS) maps were utilised to identify these features, supplemented by aerial photography. The desk study included a review of any relevant characterisation and or townscape studies / documents published by the local planning authority.

1.13 A field study was then undertaken by a chartered landscape architect and townscape specialist from Turley Townscape and VIA on 14th April 2021, during which the visibility was good. The key features of the Site and surrounding townscape were verified with any recent changes identified, and our initial representative viewpoints were explored and confirmed as appropriate. This was accompanied by the identification of local townscape character areas within the Study Area to help describe the wider surroundings of the Site and understand how the development may affect the wider townscape. The field study also involved travelling throughout the Study Area and producing a working photographic record.

Methodology

1.14 The TVIA is based on the methodology set out in the following guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017); and,
- Visual Representation of Development Proposals 2019 (Landscape Institute Technical Information Note 06/2019).

1.15 The TVIA methodology is set out at ***Appendix 2*** to this report. In summary, the baseline conditions of the existing townscape character, visual receptors and representative views of the Site and the surrounding area were established. The Proposed Development was then considered, and from this the potential degree of 'effect' on the first day of operation was predicated and assessed.

Consultation

1.16 The location of representative viewpoints and visualisation types to support the assessment of visual impacts of the Proposed Development was shared with officers at MCC prior to the production of this TVIA. This was formally confirmed via email dated 21st April 2021 which agreed with the viewpoints identified.

2. Townscape Baseline

2.1 A baseline assessment of the local townscape around the Site was undertaken to understand the townscape character context of the Site and identify the key features and characteristics which contribute to this. This includes consideration of associated elements, features and aesthetic and perceptual factors which contribute to the townscape. Once these factors are established the local townscape character areas (townscape receptors) and their associated key characteristics can be identified.

Townscape Planning Policy Context

2.2 A full summary of the adopted and emerging planning policy, relating to townscape and visual matters is provided in ***Appendix 1***. A brief summary of key policies from Manchester City Council's Core Strategy (2012) is provided below.

2.3 The Site is located within the South Manchester Regeneration Area which is described as an area of great contrast and diversity:

"Its historical development has resulted in a wealth of physical assets including attractive housing areas, a range of parks and open space and a good transport network soon to be improved further by the Metrolink extension. It has also brought about diversity and character in the physical environment, ranging from traditional terraced streets to inter-war housing estates, from river valleys with a countryside feel to inner city neighbourhoods, and from areas of notable affluence to pockets of deprivation". (para 2.66)

2.4 The Spatial Objective for environment (S06) seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing of townscape character in securing a high standard of design in development proposals. Policy DM1 states that development must have regard for appropriate siting, layout, form, massing, materials and detail; the impact on the surrounding areas in terms of design, scale and appearance; and, the character of the surrounding area.

2.5 Policy EN1 (Design Principles and Strategic Character Areas) states that development in Manchester will be expected to have regard to the strategic character area in which the site is located. The strategic character areas give a broad indication of Manchester's character which new development should take account of, along with site specific issues and issues relating to associated conservation areas or listed buildings. The Project Site is located within the Southern Character Area which is considered in more detail later in this report section.

2.6 Policy EN2 refers to Tall buildings which it defines as "*buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*". The guidance states that proposed tall buildings will be supported if it is demonstrated that they:

- *Are of excellent design quality,*
- *Are appropriately located,*
- *Contribute positively to sustainability,*
- *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and;*
- *Will bring significant regeneration benefits.*

2.7 New tall buildings are expected to make a positive contribution to the City's skyline and approach views and complement existing key buildings. A particular focus for tall buildings should be non-conservation area sites with good connections to public transport. Tall buildings should relate to the local urban context and create an attractive, pedestrian friendly environment. Policy H12 refers specifically to PBSA which should be located in close proximity to university campuses or to a high frequency public transport route which passes the area. Amongst other criteria, the policy states that '*where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value*'.

2.8 In accordance with Policy EN9, new development will be expected to enhance the quality and quantity of green infrastructure, improve the performance of its functions and improve linkages between areas of green infrastructure.

Designations

2.9 The Site itself is not covered by any townscape related statutory designations. The original villa within the Site, known as Oakley, is considered a non-designated heritage asset. Detailed information on its historic interest and heritage significance is provided in the Heritage Statement by Stephen Levrant Heritage Architecture. The building is identified as a relatively atypical example of an early-to-mid 19th Century residential villa. The Heritage Statement states that "*the villa has undergone substantial alterations throughout the 20th century, which has removed and altered a number of original elements internally and externally diminishing the special interest of the building*". The most important part of the buildings setting is identified as the former domestic garden setting. The Site is said to yield medium architectural interest through its early date of construction and Gothic revival design. Overall, the villa is identified as being of low heritage significance.

2.10 There are a small number of designations and heritage assets in close proximity to the Site which are summarised in the list below and illustrated at **Figure 2.1 and Figure 2** of ***Appendix 2***.

- There is a section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields Park located circa 100m to the north of the Site.
- There are a number of listed buildings in close proximity to the Site including:
  - Platt Chapel (grade II) located circa 120m to the north
  - Hollings Building at Manchester Metropolitan University (grade II) circa 170m to the northeast
  - Behrens Hall (originally 'The Oaks) (grade II) located circa 100m to the northeast
  - Ashbourne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates to Wilmslow Road and Ashburne Hall Lodge (grade II) located circa 160m to the east
  - The Church of Holy Innocents and St James (grade II) located circa 240m to the south
  - Queen of Hearts Public House (grade II) located circa 220m to the south
- The Fairfield Loop is a Sustrans route and part of the National Cycle Network. It crosses east-west through Fairfield District Centre providing an off-road cycle path, pedestrian and horse riding route through South Manchester. The closest stretch of the route is located circa 450m to the south of the Site.

- The closest Conservation Area is Victoria Park which is located circa 700m to the north of the Site.
- Twelve trees within the Site are subject to a Tree Preservation Order (TPO) which was made on the 17 March 2021. This includes 1no. Ash, 1no. Oak, 2n. Copper beech, 3no. Sycamore and 5no. Lime trees, the majority of which are located close to the eastern boundary.

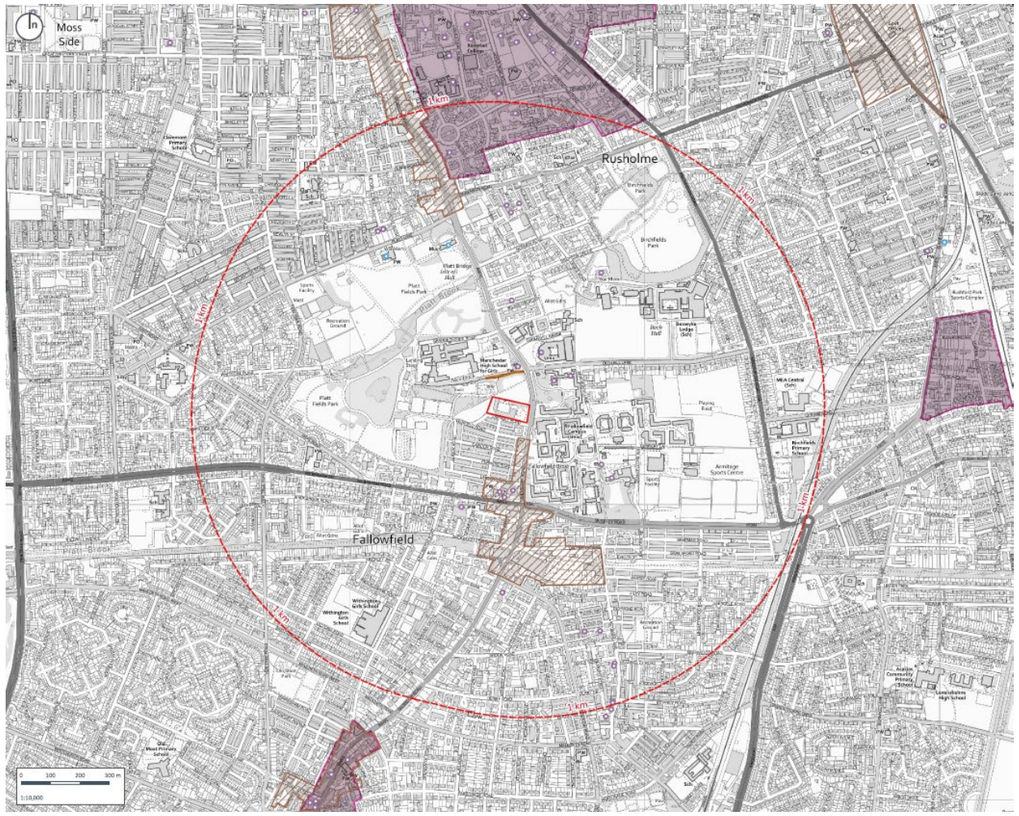


Figure 2.1: Designations Plan

Townscape Character Context

2.11 The Application Site lies within the urban area of the City of Manchester. A summary of the published documents that provide the townscape character context for the Site is set out below and forms the basis for further analysis of townscape character at a local level.

2.12 At a national scale, the Project Site is located within Natural England's National Character Area (NCA) 55: Manchester Conurbation. The NCA profile summarises this area as:

"…characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure".

2.13 The description of characteristics also states:

"Red brick and sandstone are prominent, alongside a mix of modern materials. The dominance of modern residential land use reflects the substantial expansion of the area over the later 19th and 20th centuries. The city-edge commuter suburbs include affluent, leafy settlements around the southern fringes of Manchester, and the more generic western suburbs. Some of the conurbation suburbs exhibit a distinct character typical of mill-towns in the wider area".

2.14 As part of the evidence base to inform the Core Strategy, MCC prepared an urban characterisation study to identify the varied character across the city. The study sets out the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area. The Site is located within the 'Southern' Strategic Character Area which is described as being broadly bounded by the valleys of the River Medlock to the north, Irwell to the west and Mersery to the south. The topography is described as being perceived as largely flat but with a gentle slope moving away from the rivers to the east. A summary of character states:

"The character of this area is principally defined by the gentle topography, the overriding suburban residential use dissected by principal routes, a more domestically scaled built form in a predominance of red brick and grey roofs, a sense of greenery and a flowing transition between areas of different development ages up to the current day (but predominantly from the late 1700's to the 1960's). The overall impression is of a complete carpet of built form, managed urban spaces and mature soft landscaping but within which there are potential sub-character areas".

2.15 In relation to urban form, the summary identifies that there are two key components of built character. The first is the surviving areas of 19th Century development which are associated with main routes and typically established from small rural settlements. A predominance of higher status villa residences set in leafy localities with some worker terraces is identified. The second identified key component of built character is said to have resulted from the continued expansion of the city up to the 1960s. This resulted in rural land between areas of 19th Century development being occupied by rapid piecemeal infilling. This comprised of a patchwork of estates of varying sizes with typical suburban two storey detached, semi-detached houses, short terraces and maisonettes. This main urban structure is described as being interspersed with more recent development of increased scale and form and newer materials along with a large number of historic parks and managed open spaces.

2.16 The Manchester Core Strategy references the strategic character areas within the City in the guidance provided for Policy EN1 Design Principles and Strategic Character Areas. The description of the Southern Character Area in the Core Strategy states:

"*there is a notable presence of older development (1750 - early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s*".

2.17 The guidance states that development needs to retain the identity and focus of activity associated with the historic district centres.

Townscape Features

Historic Development and Urban Structure

2.18 The Heritage Statement by Stephen Levrant Heritage Architecture establishes that the original residential villa of 'Oakley' on Site dates back to the 19th Century and forms the last surviving of a number of large 19th century villas on the western side of Wilmslow Road. It was constructed in 1837 as a large, high quality villa in Gothic style. Remaining areas of domestic gardens associated with the villa are present to the centre, north and east of the Site and include stone and brick boundary walls and the remains of an early 20th century garden potting shed. The villa was used as a social and residential golf club and also a hotel prior to it becoming the offices for USDAW in the 1920s. The original villa was extended throughout the 20th century.



Figure 2.2: The original villa and associated grounds

2.19 The historic map regression set out in the Heritage Statement, and as gauged from further review of historic OS maps, shows the Site surrounded by further villas with associated gardens and agricultural fields during the 19th century. These villas were gradually demolished and an increased density of surrounding development is present on the 1907 and 1923 OS maps. This includes the emergence of the residential terraces to the south of Langley Road and new student halls of residences to the east; including the grade II listed Ashburn Hall which opened in 1910. The removal of Ashfield Villa to the north of the Site led to the expansion of Platt Fields Park in its place. Platt Fields Park is described in the Heritage Statement as forming part of the extended setting to the Site, but does not contribute to the significance of the villa, which is limited to its domestic setting.

2.20 The urban structure of the townscape surrounding the Site changed significantly throughout the 20th century and continues to evolve with the expansion of the Fallowfield campus. The institutional uses are interspersed with residential estates of varied character and areas of public open space and sports pitches. The district centre of Fallowfield evolved around the junction of Wilmslow Road and Wilbraham Road, and Ladybarn Road where the former Fallowfield Station was situated. This is a local townscape node that provides amenities for surrounding residential communities including the local student population. It also provides public transport links into the centre of Manchester. The numerous restaurants, bars and pubs are reflective of the nearby university campus and student accommodation.

Local landmarks in the area which are noticeable features that are seen on the skyline include the spires of the Holy Trinity Platt Church and the Holy Innocents Church. The modernist eight storey 'Toast Rack' or Hollings Building designed by Leonard Cecil Howitt is also a local landmark. A further prominent building on the skyline is the 19 storey Owens Park Tower which is a buff brick student accommodation tower block that was built in the 1960s. The latter two buildings are recognisable features of the Fallowfield campus and assist with way finding in the local area. A further eleven storey building, designed by Ollier Smurthwaite Architects, has planning consent as part of a wider development which would also restore the 'Toast Rack' building.



Figure 2.3: Existing and consented taller buildings: Owens Park Tower (left) and consented Ollier Smurthwaite scheme (right)

Land Use

2.21 The Site is currently in use as office space with associated car parking. The office use is somewhat isolated and not reflective of typical uses in the surrounding area. The land uses surrounding the Site include residential directly to the south and public open space to the north. To the east and north, there are institutional uses along with further student accommodation. This includes the Manchester Grammar School; the University of Manchester Fallowfield campus with halls of residence, university buildings and the Armitage Sports Centre; and, Manchester High School for Girls. Commercial uses are present along the main thoroughfare of Wilmslow Road and part of Wilbraham Road.

Topography

2.22 There are gentle falls in topography across the grounds of the Site with some terraces and gently sloping pathways. The area as a whole is relatively flat with limited noticeable high points. This, in combination with significant bands of mature vegetation typically prevents long distance views. The topography rises along Wilmslow Road towards the Site before falling slightly again towards Platt Brook.

Built form and Materiality

2.23 As described previously, the Site comprises the 19th Century Oakley Villa with two 20th Century extensions of two to three storeys in height. The scale and density of built form in the surrounding area is varied including a mix of residential terraces, two storey houses, medium rise apartment blocks, large residential towers and historical buildings.

2.24 Red brick is a common building material in the local area including Platt Chapel to the north, the terraces to the south, the Victorian parade of buildings fronting Wilmslow Road to the south and built form within the Site itself. Buildings within the Fallowfield Campus include a mix of historic red brick or white rendered buildings with slate roofs, buff brick apartment and university buildings and the concrete framed Toast

Rack. The recently completed Unsworth Park development comprises four to six storey apartment buildings constructed in light grey / buff brick.

Vegetation, Public Realm and Open Space

2.25 The mature trees and gardens contribute to the character of the Site and date back to the residential uses of Oakley Villa. The mature trees provide some containment to the Site to the north, east and west and contribute to the leafy appearance of Wilmslow Road. An arboricultural survey was carried out by Cheshire Woodlands and surveyed eleven trees, seven tree groups, a hedge and two groups of shrubs within and adjacent to the Site. This includes one individual Sycamore tree (T2) and two tree groups (G5) and (G7) which were identified as Category A (of high arboricultural value). G5 is located along the eastern boundary with Wilmslow Road and comprises five mature Lime trees, two Sycamore trees and one oak tree. G7 is located along the southern boundary, close to the junction of Langley Road and Wilmslow Road and comprises two mature Beech trees and one Ash tree. These trees are all subject to the recently made TPO due to their high visual amenity value, the highly prominent position on Wilmslow Road and their contribution to the street scene and wider urban landscape character of the area. A further Sycamore tree, located to the northwest corner of the Site is also included in the TPO. The remaining trees are identified of 'moderate' (Category B) or 'low' (Category C) arboricultural value.

2.26 Significant areas of mature vegetation in the surrounding area include a mature tree belt along Platt Brook, mature trees within and to the peripheries of Platt Fields Park, mature tree belts to the peripheries of the University of Manchester Fallowfield campus and numerous mature street trees. These contribute to an established, leafy suburban character to the area.

2.27 Platt Fields Park is a significant public park located adjacent to the Site to the north and west. There are also extensive areas of private formal sports pitches in close proximity at The Armitage Sports Centre and the Manchester Grammar School. There are also scattered allotment gardens within residential areas to the south of the Site.

Accessibility and Movement

2.28 The Site has two vehicular access points from Langley Road. Wilmslow Road which passes adjacent to the eastern boundary of the Site is one of the key arterial roads into the centre of Manchester and resultantly experiences a regular flow of vehicular and pedestrian movements including a number of local bus routes. It is also the key approach route to the Site from the north and south. The Langley Road bus stop is located on Wilmslow Road adjacent to the eastern boundary of Site which services a large number of routes and comprises an elongated bus shelter.

2.29 There are vehicular entrances into the University of Manchester Fallowfield campus to the east of the Site from Mosley Road and Old Hall Lane. There are also a series of pedestrian entrances into the campus from Wilmslow Road. There are no public rights of way crossing the Site. There are two entrances to Platt Fields Park in close proximity to the Site from Wilmslow Road and Mabfield Road.

Townscape Character Receptors

2.30 In order to define townscape character receptors at a scale appropriate to the Site and Study Area, local townscape character areas (TCAs) have been identified. These have been informed by information set out in the MCC Urban Characterisation Study along with desktop and field study work carried out as part of the baseline appraisal. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. Consideration has also been made to the individual elements or features of the Site that should be considered individually as receptors.

2.31 This process has resulted in the identification of seven TCAs within the Study Area which each share common features and characteristics, as listed below and illustrated at **Figure 2.4** and **Figure 3** of ***Appendix 2***.

- TCA1: Fallowfield Campus and Institutions
- TCA2: Riga Road Terraces
- TCA3: Fallowfield District Centre
- TCA4: Platt Fields Park
- TCA5: Oak Hall Lane
- TCA6: Fallowfield Mixed Residential
- TCA7: Rusholme Mixed Residential
- Trees and shrubs within the Site

2.32 The Site falls within our defined 'TCA1: Fallowfield Campus and Institutions. During the desk study and site survey the distinctive features of the existing townscape have been recognised and are described in the following paragraphs. TCA6 and TCA7 will not be considered further due to the distance and containment from the Site and the low likelihood of the development resulting in significant effects on the character of these areas. In addition, consideration has also been made to the individual elements or features of the Site that should be considered individually as receptors. In this case, 'Trees and shrubs within the Site' have been identified as a receptor.

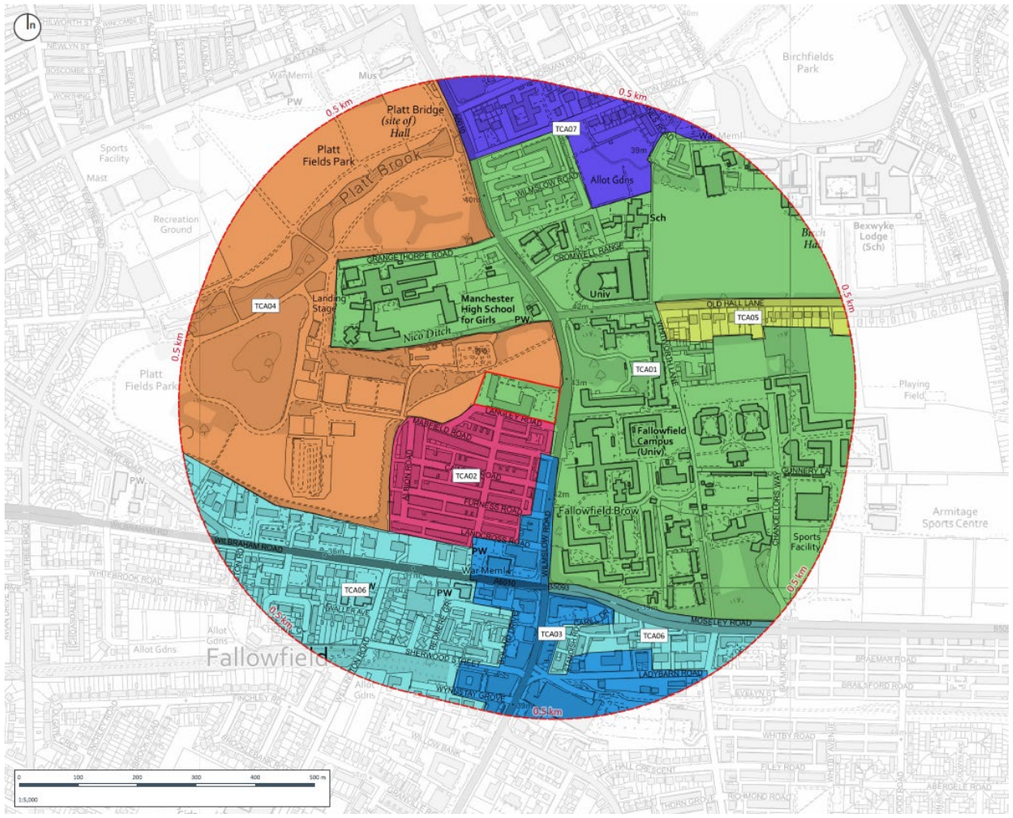


Figure 2.4: Local Townscape Character Areas

TCA1: Fallowfield Campus and Institutions

2.33 The Site is located within TCA1: Fallowfield Campus and Institutions which comprises the University of Manchester Fallowfield campus and surrounding institutions. The townscape has a defined pattern of large buildings set within a mature landscape framework. Although the Site's current uses are dissimilar to the wider TCA, the overall structure of the townscape is reflective of this area. The key characteristics are:

- Predominantly residential and institutional uses comprising schools, student accommodation, university buildings and sports facilities along with the USDAW head offices.
- Historically an area of large detached villas set within landscaped grounds which have since been demolished or adapted for other uses such as Oakley (the Site) and Behrens Hall (formerly The Oaks, grade II listed building and now university hall of residence).
- Dissected by the busy thoroughfare of Wilmslow Road which provides public transport links to surrounding area along with pedestrian and cycle connections.
- Mature trees to peripheries of grounds often contain views from adjacent main roads and create a mature landscape framework which contributes to the leafy appearance of the townscape.
- Prominent buildings include the Toast Rack and the Owen's Park Tower. A recently consented 11 storey building by Ollier Smurthwaite will introduce a further taller building seen on the skyline in the surrounding area.
- Large areas of private open space occupied by sports pitches. Built form often looks onto open space and central grassed courtyards.
- Buildings typically of a large footprint but variable in scale and character including a number of medium rise apartment blocks of three to six storeys and occasional taller buildings rising up to 19 storeys.
- Materiality is typically red or buff brick with occasional rendered facades, stone or metal cladding and the distinctive expressed concrete frame of the Toast Rack.
- Listed buildings include: Platt Chapel (grade II), Hollings Building (grade II), Appleby Lodge (grade II), The Firs and attached annex (grade II) and the Lodge of the Firs, with attached gateway (grade II).

2.34 TCA1 is considered to be of **Medium Value** due to the presence of scattered listed buildings, established institutions of cultural value and extensive framework of mature trees.



Figure 2.5: Treed walkways and built form of varied character within University of Manchester Fallowfield campus

TCA2: Riga Road Terraces

2.35 TCA2 is an area of consistent townscape to the south of the Site which typically comprises private terraced housing occupied by university students. The key characteristics are:

- Residential area to the south of the Site with a coherent character relating to land use, era, scale, density and appearance.
- The structure of the townscape is set within a linear grid formation that provides through links to Wilmslow Road and connections to Platt Fields Park.

- The housing stock is predominantly two or three storey Victorian terraces constructed in red brick with slate or clay tile roofs, bay windows and low brick walls enclosing narrow front gardens.
- Variation in character seen at the junction of Wilmslow Road / Langley Road with the 1960s Hilltop Court three storey apartment blocks.
- Street trees are scarce and mature vegetation is generally confined to rear gardens. The streetscape is often occupied by on street parking.
- Views are typically focussed along the residential streets within the area with limited focal points or long distance views.
- The area is not covered by any townscape related or heritage designations.

2.36 TCA2 is considered to be of **Ordinary Value** due to it not being covered by any townscape or heritage designations and the character being fairly typical of residential areas in south Manchester.



Figure 2.6: Victorian terraces to south of Site (left) and Hilltop Court (right) within TCA2

TCA3: Fallowfield District Centre

2.37 TCA3 comprises the district centre of Fallowfield located to the south of the Site and associated with the busy thoroughfare of Wilmslow Road. The characteristics are:

- District centre primarily associated with Wilmslow Road, a key route into Manchester City Centre.
- Land use is predominantly commercial to ground floor with a series of local shops, cafes and small businesses with offices or residential units to upper floors. Small bars, pubs and independent cafes are also present reflecting the student population of surrounding residential areas.
- Local landmark buildings include the grade II listed church of the Holy Innocents and St James and the grade II listed Queen of Hearts Public House that mark a key junction in the townscape between Wilmslow Road, Wilbraham Road and Moseley Road.
- Formerly dissected by the railway line and former Fallowfield Station with the dismantled railway line now a National Cycle / Sustrans route.
- Built form is varied in style and appearance which adds visual interest and contributes to the busy character of the area. Building heights vary between three and four storeys with varied cornice heights and roof profiles.
- The inconsistent appearance of shop frontages and signage often adds clutter to the street scene and can have an intrusive influence on the appearance of the area.
- Materials present in the area include red and buff brick, metal cladding, stone dressings, slate roof tiles and yellow sandstone rubble.
- Vegetation is sparse with a small number of street trees along Wilmslow Road and within grass verges or private courtyards.

2.38 TCA3 is considered to be of **Medium Value** comprising two listed buildings including the church of Holy Innocents and St James which is a skyline feature and local landmark.



Figure 2.7: Commercial uses along Wilmslow Road (left) and grade II listed church of Holy Innocents and St James (right) within TCA3

TCA4: Platt Field Park

2.39 TCA4 encompasses an extensive area of public open space located to the north and west of the Site. The key characteristics are:

- Edwardian public open space with a mix of spaces for formal and informal recreation.
- Recreation facilities include boating lake, basketball and tennis courts, BMX and Skate Park, Platt Lane Sports Complex along with extensive areas of amenity grassland and numerous walkways.
- Formerly occupied by large mansions and manor houses with extensive gardens, elements of which remain in place. Historic features include the grade II* listed Platt Hall, the Shakespearean Gardens, the Nico Ditch Scheduled Monument (an early medieval boundary ditch) and the grade II* listed Church of Holy Trinity.
- Various access points from surrounding residential areas.

- Mature tree belts following Platt Brook and to the peripheries of the park with a number of significant mature parkland trees.

- Mature trees often contain the surrounding urban townscape from view.

2.40 TCA4 is considered to be of **Medium-High Value** due to the community value of the public open space and the presence of a Scheduled Monument and listed buildings.



Figure 2.8: Boating lake (left) and Shakespearean Gardens within TCA4

TCA5: Oak Hall Lane

2.41 This small TCA comprises a single residential street to the northeast of the Site that sits between the University of Manchester Fallowfield Campus and The Manchester Grammar School. The residential street is characterised by its leafy suburban character and relatively coherent scale and appearance of built form. Residential properties are set back from the road behind front gardens with low brick walls and planting. The residential properties are two storey, semi-detached houses constructed in red brick with brick and white render detailing. The quality of the residential properties and mature street trees contribute to the scenic quality of the area. TCA5 is considered to be of **Ordinary Value** due to it not containing any designated heritage assets.



Figure 2.9: Mature trees and residential properties within TCA5

Trees and shrubs within the Site

2.42 Twelve of the trees within the Site are covered by a TPO. The mature trees within the Site contribute to the amenity value of the area, the visual quality of the adjacent streetscape and the established leafy character of the area. The mature trees provide some visual containment to the Site from the surrounding Platt Fields Park. The Aboricultural quality of the trees have been identified as varying between high and low. Overall, the trees and shrubs within the Site are considered to be of **Medium-High Value**.

3. Visual Baseline

3.1 An assessment of the local visual context and visual amenity was undertaken on site in April 2021 to understand the existing extent of visibility of the Site and key views and visual receptors likely to be affected by the Proposed Development. In this context, the term 'Site' is used to refer to the full extent of the Site and the existing features within it. The visibility of the Site was established through desktop analysis of the surrounding area and then by confirming on site the localised screening effect of existing topography, street patterns, built form and any vegetation. As part of this baseline appraisal, a computer generated Zone of Theoretical Visibility (ZTV) has been produced. ZTV mapping is a tool that can be used to identify the visibility of a development from specific locations in the wider environment. The site visit and ZTV established the area in which the Site, and the Proposed Development, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and the areas where views can or are likely to be possible; and, the nature of these views. These factors interrelate, but for the purpose of the assessment will be dealt with in that order.

3.2 Key 'representative views' were identified which reflect the character and quality of typical views from the key receptors and to form the baseline against which the visual effect of the Proposed Development could be assessed. The selection of representative views to be included within the TVIA has been presented to and agreed with the case officer at MCC.

3.3 **Figure 6** of ***Appendix 3*** provides a plan of the representative viewpoint locations; which form part of this assessment within the TVIA. The initial baseline photography which demonstrates the wider context in panoramic winter views taken during the site visit in April 2021 is set out at **Figure 7** of ***Appendix 3***. Descriptions of the baseline situation of the views are set out in **Section 5** with the supporting baseline photography and visualisations of the Proposed Development. The photography for the visualisations was taken in May 2021 when trees were coming into leaf.

Extent of Visibility

3.4 As demonstrated by the ZTV set out at **Figures 4 and 5** of ***Appendix 3*** and as confirmed during the site visit, the principal areas where the Site and the Proposed Development would be visible are the roads running past the Site boundary (Wilmslow Road, Langley Road and Riga Road); residential properties to the south of the Site on Langley Road; open spaces in the surrounding townscape (Platt Fields Park and private sports pitches at the Armitage Sports Centre and Manchester Grammar School); and, more distant views from key approach routes including Wilbraham Road, Moseley Road, Oxford Road and Wellington Road. There is limited visibility indicated in residential areas away from the immediate context of the Site.

3.5 The ZTV mapping utilises LiDAR data with 1m grid resolution, incorporating available information on existing topography, built form and mature vegetation. The ridge heights of the Proposed Development were provided by Tim Groom Architects and utilised in the production of the ZTV. The green to red colour range indicates where in the surrounding townscape the proposed development would potentially be visible from, with red areas indicating the highest predicted extent of visibility. The blue areas demonstrate parts of the townscape where the scheme is likely to be obscured. The ZTV process does not provide an accurate detailed picture of where the development will be visible, due to not all vegetation or recent development being included in the available LiDAR data 3D model. Resultantly, the process gives a larger extent of visibility of the proposals than would happen in reality. However, it is a useful starting point to help identify the key views likely to be affected. The ZTV was produced for an area within a 2km radius of the Site. The larger areas of predicted visibility are typically within 1km of the Site. There are likely to be some more distant viewpoints beyond this from which the development would be visible but it would appear as a very small feature in the background of the view and visual impacts from this distance would not be significant.

Local Visual Amenity

3.6 Features of the Site generally make a positive contribution to local visual amenity. In particular the mature trees and shrubs within the grounds and the original parts of the Villa. The large mature trees along the eastern boundary contribute to the leafy appearance of Wilmslow Road and the brick boundary wall and planting contribute to the character of the area as perceived from adjacent parts of Platt Fields Park. The service entrances and unsympathetic extensions to the villa are of lower architectural quality and visual interest and have less of a positive influence on local visual amenity.

3.7 In the local area, mature street trees, extensive areas of open space and local landmark buildings contribute positively to local visual amenity. The university campus sits within an established landscape framework and Platt Fields Park provides a green backdrop to many views. Features seen on the skyline include the spire of the Church of the Holy Innocents and St James (grade II), the Wilbraham Road Synagogue (grade II), the Hollings building at Manchester Metropolitan University or the 'toast rack' (grade II) and the spire of the Church of Holy Trinity (grade II*). The Owens Park Tower is also a prominent feature on the skyline, with the more utilitarian 19 storey building with protruding lift overrun seen in many long distance views.

Key Views

3.8 The planning policy documents and information relating to nearby conservation areas do not identify specific local or protected views.

Visual Receptors

3.1 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. The key visual receptors which have been identified within the study area with potential to be affected by the Proposed Development are set out in **Table 3.1** below.

3.2 Although surrounding residential properties form a further receptor group, these will generally not be considered in detail within the TVIA as views from private properties are not a material planning consideration[1] unless the impact of the proposals is likely to be so great that it would harm the residential visual amenity of the property. This is not considered likely to be the case for any of the surrounding residential properties other than potentially the facing properties on Langley Road. Other areas of student accommodation are set away from the Site to the eastern side of Wilmslow Road and visually contained by mature vegetation. It is considered that the separation distances between the Site and these other surrounding properties (circa 80m) is sufficient enough to prevent unacceptable harm to residential visual

[1] 'Aldred's Case' in 1610 established that there is no legal right to a view for private dwellings.

amenity. Therefore, only the Langley Road properties will be assessed as a residential visual receptor in this TVIA.

Table 3.1: Key Visual Receptors

Visual Receptor	Commentary
Road users and pedestrians on Wilmslow Road *Representative Views 1, 6, 9 and 11*	Wilmslow Road is a key link into Manchester and busy transport corridor supporting a large number of pedestrian and vehicular users. It provides a connection between Fallowfield and other nearby district centres of Withington and Rusholme and has a series of bus stops for bus links into the city centre. An elongated bus shelter runs adjacent to the eastern boundary of the Site and a number of small businesses and local shops front onto Wilmslow Road to the south of the Site further increasing the footfall in this location. Views along Wilmslow Road are often framed by large mature trees which contribute to a leafy established appearance to the area. Built form of varied scale and appearance adds interest to views. Whilst travelling through the district centre of Fallowfield, views are more cluttered and there is greater activity with signage and commercial uses to ground floor. When travelling north, the built form within the Site does not become visible until the junction with Langley Road. The original villa is seen at this junction along with the three storey 1937 extension block. During summer months, the mature trees on the eastern boundary of the Site would further contain views. As the road runs adjacent to the Site, the lower parts of the building is obscured by the bus shelter. When travelling south along Wilmslow Road, the Site is typically contained by mature trees within Platt Fields Park. Glimpsed views are possible of the red brick buildings and the brick boundary wall. These views increase during winter months when trees are not in leaf.
Open space users at Platt Fields Park *Representative Views 2, 3, 4, 8 and 10*	Extensive area of public open space created in Edwardian times and accessible from a variety of residential communities. Comprising a mix of formal and informal recreation facilities. A variety of different scaled spaces provide a mix of open panoramic and more enclosed views. Due to the blocks of mature trees that surround the Site, its visibility will change with the change in seasons. During summer months, views are limited to adjacent parts of the open space including the Shakespeare Garden and to the north of Mabfield Road and west of Wilmslow Road. In these views the existing extensions to the Villa are visible behind the brick boundary walls and mature trees and shrubs within the Site are also seen. Further away from the Site, views are often contained by mature tree belts running alongside Platt Brook, to the centre of the boating lake and to the peripheries of spaces within the park. During winter, limited glimpsed views are possible of built form within the Site from areas to the west. In longer distance views Owen Park Tower, the Toast Rack and the spire of Holy Innocents Church are all features seen on the skyline.
Pedestrians and road users on terraced residential streets to the south of the Site including Langley Road, Riga Road and Albion Road *Representative View 5*	Compact block of Victorian terraced streets located to the south of the Site and predominantly occupied by students. Views are framed by the continual two or three storey building frontages with lower floor bay windows, low brick walls enclosing narrow gardens and occasional street trees. Views towards the Site from the east-west orientated streets are prevented by the rows of built form. This is with the exception of Langley Road which runs parallel to the southern boundary of the Site. From here, there are open views of the brick boundary wall and 1937 and 1970s extensions, along with views into the car park. These more recent buildings have a more functional appearance with limited architectural interest and brick walls and railings reduce the relationship with the streetscape in the views. To the eastern end of the street, there are views towards the original villa and mature trees and shrubs within the car park. The unsympathetic extension block detracts from the villa's silhouette in these views. From Mabfield Road there are framed views towards the Site at the junction with Langley Road. These views encompass the edge of Platt Fields Park. There are also framed views towards the Site from Riga Street where the 1970s three storey extension block terminates the view. This building integrates with the red brick of the surrounding residential terraces but brings little interest to the background of the view.
Road users and pedestrians on Mosley Road and Wilbraham Road (A6010) *Representative View 13 and 14*	Busy 'A' road travelling east-west through south Manchester and connecting Fallowfield with Levenshulme and Stretford. Views are framed by residential properties of varied character, apartment blocks, local amenities and mature street trees. When travelling through Fallowfield, the mature trees contribute to a leafy established character to views and the grade II listed Wilbraham Road Synagogue and Holy Innocents Church add interest to views. Further west along the road, towards the junction with Princess Road, street trees are less common and residential development is of a higher density. Owens Park Tower is a prominent structure on the skyline when approaching Fallowfield from the west, marking the university campus. The tower is also prominent when approaching on Mosley Road from the east, seen behind the red brick wall that encloses the Armitage Sport Centre sports pitches. The Site is not visible from this road due to mature trees and built form in the intervening townscape.
Road users and pedestrians on Wellington Road *Representative View 7*	Secondary street that provides access to residential streets from Wilbraham Road. Views are typically framed by two storey red brick semi-detached properties and mature trees. As the road bridges over the dismantled railway line, the spire of the Holy Innocents Church and Owens Park Tower are seen on the skyline. Views are typical of residential areas in South Manchester. The Site is obscured by mature trees and built form in the intervening townscape.
Road users and pedestrians on Old Hall Lane *Representative View 12*	Relatively quiet residential street to the east of the Site with residential properties to the south and Manchester Grammar School to the north. The large two storey, semi-detached houses are set back from the road behind ornamental shrubs within front gardens or mature street trees. These features enhance views

Visual Receptor	Commentary
	at street level and contribute to the leafy appearance of the townscape. There are more open views looking across the sports pitches to the north where the spire of the former church of St James (grade II) and the Hollings Building at Manchester Metropolitan University / the 'Toast Rack' (grade II) are visible. The built form within the Site is glimpsed during winter from the western end of the street at the junction with Wilmslow Road. During summer, mature trees within Platt Fields Park would obscure views of the Site. Further east along the street views of the Site are prevented by the residential properties and mature street trees. The Owens Park Tower building is glimpsed on the skyline behind these residential properties.
People engaged in sports at The Armitage Sports Centre and Manchester Grammar School *No view provided due to private ownership*	Formal sports pitches associated with the University of Manchester and Manchester Grammar School. The facilities are not open to the public and people using the open space would be engaged with formal sports. These areas are typically enclosed by brick walls, fencing, residential properties or educational facility buildings which restrict the extent of views out. Views towards the Site are prevented by surrounding built form and mature trees.
Residents of residential properties on Langley Road *No view provided due to private ownership*	The north facing habitable windows of the terraces on Langley Road face directly onto the Site with windows approximately 17m away from the elevation of the 1937 and 1970s extension buildings. Views would be contained by the three storey brick building which would add little interest to views and would block views of the original villa and Platt Fields Park. The three storey flats to the eastern end of Langley Road have more open views looking across the Site car park and of mature trees and shrubs within the grounds. Properties to the western end of Langley Road would have views onto the service car park and blank brick wall.

Representative Views

3.3 In order to recognise and assess the likely effects of the Proposed Development on the identified visual receptors, a number of Representative Views from these visual receptors have been identified. The locations of the viewpoints are set out in **Figure 3.1**. The Representative Views are listed in **Table 3.2** with brief commentary on why they have been selected and the visual receptors they represent. The selection of these views has also been informed by further consideration of the townscape character areas and the surrounding heritage assets that help to define the nature and value of the surrounding area.

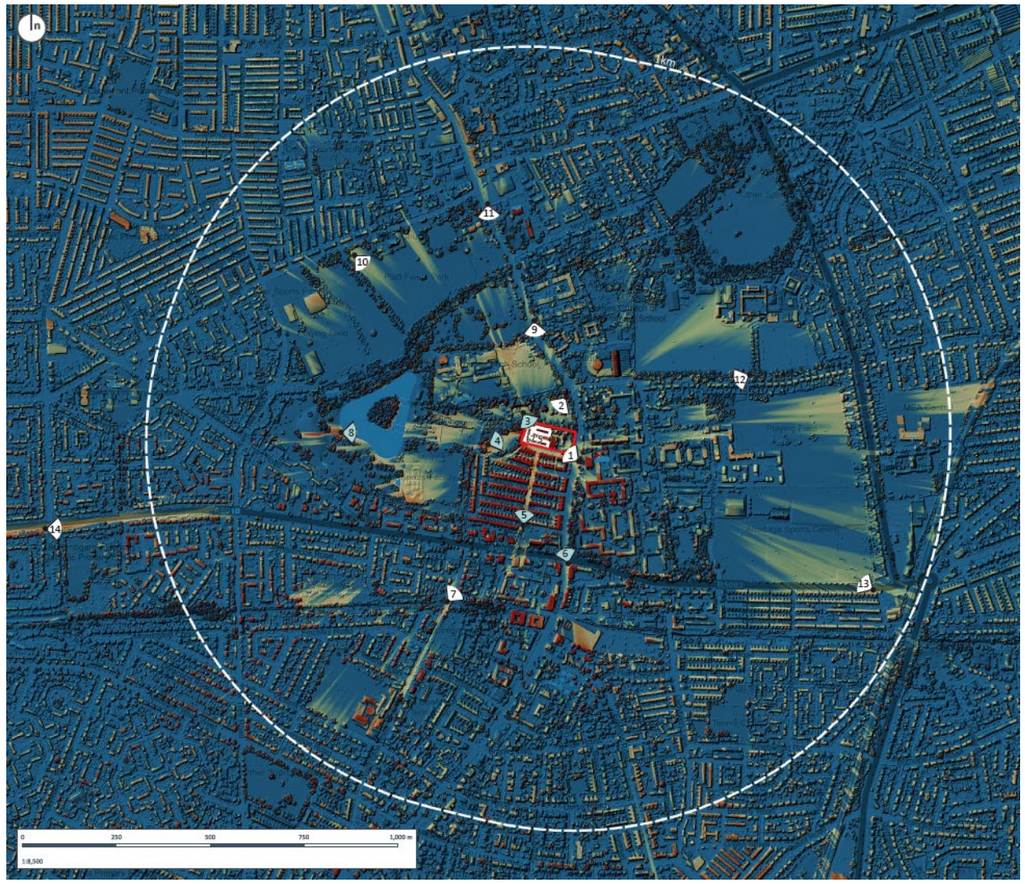


Figure 3.1: Representative Viewpoint Location Plan

3.4 In order to recognise and assess the likely effects of proposed development on the identified visual receptors, visualisations have been prepared using different visualisation types. The type of visual representation has been guided by the Landscape Institute's Technical Information *Note 06/19: Visual Representation of Development Proposals* and *GLVIA3* which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. It was recommended that due to the scale of development and sensitivity of the Site that a combination of verified Rendered/Photomontage and Photowire Type 4 visualisations and Photowire Type 3 visualisations should be produced.

3.5 The rendered views demonstrate the materiality of proposed development and its relationship with the existing street scene and neighbouring buildings, and so are most helpful for closer distance views. The photowire views illustrate the massing of the proposed development and demonstrate how it sits in the wider townscape and in relation to other built form, and so are most helpful for longer distance views. The type of visualisation recommended (i.e. wireframe or rendered photomontage) is identified in **Table 3.2** below.

3.6 The selection of visualisation types was confirmed with officers at MCC. The Visualisations and baseline photography have been produced in accordance with the Landscape Institute Technical Information Note 06/19. For local townscape views a 35mm lens was used in order to capture the surrounding context. If it was not possible to capture the full site and proposed development within the view, only where necessary, a wider lens and tilt shift has been applied. This process is described in the methodology provided by Infinite 3D at ***Appendix 4***. In views from the wider area a 50mm lens has been utilised in accordance with the standard for landscape photography.

Table 3.2: Representative Viewpoint Locations

Representative Viewpoint Location	Visualisation Type	Commentary
RV1 – View from pedestrian crossing on Wilmslow Road, looking northwest.	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on Wilmslow Road on approach to the Site from the south.
RV2 – View from entrance to Platt Fields Park from Wilmslow Road, looking southwest.	Type 3[2] – wireline	To demonstrate views experienced by users of the public open space directly to the north of the Site.
RV3 – View from Shakespearean Garden within Platt Field Park looking southeast.	Type 4 – render (AVR Level 3)	To demonstrate views experienced by users of the public open space directly to the north of the Site.
RV4 – View from Platt Fields Park, close to the entrance from Mabfield Road, looking east.	Type 4 – render (AVR Level 3)	To demonstrate views experienced by users of the public open space directly to the west of the Site.
RV5 – View from Riga Road at the junction with Landcross Road, looking north.	Type 4 – render (AVR Level 3)	To demonstrate views experienced from a residential area to the south of the Site.
RV6 – View from pedestrian crossing point at junction between Wilmslow Road and Mosley Road	Type 4 – render (AVR Level 3)	To demonstrate views experienced by pedestrians and road users at a busy townscape junction. View encompasses two grade II listed buildings, the Queen of Hearts Public House and the Church of Holy Innocents and St James.
RV7 – View from Willington Road bridge over the dismantled railway line, close to junction with Sherwood Street, looking north	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a min road running through a residential area to the south of the Site.
RV8 – View from the footpath encircling the boating lake in Platt Fields Park looking east	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by users of the public open space on a well-used leisure route.
RV9 – View from eastern pavement of Wilmslow Road, close to bus stop looking south.	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a busy thoroughfare and approach to the Site from the north.
RV10 – View from entrance to Platt Fields Park from Platt Lane, looking southeast	Type 4 – render (AVR Level 3)	To demonstrate views experienced by users of the public open space. View encompasses grade II* listed Church of Holy Trinity.
RV11 – View from eastern pavement of Wilmslow Road looking south	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a busy thoroughfare and approach to the Site from the north. View encompasses grade II* listed Plat Hall.
RV12 – View from Old Hall Lane at the entrance to The Manchester Grammar School, looking west	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a residential street to the east of the Site.
RV13 – View from the southern pavement of Moseley Road, west of the junction with Belvedere Road looking northwest.	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a busy thoroughfare running through Fallowfield.
RV14 – View from the southern pavement of Wilbraham Road at the junction with Netherton Road, looking east.	Type 4 – wireline (AVR Level 1)	To demonstrate views experienced by road users and pedestrians on a busy thoroughfare running through Fallowfield.

[2] At the time of publication, survey data not available for this viewpoint. This data can be provided if required. Camera matching exercise with survey data for other views, demonstrated identified no discernible difference between the Type 3 and type 4 images.

4. Townscape and Visual Assessments of Effects

Approach to Assessment

4.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken in May 2021. The assessment is based on the scheme as set out in the Design and Access Statement and the detailed plans, sections and elevations produced by Tim Groom Architects and Layer Studio Landscape Architects, together with the visualisations produced for the scheme including AVRs by specialist visualisation consultant Infinite 3D (set out within the assessment of representative views at **Section 5** and at full size in ***Appendix 4*** with detailed methodology).

4.2 As previously outlined, the methodology and approach in undertaking this impact assessment is summarised in ***Appendix 2*** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Overview of Proposed Development

4.3 The Proposed Development for the application submission is described for planning purposes as:

"Part-demolition of the existing office buildings on site and erection of purpose built student accommodation. Retention and redevelopment of Oakley Villa to provide amenity and communal space, landscaping and associated infrastructure."

4.4 The supporting Design and Access Statement prepared by Tim Groom Architects provides a comprehensive description of the scheme design and its approach. This includes a review of how the proposals have responded to the particular constraints and opportunities of the Site. A summary of the key elements of the Proposed Development which are of relevance to this assessment is provided below:

- The proposed layout would seek to provide a sustainable student residential community, within a popular student area in close proximity to Fallowfield District Centre.
- The layout, materiality and façade design of the built form would respond to the context provided by the retained Oakley Villa (non-designated heritage asset) and surrounding built form including the residential terraces to the south on Langley Road. The new built form would be positioned to reinstate the villa as a standalone element, with two new buildings surrounding a sunken courtyard garden.
- The original villa would be renovated with a contemporary extension to the rear inspired by elements of the historic façade. The villa would be used for student amenity spaces including games rooms, library, study spaces, meeting rooms and a community room.
- A four storey accommodation block would broadly follow the existing building footprint, replacing the 20th Century extension blocks. Further student accommodation would be provided in the proposed 13 storey building positioned to the north of the Site. The windows in this building have been designed to be larger to provide views out over Platt Fields Park.
- The layout would introduce a more positive relationship to Langley Road with traditional pitched roof, proposed tree and hedgerow planting, low boundary walls and planter bed at street level and more welcoming entrance points.
- The four storey Langley Road building (building one) would primarily be constructed of brown/red hand laid brick with zinc clad roof. Architectural detailing would include zinc clad dormer windows, decorative anodised aluminium perforated window panels and white GRC spandrel and window headers.
- The 13 storey building to the north of the Site (building two) would incorporate fluted reinforced concrete piers to the base of the building, white GRC spandrel panels at each floor, profiled buff hand laid brickwork piers from second floor upwards to contrast with the red brick of the villa and building one, and decorative anodised aluminium perforated window panels.
- The façade of single storey extension to the villa would incorporate a number of slender white reinforced concrete piers, to reflect the window bays of the existing villa, bronze window frames and header details and a largely glazed elevation to provide strong visual connections with adjacent courtyard.
- The implementation of the Proposed Development would preserve all Category A trees. This includes the mature trees alongside Wilmslow Road and to the northwest corner of the Site that are subject to a TPO.
- Three individual Category B trees and three groups (eight trees) would be removed to accommodate the development along with further four Category C trees and areas of ornamental shrub planting. These are located to the north of Oakley villa and include: two Yew; four Sycamores; groups of Holly, Yew and Rhododendron; a group of ornamental trees and shrubs running along the northern edge of the Site; a Laurel hedge; two Purple leaf plumbs; and, two shrub beds within the existing car park.
- New tree planting would be provided throughout with a replacement rate at two new trees for every one removed. New ornamental shrub planting would be provided along with hedgerows, seating areas, SUDs and bike racks. The positioning of the built form would allow some visual connections from the sunken garden to the adjacent parkland.

4.5 The design would include built form that is taller than existing features within the Site and which is considered to be of high architectural quality. To ensure the legacy of the building in contributing positively to the local skyline, the detailing and material palette has been carefully explored by the architects and the scale and form of the fixed scheme has been tested within this TVIA.

Sensitivity of Townscape Character Receptors

4.6 The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. Effects on townscape character are both direct i.e. on the TCA that the Site is located within, and indirect i.e. changes to characteristics that occur beyond the boundary of the TCA. An assessment of the sensitivity of each of the townscape receptors is provided in **Table 4.1**.

Table 4.1: Sensitivity of Townscape Receptors

Townscape Character Area	Value	Susceptibility to change	Sensitivity
TCA1: Fallowfield Campus and Institutions	**Medium**	**Low –** Townscape receptor would be able to accommodate development without undue negative consequences for the maintenance of the baseline townscape character. This is due to the existing varied scale of built form including taller residential blocks which is compatible with the type and scale of development proposed. The area is positioned in close proximity to the district centre with good public transport connections to the city centre and close to existing university accommodation and student facilities.	**Medium-Low**
TCA2: Riga Road Terraces	**Ordinary**	**Medium –** The townscape receptor has some relationship with the type of development proposed due to the residential uses typically occupied by students. The consistent scale and height of built form present in the TCA, which contrasts with the scale of development proposed increases the receptor's susceptibility.	**Medium-Low**
TCA3: Fallowfield District Centre	**Medium**	**Medium –** The townscape receptor has some relationship with the type of development proposed due to the residential uses and associations with occasional larger scale development in the centre. The smaller scale of built form present in the TCA and the presence of designated heritage assets, which contrasts with the scale of development proposed increases the receptor's susceptibility.	**Medium**
TCA4: Platt Field Park	**Medium-High**	**High** - Townscape receptor would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character. This is due to the recreational uses that are valued by the community, the open nature of the area, the presence of designated heritage assets and the ecological value of the Platt brook.	**Medium-High**
TCA5: Oak Hall Lane	**Ordinary**	**Medium –** The townscape receptor has some relationship with the type of development proposed due to the residential uses albeit typically in private ownership rather than student accommodation. The smaller and consistent scale of built form present in the TCA, which contrasts with the scale of development proposed increases the receptor's susceptibility.	**Medium**
Trees and shrubs within the Site	**Medium-High**	**Medium –** Existing mature trees that contribute to the character of the area. Identified as ranging between high and low arboricultural value, with 12no. trees subject to a TPO. Potential for retention or replacement and enhancement within layout of development of the type and scale proposed.	**Medium**

Sensitivity of Visual Receptors

4.7 **Table 4.2** establishes the sensitivity of the previously identified visual receptors. This is based on the identification of the value of the visual receptor's view and the susceptibility of change within the views to the Proposed Development. The latter is established by considering the occupation or activity of people; and extent of attention or interest that may therefore be focused on the views and visual amenity.

4.8 Guidance in GLVIA3 notes that the visual receptors most susceptible to change are likely to include: people who are engaged in outdoor recreation whose attention is likely to be focused on the landscape and on particular views; visitors to heritage assets; and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with moderate susceptibility to change include travellers on road, rail or other transport routes and visual receptors likely to be less sensitive to change include: people engaged in outdoor sport or recreation; and, people at their place of work whose attention may be focused on their work or activity.

Table 4.2: Sensitivity of Visual Receptors

Visual Receptor	Value	Susceptibility to change	Sensitivity
Road users and pedestrians on Wilmslow Road	**Medium-Ordinary –** Views are not typically associated with heritage assets or identified in planning policy, with the exception of occasional listed buildings. Views experienced by the receptor make a positive contribution to visual amenity due to the presence of significant mature trees and local landmarks.	**Medium** – Views and visual amenity likely to be of moderate importance to pedestrians and road users.	**Medium**
Open space users at Platt Fields Park	**Medium -** The views experienced are not typically related to heritage assets or identified in planning policy. However, the open space is valued by the local community and views are of high scenic quality.	**High –** Views and visual amenity likely to be of high importance to users of the open space.	**Medium-High**
Pedestrians and road users on terraced residential streets to the south of the Site including Langley Road, Riga Road and Albion Road	**Ordinary -** Views are not associated with heritage assets or identified in planning policy. Views are typically unremarkable, with occasional buildings or mature trees contributing positively to the visual amenity experienced by the receptor.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the residential area.	**Medium-Low**
Road users and pedestrians on Mosley Road and Wilbraham	**Medium-Ordinary –** Views are not typically associated with heritage assets or identified in planning policy, with the exception of occasional	**Medium** – Views and visual amenity likely to be of moderate importance to pedestrians travelling through the district centre.	**Medium**

Visual Receptor	Value	Susceptibility to change	Sensitivity
Road (A6010)	listed buildings. Views experienced by the receptor make a positive contribution to visual amenity due to the presence of significant mature trees and local landmarks.		
Road users and pedestrians on Wellington Road	**Ordinary -** Views are not associated with heritage assets or identified in planning policy. Views are typically unremarkable, with mature trees contributing positively to the visual amenity experienced by the receptor.	**Medium** – Views and visual amenity likely to be of moderate importance to pedestrians and road users travelling through the residential area.	**Medium-Low**
Road users and pedestrians on Old Hall Lane	**Medium-Ordinary –** Views are not typically associated with heritage assets or identified in planning policy, with the exception of occasional listed buildings. Views experienced by the receptor make a positive contribution to visual amenity due to the presence of significant mature trees and local landmarks.	**Medium** – Views and visual amenity likely to be of moderate importance to pedestrians and road users travelling through the residential area.	**Medium**
People engaged in sports at The Armitage Sports Centre and Manchester Grammar School	**Medium-Ordinary –** Views are not typically associated with heritage assets or identified in planning policy, with the exception of occasional listed buildings. Views experienced by the receptor make a positive contribution to visual amenity due to the presence of significant mature trees and local landmarks.	**Low –** Views and visual amenity likely to be of low importance to people engaged in formal sports activities.	**Medium-Low**
Residents of residential properties on Langley Road	**Ordinary -** Views are not associated with heritage assets or identified in planning policy. Views are typically unremarkable, with occasional mature trees or buildings of interest contributing positively to the visual amenity experienced by the receptor.	**High** – Views and visual amenity likely to be of high importance to local residents.	**Medium**

Construction Effects

4.9 The key aspects of the construction phase which have potential to affect the townscape and visual receptors have been identified as: demolition works associated with the removal of the twentieth century extension blocks; construction machinery (including tower cranes), removal of mature trees and tree protection fencing to retained trees, material stock piles, scaffolding, vehicle movements, contractor site offices and compounds, and the incremental appearance of the building itself during the construction process.

4.10 Any effects arising during the construction phase are regarded as short term or temporary effects and have therefore not been separately described. However, in general terms, the construction effects of the proposed development would be no greater in magnitude than those described below for the completed development but would generally be considered to be either Neutral or Adverse effects. The exception to this is effects associated with the tower cranes associated with the development. These would be visible from a wider area than the completed building itself and would form a noticeable skyline feature in views from the surrounding area.

Townscape Impacts

4.11 The assessment of townscape impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely changes to the key townscape elements within the Site and then an assessment of the impact of these changes on townscape character.

Changes to Townscape Elements

Land Use

4.12 The proposals represent a change in the type of land uses present within the Site with the implementation of a student accommodation development in place of the existing office uses. The land uses would reflect the surrounding context with the University of Manchester Fallowfield Campus located directly to the east and the existing presence of halls of residence and private sector student houses and flats. The location of student amenity spaces within the retained villa would also contribute positively to the vitality of the immediate area.

4.13 The proposed land use changes are considered to be appropriate to the local character due to the location within a popular student area. The proposed changes would have a positive effect on local character through added vibrancy and improved quality of built form experienced alongside an important gateway into the city. The changes to land use are considered beneficial.

Urban Structure and Built Form

4.14 The Proposed Development involves the demolition of the twentieth century extension blocks which are of little architectural merit. The removal of these would create a greater prominence to the original Oakley villa (non-designated heritage asset) with its silhouette now perceived in isolation reflecting the historic urban structure of the townscape. The two proposed buildings would be separated from the villa and set around a central courtyard garden.

4.15 The Proposed Development would involve the construction of a four storey block alongside Langley Road which would broadly follow the existing building footprint. The eave line of the new building would be lower than the current parapet level and the façade design has been influenced by the proportions of the terraced housing on the opposite side of Langley Road. The use of dormer façade and traditional pitched roofscape to this building would have a domestic appearance that responds to the local context and would create an attractive interface with the adjacent parts of Langley Road and Platt Fields Park.

4.16 The tallest building would be located to the northern side of the Site where it would be furthest away from local residents to the south. This would reduce the perception of height and mass from the immediate streetscape. The proposed 13 storey building would be visible from the surrounding parkland

but would sit within an established framework of surrounding mature trees. The more open nature of the surrounding parkland to the north and west of the Site, would give the building breathing space and would reflect the siting of existing tall buildings in the area, which are typically set back from the local streetscape and set within mature landscaped grounds. The height of the building is commensurate with these other taller buildings including Owens Park Tower (19 storeys), the Toast Rack (8 storeys) and the consented 11 storey Ollier Smurthwaite building.

4.17 MCC planning policy defines tall buildings as those "*which are substantially taller than their neighbourhoods and/or which significantly change the skyline*". The criteria for these buildings include the need to be of excellent design quality, be appropriately located, contribute positively to sustainability, contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance and bring significant regeneration benefits. It is considered that the proposed modern building would meet these requirements through its association with the university of Manchester Fallowfield campus and a popular student area, the improvements to a non-designated heritage asset, the increased vitality of the local area with a new student community and the high architectural quality of the proposed built form.

4.18 The new built form would provide a more consistent character to the Site which currently varies in condition and appearance. The new buildings would be of high quality design and construction adding to the visual interest of the area. They would be of superior quality to the existing twentieth century extension blocks and the proposals would revitalise an existing historic building which contributes to the local character of the area. The increased height of built form would be read in context with the surrounding university campus and is positioned in a part of the Site which is sympathetic to existing residents.

4.19 The built form would respond to local character in relation to building massing, architectural proportions, roof design, materials and the adjacent street scape. The predominant materials used in the Proposed Development would be red and buff coloured brick which would be durable and sympathetic to both the existing retained building on Site and surrounding built form. The brick façades would be broken up by decorative window panels, reinforced concrete spandrels and window headers and zinc clad dormer windows to break up the massing and add contemporary architectural interest that introduces an added depth to the façade and additional visual interest. The use of a lighter coloured brick to the façade of the taller building would create definition between the retained villa and built form along Langley Road and have a more recessive and light weight appearance when seen against the backdrop of open sky.

4.20 Due consideration has been given to how the built form meets the ground and integrates with the surrounding streetscape. A brick planter bed would be positioned to ground floor level of building one which would create separation between windows and the adjacent pavement and also increase visual interest in the streetscape. New hedgerow planting would be introduced along the eastern side of the Langley Road boundary. A more welcoming entrance to the retained villa would be created with the removal of the unsympathetic extension to the southern elevation. The proposed predominantly glazed extension to the villa would also create a more active frontage to Langley Road with the student amenity services introducing greater activity in this part of the Site.

4.21 In townscape terms, it is considered that the proposed changes to urban structure and built form are likely to have an overall beneficial impact on the local townscape character which integrates with the surrounding context of Fallowfield. The Proposed Development would have a noticeable presence in the townscape, but would be of high architectural quality and would be informed by local character.

Vegetation, Public Realm and Open Space

4.22 Details of the proposed planting and areas of communal open space are provided in the Softworks Plan, General Arrangement drawing and Landscape Design Development document by Layer Studio.

4.23 The implementation of the Proposed Development would preserve all Category A trees and all trees subject to the TPO. The Site would continue to sit within a framework of significant mature trees with the line of trees alongside Wilmslow Road being retained along with the mature trees within and adjacent to the Site boundary with Platt Fields Park. A total of 12 trees and areas of ornamental shrub planting would be removed to accommodate the Proposed Development. These are primarily located to the northeast of the Site on the northern side of the villa. The landscape proposals demonstrate that additional tree planting would compensate for this loss with a replacement rate of two proposed trees for every one that is lost.

4.24 New tree planting is proposed along the southern frontage with Langley Road with trees of an upright form (Prunus sargentii 'Columnaris') proposed in the new planted beds. A mix of native and ornamental tree planting and hedgerows are also proposed along the northern boundary to reflect and reinforce the character of the adjacent parkland. This would soften the views of the new built form when experienced from adjacent parts of the parkland. Further tree planting and ornamental grasses, shrubs and perennials are proposed throughout the grounds and central courtyard garden which would contribute positively to the appearance of the area and increase the diversity of plant species. There would be a reduction in the overall extent of hard surfacing due to the reduction in car parking and new areas of permeable paving. The landscape proposals would also contribute positively to the pedestrian experience along Langley Road and limited parts of Wilmslow Road, where views are not prevented by the bus shelter.

4.25 In the long term, once the replacement tree planting has established, these elements are considered to be beneficial and the high quality design of the scheme would contribute positively to place making. These elements are considered to have an overall beneficial effect on the public realm and vegetation within the Site.

Accessibility and movement

4.26 The new more activated frontage would contribute positively to the experience along Langley Road, improving the quality of the public realm which is currently influenced by service entrances and blank brick walls. The surrounding pedestrian and vehicular routes in the area would be unaffected by the proposals.

Effects on Townscape Receptors

TCA1 Fallowfield Campus and Institutions

4.27 The Proposed Development would introduce further student accommodation and associated facilities into a popular student neighbourhood in close proximity to the university campus. The height and massing of built form would be taller than what exists on the Site itself but would be reflective of existing tall building within the campus in close proximity to the Site. Key positive changes to townscape character would include:

- Demolition of built form of low architectural quality that currently detracts from the more interesting non-designated heritage asset within the Site. The removal of the unsympathetic extensions would reinstate the building as a local landmark that is representative of the historic structure of the townscape;

- Introduction of built form and open space of a high quality design and construction that responds in scale, materiality and land use to the existing and evolving character of the townscape;

- Increased visual interest in the Site and adjacent streetscape through additional planting and improved boundary treatments; and,

- Creation of a new student residential community with associated activity, social interactions and open space which would create a more vibrant area and would improve the appearance and experience of the surrounding streetscape along Langley Road and localised parts of Wilmslow Road.

4.28 It is considered that overall the proposals would integrate with and strengthen the character of the area. Some potential adverse effects have also been identified. This includes a reduction in the amount of open sky that is visible in views from the surrounding area as a result of additional large scale built form on the horizon and the removal of 12 trees within the Site. The presence of the large scale residential block would result in the immediate townscape becoming more urban and less suburban in character. However, this is not to the extent that the proposed height and massing of the building would be likely to be considered overbearing or overly dominant in the townscape. This is due to the positioning of building two to the northwest of the Site where it is away from existing local residents and surrounded by mature trees both within the Site and in Platt Fields Park. It is the findings of this assessment that the provision of high quality built form, the revitalisation of a non-designated heritage asset and associated landscape proposals across the full extent of the Site would outweigh these limited adverse effects.

4.29 Away from the Site itself, the overall character of the townscape with its defined pattern of large scale institutional buildings set within a mature landscape framework and the busy thoroughfare of Wilmslow Road would be maintained. Overall, the proposals would include appropriate land uses which would integrate with and strengthen the character of the area. It is considered that the overall type of effect of the Proposed Development on the character of TCA1 would be beneficial.

4.30 The influence of the Proposed Development on the townscape of TCA1 is demonstrated by Representative Views 1, 9 and 13 and by the architectural CGIs included in the Design and Access Statement. The change to the townscape character, arising from the Proposed Development would be a **Beneficial** type of effect of **Medium** magnitude.

TCA2: Riga Road Terraces

4.31 There would be no direct change to the characteristics of the residential townscape. Awareness of change would be limited to views of the new built form from north-south orientated Riga Road, Mabfield Road and adjacent properties on Langley Road. The rows of east-west facing terraced streets would retain their coherent character. When seen in views, the 13 storey building would noticeably contrast with the two storey terraces. However, this would be limited to small part of the character area. The adjacent streetscape of Langley Road would experience indirect beneficial effects due to the improvement in quality of architecture and boundary treatments. Overall, the effect is considered to be neutral, with no overall harm or improvement to the character of the area.

4.32 The influence of the Proposed Development on the townscape of TCA2 is demonstrated by Representative View 5. The change to the townscape character, arising from the Proposed Development would be a **Neutral** type of effect of **Low** magnitude, reducing to **Very Low** for much of the area where the majority of the development would be obscured.

TCA3: Fallowfield District Centre

4.33 There would be no direct change to the character of the district centre. The varied built form, busy character as a commercial centre and local landmarks would all be maintained. The roof line of the 13 storey building would be visible in occasional views from Wilmslow Road and Wilbraham Road. This would not be to the extent that it detracts from the prominence of the church spire on the skyline. The building would be read in context with the surrounding university campus and the contemporary architectural style and light coloured brick would preserve a contrast between the different character areas and the more historic built form within the district centre when seen on the skyline.

4.34 The influence of the Proposed Development on the townscape of TCA3 is demonstrated by Representative View 6. The change to the townscape character, arising from the Proposed Development would be a **Neutral** type of effect of **Very Low** magnitude, reducing to **Negligible** for much of the area where the development would be obscured.

TCA4: Platt Field Park

4.35 There would be no direct change to the character of this public parkland. The characteristics of an extensive Edwardian public open space with mature landscape framework would be maintained. The Proposed Development would result in indirect changes to character through the appearance of larger scale built form in some views experienced in the area. The scheme would be most visible from parts of the park that are adjacent to the Site including the Shakespearean Garden and the parkland to the north.

4.36 The Proposed Development would be perceived as part of the surrounding urban context already present in views as a result of the adjacent residential terraces, the existing buildings within the Site and existing views of Owens Park Tower. The proposed 13 storey building would be a more prominent feature than the existing built form and would result in a reduction in clear sky visible from some parts of the park. However, the building would be set behind a framework of mature trees which would preserve the overall enclosure of the open space which is a key characteristic of the area. Proposed tree planting along the northern boundary would reinforce this visual separation and soften the appearance of new built form in the long term. The perceived architectural quality of the modernist 13 storey building and the contemporary terraces would be higher than the existing twentieth century extensions that are currently visible from the park. In wider parts of TCA4, the Proposed Development would have minimal influence on the character of the area.

4.37 The influence of the Proposed Development on the townscape of TCA5 is illustrated by Representative Views 2, 3, 4 and 8. The change to the townscape character of TCA4, arising from the Proposed Development would be **Low**[3] and the type of effect would be **Neutral,** with no overall harm or improvement to the character of the area.

TCA5: Loxford and Manor Park Residential

4.38 There would be no direct change to the townscape characteristics of TCA5. The Proposed Development would be glimpsed on the skyline to the background of occasional views from this area, but would be obscured for the majority of the area. The occasional views would not detract from the domestic scale of

[3] Note: Some views from within the character area would experience a higher magnitude of change and these are considered separately as part of the visual impact assessment.

residential townscape and would be read in context with existing and consented development within the Fallowfield campus including the Owens Park Tower. The influence of the Proposed Development on the townscape of TCA6 is illustrated by Representative View 12. The change to the townscape character of TCA5, arising from the Proposed Development would be **Negligible**.

Trees and Vegetation within the Site

4.39 12 trees and some surrounding areas of shrub would be removed to accommodate the Proposed Development. This is considered a temporary adverse change due to the removal of trees and ornamental shrubs within the Site that contribute to the domestic setting of the villa. The trees that are particularly important for their visual amenity value and contribution to the character of the area along Wilmslow Road would be retained.

4.40 To compensate for this removal, new tree and shrub planting is proposed with a replacement rate for trees of two new trees for every one that is removed. The overall area of trees and shrubs and the diversity of species would increase due to the proposed planting within the communal areas of open space at street level along Langley Road. The management and appearance of landscape features within the Site would continue to be of good quality with an increase in areas of usable open space for residents. The additional mix of native and ornamental tree planting to the northern boundary would respond to the character of the adjacent parkland and reinforce the containment of the Site from the public open space. The changes to the trees and vegetation within the Site as a townscape receptor would be a **Beneficial** Effect of **Low** magnitude, increasing to **Medium** magnitude following the establishment of proposed planting.

Table 4.3: Summary of effects on Townscape Receptors

Townscape Character Area	Sensitivity	Magnitude of Change	Type of Effect
TCA1: Fallowfield Campus and Institutions	Medium-Low	Medium	Beneficial
TCA2: Riga Road Terraces	Medium-Low	Low (reducing to Very Low away from Riga Road and Langley Road)	Neutral
TCA3: Fallowfield District Centre	Medium	Very Low (reducing to Negligible where Proposed Development obscured)	Neutral
TCA4: Platt Field Park	Medium-High	Low	Neutral
TCA5: Oak Hall Lane	Medium	Negligible	Neutral
Trees and shrubs within the Site	Medium	Low (increasing to Medium following establishment)	Beneficial

Visual Impacts

4.41 The assessment of visual impacts likely to arise from the Proposed Development comprised initially, an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and secondly, an assessment of the impacts on the views from each of the representative viewpoints, provided in **Section 5**. This assessment should be read in conjunction with the Visualisations of the Proposed Development contained within ***Appendix 4***, and also the architectural images and elevations of the scheme prepared by Tim Groom Architects and contained within the Design and Access Statement.

Extent of Visibility of the Proposed Development

4.42 The visibility of the Site would increase with the implementation of the Proposed Development. This is due to the presence of new taller built form within the Site. The potential extent of visibility is demonstrated by the computer generated ZTV provided in ***Appendix 6***. The ZTV was produced using height information for the proposed buildings provided by Tim Groom architects. It should be noted that this visibility is based on available lidar data and does not take account of seasonal changes in leaf cover. The assessment of visibility has therefore been refined through the field study and the analysis of the Visualisations prepared by specialist consultants Infinite 3D.

4.43 The ZTV identifies visibility in immediate roads such as Langley Road, Riga Road, Wilmslow Road and longer distance views from Wilbraham Road, Wellington Road and Moseley Road. Large areas of the surrounding residential townscape are likely to experience no views of the Proposed Development with the ZTV just picking up the roofs of houses rather than identifying views from street level. The ZTV also demonstrates how views of the Proposed Development would become possible from parts of Platt Fields Park and private sports pitches associated with the Manchester Grammar School, the Armitage Sports Centre and Manchester High School for Girls.

Assessment of Effects on Visual Receptors

4.44 **Table 4.4** below provides a summary assessment of the likely key effects of the Proposed Development on the visual receptors identified during the baseline appraisal. This is underpinned by the Representative Views Assessment provided in **Section 5**.

4.45 Each of the visual receptors (as described in **Table 4.4**) would experience varying views of the Site as they travel along the indicated routes. The visual receptors would also experience a range of effects to visual amenity as a result of the Proposed Development. This range of effects is described in its entirety for the visual receptors. The representative views demonstrate a snapshot of this experience and have been used to inform the overall assessment.

4.46 Whether the type of effects have been identified as beneficial, neutral or adverse is based on a professional judgement made by the assessor. The proposed changes to views as a result of the new built form is likely to have both beneficial and adverse impacts and will be perceived differently by different individuals. Overall, it is considered that the building design is of high quality, that it would be of high quality construction and that the height and form of the building is commensurate with its local townscape context. However, it should also be noted that judgements on the appearance of the building will depend on the personal preferences of the individual. For some, the modern qualities of the proposed buildings would be seen as positive additions to the townscape and for others would be seen as a more dominant or negative addition.

Table 4.4: Assessment of Effects on Visual Receptors

Visual Receptor	Sensitivity	Commentary
Road users and pedestrians on Wilmslow Road	**Medium**	For the majority of the road, the Proposed Development would result in little change to the appearance of views. The mature trees that frame the views along the busy carriageway would be maintained and the new built form would often be obscured by this vegetation and existing built form. Where visible, the Proposed Development's 13 storey building would be read in context with existing built form of varied scale and appearance including existing student halls of residence and apartment blocks. It would not detract from key landmarks seen along the road such as the spire of the Holy Innocents Church or the Toast Rack. The mature trees along the eastern boundary of the Site that contribute to the leafy character of the area would be maintained and would continue to provide a mature landscape framework to the built form within the Site in views. Only close to the junction with Langley Road would more than the upper storeys of the 13 storey building be visible. In views experienced close to Langley Road, there would be improvements to views as a result of the removal of the unsympathetic twentieth century extension blocks and the re-establishment of the Oakley villa as a standalone feature. Further enhancements to views would include the improved frontage to Langley Road through the new accommodation building with traditional pitch roof and high quality architectural detailing. A low planted bed along this frontage along with proposed tree planting and hedgerows would also contribute positively to the appearance of views. In these short range views, the taller 13 storey building would be set back from the carriageway and behind a significant row of mature trees. The new buildings would be read in context with existing views of accommodation blocks and university buildings within the Fallowfield campus to the eastern side of the road, including Owens Park Tower. **Magnitude of change:** Varies from Medium (at junction with Langley Road) to Negligible (majority of road where Proposed Development obscured by intervening mature trees and built form) **Type of Effect:** Beneficial (in close proximity to Site) or Neutral (where views are partially obscured or heavily filtered) **Representative Views**: 1, 6, 9 and 11
Open space users at Platt Fields Park	**Medium-High**	The visibility of the Proposed Development would vary when experienced from different parts of the park. As demonstrated by the ZTV, there would be extensive areas of parkland to the north of Platt Brook and areas to the west of the boating lake where the Proposed Development would not be visible. In other parts of the park the upper storeys and roof level of the proposed 13 storey accommodation block would be seen on the skyline. This includes some views across the boating lake and close to the skate park. This would not significantly change the character or appearance of views with the Proposed Development read in context with existing taller buildings within the Fallowfield campus and of a similar scale. However, the new built form would be of high quality materials and architectural design with greater visual interest and articulation to the façade than existing views of Owens Park Tower. There would be a localised part of the park directly to the north of the Site, where the Proposed Development would have a greater impact on views that would result in a reduction in clear sky and an increased sense of enclosure. The built form would be softened by retained and proposed trees along the northern boundary, but would reduce the openness of these close range views, often appearing taller than the prevailing tree line. This would be experienced in a small number of views, as part of a much wider kinetic experience. Whilst the increased enclosure is likely to be considered adverse, the quality of the architecture would still provide increased visual interest compared with the low quality twentieth century extension buildings. The architectural detailing would provide some visual interest and the overall effect is considered to be Neutral and not harmful to the views or general visual amenity. Further away from the Site, to the northwest or west the built form would become less visible and better integrated with the mature parkland trees. Directly to the west of the Site, the four storey apartment building would create a high quality and positive interface with the park with the pitched roof, dormer windows and red / brown brick façade reflecting the wider domestic context of the park. These changes to views are considered more beneficial. **Magnitude of change:** Varies from High (close to Site) to Negligible (longer distance where Proposed Development obscured by intervening mature trees) **Type of Effect:** Vary between Beneficial (to the west) and Neutral (directly to the north, wider parts of the parkland) depending on the proximity to the Proposed Development and the surrounding presence of mature trees. **Representative Views**: 2, 3, 4 and 8
Pedestrians and road users on terraced residential streets to the south of the Site including Langley Road, Riga Road and Albion Road	**Medium-Low**	In views experienced from the main east-west terraced streets (which are more heavily trafficked than the north-south streets), the Proposed Development would be obscured or views would be limited to a glimpse of the roofline seen behind existing built form. The views along Langley Road would improve due to the high quality of architecture that would create a more positive interface with the adjacent street scene. The detailing of the four storey apartment building would take reference from the adjacent residential terraces and would have a domestic appearance that reflects the immediate context. The proposed planter bed with tree planting, proposed hedgerows, glazed active frontage to the contemporary villa extension and the new more welcoming entrance points would also contribute positively to the appearance of views. These effects would be beneficial. The framed views along Riga Road, would likely be experienced by a lower number of people due to the main residential streets facing east west. In these views, the replacement of the twentieth century extension block with the new four storey apartment building would be a positive change to the view due to

Visual Receptor	Sensitivity	Commentary
		the improvement of architectural quality. In these views, the 13 storey building would be more prominent and would obscure the glimpsed views of the tops of mature trees within Platt Fields Park to the background of the view. The mass of built form would be broken down by spandrel panels, brickwork and decorative window frames. The effect on these long distance views is considered to be neutral with no overall harm or improvement to the view. **Magnitude of change:** Varies from Medium-High (adjacent to Site) to Negligible (where development obscured by intervening built form) **Type of Effect:** Beneficial (along Langley Road) or Neutral (along Riga Road and east-west streets where the majority of the scheme is obscured) **Representative Views**: 5
Road users and pedestrians on Mosley Road and Wilbraham Road (A6010)	**Medium**	The Proposed Development would often be obscured in views from this busy thoroughfare. Further away from the Site to the southeast and southwest, the 13 storey building would be glimpsed on the skyline. The building would be read in context with existing views of Owens Park Tower and would be recognised as part of the university quarter. The building would not be dominant in views and would be of high quality with materials that appear recessive against the backdrop of open sky. The overall character of views would be preserved. **Magnitude of change:** Varies from Low to Negligible **Type of Effect:** Neutral **Representative Views**: 13 and 14
Road users on Wellington Road	**Medium-Low**	The Proposed Development would be obscured in views from the northern end of the road. From localised parts of the road, where the topography rises, including as it bridges over the former railway line, the Proposed Development would be glimpsed on the skyline. This would be limited to the upper storeys of the proposed 13 storey building. This would have minimal influence on the overall character and appearance of the views with the built form read in context with the existing views of Owens Park Tower. The architectural detailing and use of a lighter coloured brick would retain definition to the separate elements on the skyline when seen alongside the red brick residential properties. There would be no overall harm or improvement to the views. **Magnitude of change:** Varies from Very Low (where road bridges over former railway line) to Negligible (majority of street where development is obscured by intervening built form and mature trees) **Type of Effect:** Neutral **Representative Views**: 7
Road users and pedestrians on Old Hall Lane	**Medium-Low**	The Proposed Development would be obscured from view for the majority of the street due to the presence of intervening built form and mature trees. Glimpsed views of the 13 storey building would be possible from the junction of Old Hall Lane and Wilmslow Road. However, the views would be heavily filtered by mature trees to the north of the Site within Platt Fields Park and would have little influence on the overall character and appearance of views. **Magnitude of change:** Varies from Very Low (junction of Old Hall Lane and Wilmslow Road) to Negligible (majority of street where development obscured by intervening built form) **Type of Effect:** Neutral **Representative Views**: 12
People engaged in sports at The Armitage Sports Centre and Manchester Grammar School	**Medium-Low**	As demonstrated by the ZTV, from localised parts of the formal sports pitches, the upper storeys and roof level of the 13 storey student accommodation building would be seen on the skyline. The building would be read in context with other buildings associated with the university campus and so would integrate with existing components of the views. While engaged in sports, limited attention would be given to views of the surrounding area. There would be limited change to the overall character or appearance of these views. **Magnitude of change:** Varies from Very Low to Negligible. **Type of Effect:** Neutral **Representative Views**: N/A – not publically accessible
Residents of residential properties on Langley Road	**Medium-Low**	In views experienced from the apartment building to the eastern end of the road, changes to views would include the reduction in size of the car park, the introduction of new tree and hedgerow planting and glimpsed views of new areas of communal open space. The mature trees alongside Wilmslow Road would continue to provide containment to views. Further to the west, views from residential properties would encompass the newly revealed façade of the original villa and contemporary extension. New tree and ornamental shrub planting would also contribute positively to views. The views that would experience the greatest extent of change would be from windows facing directly onto the proposed four storey apartment building. The built form would remain at a similar distance away from these windows as existing built form (circa 15-17m). The new built form would be of a more superior architectural quality than the existing twentieth century extension blocks with increased visual interest and a more positive relationship to the street. The built form would be softened by proposed planter beds and tree planting at street level which would also contribute positively to views. The location of the 13 storey accommodation block to the northern side of the Site would ensure a domestic scale is maintained and the taller block would be obscured from views with the exception of glimpses from eastern end of the street. **Magnitude of change:** Varies from Low (eastern end of the road, near the junction with Wilmslow Road) to Medium (western end of road where new built form would be visible) **Type of Effect:** Beneficial **Representative Views**: N/A

5. Representative Views Assessment

Introduction

5.1 This Section sets out the assessment of the impact of the Proposed Development on the representative views as identified earlier in the TVIA. The assessment follows the methodology set out in ***Appendix 2*** and includes consideration of how the Proposed Development could affect the experience of visual amenity.

5.2 The Representative Views Assessment underpins the assessment of effects on visual receptors and local townscape character areas as described earlier in this report. The baseline visual appraisal, set out in Section 3, identified a number of representative views, which are located in **Figure 6** of ***Appendix 3***. Accurate Visual Representations (AVRs) have been prepared from these viewpoints by specialist consultant Infinite 3D. The detailed methodology document for the production of the AVRs is provided at ***Appendix 4***. The AVRs are set out alongside the assessment text in this section and also at full size at ***Appendix 4***.

5.3 None of the views are static, being kinetic and variable in nature when experienced within the townscape. The Visualisations provide two-dimensional representations of a complex scenic experience and as such are indicative. However, they have been chosen to give an impression of the maximum effect of the Proposed Development in the viewing experience. Whilst the Visualisations are provided for appraisal, the image is no substitute for the actual visual experience from a representative viewpoint or experienced by a visual receptor. It is essential when considering these views that the individual is aware of the viewing experience at each location, that is to say, to be aware of traffic noise, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on site to fully appreciate the nature of the viewing experience in each representative viewpoint location.

5.4 The selection of representative views has taken into account the location and characteristics of the surrounding townscape, including heritage assets. The methodology for choosing these representative views, the choice of Visualisation Types and the associated impact appraisal is described in the Visual Baseline at **Section 3** and set out in ***Appendix 2***. In determining the effects of the Proposed Development a judgement is made regarding the design quality of the completed scheme. This is informed by the supplied visualisations and the supporting planning application information.

5.5 As set out in **Section 4**, where the type of effect has been identified as beneficial, neutral or adverse, this is based on a professional judgement made by the assessor. The proposed changes to views as a result of the new built form are likely to include both beneficial and adverse impacts and will be perceived differently by different individuals. Overall it is considered that the building design is of high quality, that it would be of high quality construction and that the height and form of the building would integrate well with surrounding existing or consented development across the Fallowfield campus. However, it should also be noted that judgements on the appearance of the building will depend on the personal preferences of the individual.

5.6 A summary of the effects on Representative Views is provided in **Table 5.1**.

Table 5.1: Assessment of effects on Representative Views

Representative Viewpoint Location	Value	Susceptibility to Change	Sensitivity	Magnitude of change / Type of Effect
RV1 – View from pedestrian crossing on Wilmslow Road, looking northwest	Ordinary	Medium	Medium-Low	Medium-Low / Beneficial
RV2 – View from entrance to Platt Fields Park from Wilmslow Road, looking southwest	Medium	High	Medium-High	Low / Neutral
RV3 – View from Shakespearean Garden within Platt Field Park looking southeast	Medium	High	Medium-High	Medium-High / Neutral
RV4 – View from Platt Fields Park, close to the entrance from Mabfield Road, looking east	Medium	High	Medium-High	Medium-Low / Beneficial
RV5 – View from Riga Road at the junction with Landcross Road, looking north	Ordinary	Medium	Medium-Low	Low / Neutral
RV6 – View from pedestrian crossing point at junction between Wilmslow Road and Mosley Road	Medium	Medium	Medium	Very Low / Neutral
RV7 – View from Willington Road bridge over the dismantled railway line, close to junction with Sherwood Street, looking north	Ordinary	Medium	Medium-Low	Very Low / Neutral
RV8 – View from the footpath encircling the boating lake in Platt Fields Park looking east	Medium	High	Medium-High	Low / Neutral
RV9 – View from eastern pavement of Wilmslow Road, close to bus stop looking south	Ordinary	Medium	Medium-Low	Very Low / Neutral
RV10 – View from entrance to Platt Fields Park from Platt Lane, looking southeast	High	High	High	Very Low / Neutral
RV11 – View from eastern pavement of Wilmslow Road looking south	Medium	Medium	Medium	Negligible
RV12 – View from Old Hall Lane at the entrance to The Manchester Grammar School, looking west	Ordinary	Medium	Medium-Low	Negligible

Representative Viewpoint Location	Value	Susceptibility to Change	Sensitivity	Magnitude of change / Type of Effect
RV13 – View from the southern pavement of Moseley Road, west of the junction with Belvedere Road looking northwest	Ordinary	Medium	Medium-Low	Negligible
RV14 – View from the southern pavement of Wilbraham Road at the junction with Netherton Road, looking east	Ordinary	Medium	Medium-Low	Negligible

Representative View 1 – View from junction of Wilmslow Road and Langley Road, looking northwest

Existing Baseline Situation

5.7 The viewpoint is located on the eastern pavement of Wilmslow Road, at the junction with Langley Road. The view would be experienced by pedestrians on Wilmslow Road and faces northwest towards the Site from approximately 25m away.

5.8 The view encompasses the Wilmslow Road carriageway which is a busy thoroughfare linking south Manchester with the city centre. It provides a link from Fallowfield District Centre to the university campus and a number of halls of residences. A key positive contributor to views experienced along Wlimslow Road are the rows of mature trees which create a leafy character to the area and provide an established landscape framework within which much of the university campus sits. The mature trees on the eastern boundary of the Site make a positive contribution to the view and in summer create enclosure to the view. Glimpsed views of the existing original villa within the Site are possible beneath the tree canopy and more of the building is visible during winter. The wider extent of the Site is obscured by mature trees and the bus shelter located adjacent to the Site boundary on the opposite side of Wilmslow Road. Also seen in the view are mature trees on the eastern edge of Platt Fields Park and two storey terraced housing which faces the Site on the southern side of Langley Road.

Predicted Effects

Sensitivity

5.9 The view is not designated or identified in planning policy, but does encompass a non-designated heritage asset. The mature trees within the view and the original part of Oakley Villa make a positive contribution to the visual amenity experienced by the visual receptor and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians on Wilmslow Road. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.10 The Proposed Development would be seen to the middle ground of the view. The removal of the unsympathetic twentieth century extension blocks would enhance the appearance of the original villa which will be perceived as a standalone element in the view. The replacement four storey accommodation building will be seen fronting onto Langley Road behind the villa. The proposed pitched roof would reduce the massing of built form in the view and would have a more domestic appearance that would relate well to the terraced properties along Langley Road. Once established, the proposed tree planting and hedgerows along the southern boundary would also enhance the appearance of the streetscape in the view.

5.11 During summer months, the 13 storey accommodation building would be glimpsed through the mature tree line along Wilmslow Road. The ridge height would sit well below the top of the tree canopy and the new built form would sit comfortably within this retained landscape structure. During winter, more of the taller building would be visible, behind the retained villa. The light coloured buff brick would appear more recessive in the view than the red brick of the villa and would preserve definition between the two buildings. This would create a contrast in the view between the historic villa and the contemporary accommodation block. The 13 storey building would not be dominant or overbearing in the view and the significant mature trees would remain the tallest elements on the skyline. The magnitude of change would be **Medium-Low** and the type of effect would be **Beneficial**.



Figure 5.1: Representative Viewpoint 1 - Existing



Figure 5.2: Representative Viewpoint 1 - Proposed

Representative View 2 – View from entrance to Platt Fields Park from Wilmslow Road, looking southwest

Existing Baseline Situation

5.12 The viewpoint is at an eastern entrance to Platt Fields Park from Wilmslow Road. The view would be experienced by users of the public open space and faces southwest into the park. The viewpoint is approximately 80m away from the Site.

5.13 The view encompasses a main pedestrian entrance to Platt Fields Park, which is an Edwardian public open space that is well used by the surrounding residential communities. The view faces along a tarmacked path with mature trees and open grassland seen to either side. Mature trees within the Site contribute to the setting of the park. During summer months, when trees are in leaf there would be greater containment to the view with less of the buildings surrounding the open space visible. Filtered views of the three and two storey 1970s extension are possible and the potting shed is seen behind the brick boundary wall. These buildings are perceived as part of the urban context and sit well below the prevailing tree line in the view.

Predicted Effects

Sensitivity

5.14 The view is not designated or identified in planning policy but does encompass an area of locally valued Edwardian parkland. It is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of high importance to users of the public open space. The visual receptor has a **High Susceptibility to Change** and a **High-Medium Sensitivity**.

Effect on View

5.15 During summer months, the majority of the Proposed Development would be obscured by mature trees in the intervening parkland. The light buff coloured brick of the proposed 13 storey building would be glimpsed through gaps in foliage but would be secondary to the significant mature trees. It would appear as part of the surrounding urban context to the park, as the existing buildings within the Site do. During winter, more of the building would be visible and would be noticeably taller than the existing buildings within the Site. However, due to the mature trees that surround the Site, which include some evergreen species, there would still be a perceived separation of the development from the open parkland, the latter of which would remain the dominant components of the view.

5.16 The magnitude of change and type of effect would be **Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view. During summer months, more of the Proposed Development would be obscured and the magnitude of change would be **Very Low**.



Figure 5.3: Representative Viewpoint 2 - Existing



Figure 5.4: Representative Viewpoint 2 - Proposed

Representative View 3 – View from Shakespearean Garden within Platt Field Park looking southeast

Existing Baseline Situation

5.17 The viewpoint is located on the central path of the Shakespearean Garden within Platt Field Park. The view would be experienced by users of the public open space. The viewpoint faces northwest towards the Site from approximately 30m away.

5.18 The view is composed of the formal gardens which are enclosed from the wider parkland creating a more tranquil character. The broad formation of Shakespearean Gardens is present on historic OS maps in the 19th Century and was associated with the former Ashfield Villa. The view is representative of a more historic part of the Edwardian public open space. The garden is sunken from the surrounding parkland and a low red brick wall with blue brick coping encloses the area with clipped topiary, bulbs and ornamental shrubs seen in the foreground. Built form within the Site including the two storey 1970s extension block is visible in the view. The utilitarian appearance of this block contrasts with the more ornamental features in the foreground. The building is not overbearing but there is limited interest to the façade treatment to break down the mass. During summer months, the mature trees within the view would provide increased enclosure and more of the built form within the Site would be obscured.

Predicted Effects

Sensitivity

5.19 The view is not designated or identified in planning policy but does encompass an area of locally valued Edwardian parkland. It is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of high importance to users of the public open space. The visual receptor has a **High Susceptibility to Change** and a **High-Medium Sensitivity**.

Effect on View

5.20 The Proposed Development would be seen to the middle ground of the view in place of the existing two and three storey office buildings. The new built form would be prominent in the view bringing the perception of the surrounding urban context closer to the park. The Proposed Development would not block long distance views, as these are prevented by the existing built form and mature trees. However, it would result in a reduction in clear sky visible in the view. The proposed built form would be of high architectural quality and would provide increased visual interest compared with the existing low quality buildings. The brown/red brick and pitched roof of building one would respond to the local residential context and would create a positive interface with the adjacent parkland in the view. The 13 storey building would be prominent and would rise above the existing tree canopy. The scale of built form would be read in context with surrounding taller buildings seen from other parts of the open space and the surrounding tall trees which would soften the effect of the built form and mediate the change in scale. The existing wall to the Site boundary and trees to the northwest corner of the Site would be retained. Proposed tree and hedgerow planting would further soften this boundary once established.

5.21 It is considered that the key components of the view, relating to the formal gardens and mature trees would be maintained. There would be an increased sense of enclosure to the view which would reduce the sense of openness of this part of the park. However, the high quality design of buildings would provide interest to the view and it is not considered that the scale of built form would be overbearing. It is considered that this combination of effects would result in no overall harm or improvement to the view. The magnitude of change would be **Medium-High** and the type of effect would be **Neutral**.



Figure 5.5: Representative Viewpoint 3 - Existing



Figure 5.6: Representative Viewpoint 3 - Proposed

Representative View 4 – View from Platt Fields Park, close to the entrance from Mabfield Road, looking east.

Existing Baseline Situation

5.22 The view is taken from a path running through an area of Platt Fields Park to the west of the Site. The view would be experienced by users of the public open space and faces northeast towards the Site from approximately 100m away.

5.23 Key components of the view are the mature trees and open grassland within the Edwardian public open space. Surrounding built form provides an urban context to the view with two storey Victorian terraces along Mabfield Road visible to the south (right) of the view and built form within the Site and end terraces on Langley Road seen to the background. The built form within the Site sits below the prevailing treeline formed by mature trees within Platt Fields Park and the site itself. During summer months the view would be more enclosed and a reduced amount of built form within the Site would be visible. The red brick buildings are typical of the local character although the built form within the Site is recognisably office space as opposed to residential with its more utilitarian appearance. Also seen in the view is the 19 storey Owens Park Tower with its lift shaft protruding above the tree canopy.

Predicted Effects

Sensitivity

5.24 The view is not designated or identified in planning policy but does encompass an area of locally valued Edwardian parkland. It is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of high importance to users of the public open space. The visual receptor has a **High Susceptibility to Change** and a **High-Medium Sensitivity**.

Effect on View

5.25 The Proposed Development would be visible to the background of the view seen behind the retained brick wall which delineates the edge of the park. Parts of the Proposed Development would be obscured by mature trees within the open space, which would continue to provide a mature landscape framework in the view. The proposed four storey building with brown/red brick and pitched roof would respond to the local residential context and would create a positive interface with the adjacent parkland in the view. The ridge height of the roof would sit below the prevailing tree line and the scale would appear appropriate to the domestic context.

5.26 The lighter coloured brick of the 13 storey building would provide definition between these two elements and would reduce the prominence of the taller building when seen against the backdrop of sky. The scale of building would appear similar to Owens Park Tower and would be read in context with this other university student accommodation block. In this view, the building would have a slender appearance and would not detract from the open nature of the parkland. The magnitude of change would be **Medium-Low** and the type of effect would be **Beneficial** with the introduction of good quality architecture in the view with an improved relationship to the edge of the parkland.



Figure 5.7: Representative Viewpoint 4 - Existing



Figure 5.8: Representative Viewpoint 4 - Proposed

Representative View 5 – View from Riga Road at the junction with Landcross Road, looking north

Existing Baseline Situation

5.27 The view is taken from the southern pavement of Landcross Road and faces north directly along Riga Road. The view would be experienced by road users and pedestrians and the Site is approximately 215m away.

5.28 The view is typical of the pockets of Victorian terraced streets within South Manchester, although is less reflective of the character of the area than the east-west routes which would be more heavily trafficked providing access to the housing. The view is framed by the flank walls of the two or three storey residential properties which extend to the east and west from Riga Road. The view has an urban character with no street trees, a series of telegraph poles and a uniform pattern of red brick walls and grey slate tiled roofs. The framed view is terminated by the built form within the Site where the three storey 1937 extension block and the three storey element of the 1970s extension block meet. The red brick building blends with the residential terraces but brings little interest to the view. The tops of mature trees outside of the Site within Platt Fields Park are glimpsed on the skyline.

Predicted Effects

Sensitivity

5.29 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians and road users moving through the residential area. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.30 The Proposed Development would be seen terminating the framed view in place of the existing twentieth century extension blocks. The proposed four storey building would have an improved visual relationship with the terraced residential properties with the traditional pitched roof and proportions of the window arrangement reflecting that of the existing residential properties. The scale of this building would also appear in keeping with the layered effect of terraces in the view.

5.31 The proposed 13 storey building would contrast with the more domestic scale features in the view but would be a background feature and would not appear overbearing in the view. The glimpsed views of the mature parkland trees currently seen on the skyline would be obscured. The mass of the built form would be broken down by the proposed reinforced concrete spandrel panels and decorative aluminium window frames. The use of light coloured buff brick would appear more recessive against the open sky and would ensure definition between the two elements to further break down the mass.

5.32 The magnitude of change would be **Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view.



Figure 5.9: Representative Viewpoint 5 - Existing



Figure 5.10: Representative Viewpoint 5 - Proposed

Representative View 6 – View from pedestrian crossing point at junction between Wilmslow Road and Mosley Road

Existing Baseline Situation

5.33 The view is taken from the pedestrian crossing at the junction between Wilmslow Road and Mosley Road. The view would be experienced by pedestrians and road users at a central junction within Fallowfield District Centre. The view faces northwest towards the Site from approximately 290m away.

5.34 The view encompasses a busy townscape junction where two key thoroughfares travelling through South Manchester and towards the City Centre meet. The view captures the south western corner of the University of Manchester Fallowfield campus which is enclosed by a belt of mature trees. Other key components of the view are the grade II listed Queen of Hearts Public House (formerly a school to the church) and grade II listed Church of Holy Innocents and St James which are both of Gothic style and constructed in yellow sandstone rubble with red sandstone dressings. The octagonal spire of the latter is a prominent element on the skyline seen in views from wider parts of the surrounding townscape. Seen along Wilmslow Road is a row of Victorian terraces and local parade. The predominantly red brick buildings have decorative pediments and brick detailing. The commercial uses to ground floor and brightly coloured signage result in a busy and in parts cluttered appearance to this part of the view and are reflective of the activity in this part of the district centre.

Predicted Effects

Sensitivity

5.35 The view is not identified in planning policy. It encompasses a group of grade II listed buildings and is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians and road users along this busy thoroughfare. The visual receptor has a **Medium Susceptibility to Change** and a **Medium Sensitivity**.

Effect on View

5.36 The majority of the Proposed Development would be obscured by intervening built form. The upper three storeys and roof level of the 13 storey building would be seen towards the background of the view behind the red brick terrace with commercial units at ground floor. This would result in a small change to the view which would not detract from the prominence of the Queen of Hearts Public House, Church of Holy Innocents or large mature trees which would remain the focal point of the view. The use of light coloured buff brick and more contemporary appearance of the Proposed Development would retain a legible separation between this building and the more historic architecture in the district centre. The magnitude of change would be **Very Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view.



Figure 5.11: Representative Viewpoint 6 - Existing



Figure 5.12: Representative Viewpoint 6 - Proposed

Representative View 7 – View from Willington Road bridge over the dismantled railway line, close to junction with Sherwood Street, looking north

Existing Baseline Situation

5.37 The viewpoint is located on the western pavement of Wellington Road as it bridges over the former railway line, close to the junction with Sherwood Street. The viewpoint is located approximately 400m to the west of the Site.

5.38 The view encompasses a secondary street, fronted by two storey, red brick semi-detached houses. The residential properties are of regular scale and appearance and the view is typical of residential areas surrounding Fallowfield District Centre. The slightly elevated position of the bridge and the break in residential properties provides views across the roofscape of further residential properties to the northeast during winter. Seen on the skyline, partially filtered by mature trees is the Owen's Park Tower student accommodation block and the tower and spire of the grade II listed Church of Holy Innocents and St James. The roof of the Oaklands House apartment building is also glimpsed on the skyline behind the residential properties. The Site is obscured by built form and mature vegetation in the intervening townscape.

Predicted Effects

Sensitivity

5.39 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians and road users moving through the residential area. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.40 The upper storeys of the Proposed Development's 13 storey building would be seen towards the background of the view behind the row of red brick residential properties. This would be a minor change to the view that would be read in context with Owens Park Tower which currently marks the proximity to the Fallowfield campus. The light buff coloured brick would reduce the prominence of the built form when seen against the open sky and would preserve definition to the massing of built form within the view. The magnitude of change would be **Very Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view.



Figure 5.13: Representative Viewpoint 7 - Existing



Figure 5.14: Representative Viewpoint 7 - Proposed

Representative View 8 – View from the footpath encircling the boating lake in Platt Fields Park looking east

Existing Baseline Situation

5.41 The view is taken from the western side of the boating lake within Platt Fields Park and faces east towards the Site from approximately 470m away. The view would be experienced by users of the public open space.

5.42 The key components of the view are the boating lake which forms a central part of the Edwardian public open space and the mature trees on the landing stage. The lake is surrounded by areas of open grassland, smaller ornamental trees and formal recreation facilities including tennis courts, Skate Park and playground. Key features on the skyline are the Owen's Park Tower student accommodation block and the tower and spire of the grade II listed Church of Holy Innocents and St James. The former is less elegant although both assist with wayfinding providing markers in the view to the Fallowfield campus and the Fallowfield District Centre.

Predicted Effects

Sensitivity

5.43 The view is not designated or identified in planning policy but does encompass an area of locally valued Edwardian parkland. It is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of high importance to users of the public open space. The visual receptor has a **High Susceptibility to Change** and a **High-Medium Sensitivity**.

Effect on View

5.44 The upper storeys and roof level of the 13 storey building would be seen to the background of the view. The majority of the Proposed Development would be obscured by layers of mature trees. The building would appear at a similar scale to the Owens Park Tower and would be read alongside this existing student accommodation block. However, the proposed building would be of recognisably higher architectural quality and would have a more refined appearance on the skyline. The light buff coloured brick and white reinforced concrete spandrel panels would appear lightweight and recessive when seen against the open sky. The key components of the view, relating to the boating lake, mature trees and church spire would be maintained. The magnitude of change would be **Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view.



Figure 5.15: Representative Viewpoint 8 - Existing



Figure 5.16: Representative Viewpoint 8 - Proposed

Representative View 9 – View from eastern pavement of Wilmslow Road, close to bus stop looking south

Existing Baseline Situation

5.45 The view is taken from the eastern pavement of Wilmslow Road and faces south towards the Site from approximately 270m away. The view would be experienced by road users and pedestrians travelling towards the Fallowfield campus and district centre.

5.46 The view is partially contained by mature trees which run alongside Wilmslow Road, behind a brick wall within the grounds of Manchester High School for Girls. The mature trees to either side of Wilmslow Road contribute positively to the visual amenity experienced along this busy thoroughfare. A prominent feature of the view is the Owen's Park Tower student accommodation block which marks the location of the Fallowfield campus. The built form within the Site is glimpsed through the tree line during winter but would not be visible in summer. Floodlights within the school grounds provide another structure of height on the skyline.

Predicted Effects

Sensitivity

5.47 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.48 The proposed 13 storey student accommodation block would be glimpsed to the background of the view, partially obscured by mature trees. During winter, more of the proposed built form would be visible. The Proposed Development would be read in context with the Owens Park Tower building, but would be less prominent due to the light coloured brick façade. The roof level would sit well below the prevailing tree line which would preserve the leafy appearance of Wilmslow Road. The magnitude of change would be **Very Low** and the type of effect would be **Neutral** with no overall harm or improvement to the view.



Figure 5.17: Representative Viewpoint 9 - Existing



Figure 5.18: Representative Viewpoint 9 - Proposed

Representative View 10 – View from entrance to Platt Fields Park from Platt Lane, looking southeast

Existing Baseline Situation

5.49 The view is taken from a path crossing Platt Fields Park close to the entrance point from Platt Lane and would be experienced by users of the public open space. The viewpoint faces southeast towards the Site from approximately 650m away.

5.50 The view demonstrates an attractive view from an informal part of the Edwardian public open space. Open grassland is enclosed in the view by mature avenue trees to the west (right) and a mature tree belt running alongside Platt Brook to the background. These create an established mature character to the view. The grade II* listed Church of Holy Trinity is a local landmark in the view which adds visual interest to the skyline. The building has unusual yellow, buff and brown terracotta construction and a decorative three stage tower and octagonal spire. Other components of the view seen on the skyline include glimpses of the grade II listed Hollings Building (the Toast Rack) and the Owen's Park Tower student accommodation block. Both these buildings are markers to the Fallowfield campus in the view. During summer months both these buildings have greater containment by mature trees in the intervening parkland as both sit largely below the tree line. Once constructed, the consented Ollier Smurthwaite development would also be glimpsed in this view.

Predicted Effects

Sensitivity

5.51 The view is not designated or identified in planning policy but does encompass an area of locally valued Edwardian parkland and a grade II* listed building. It is considered to be of **High Value**. The experience of views and visual amenity is likely to be of high importance to users of the public open space. The visual receptor has a **High Susceptibility to Change** and a **High Sensitivity**.

Effect on View

5.52 The upper storey and roof level of the 13 storey student accommodation building would be glimpsed to the background of the view, partially obscured by the band of mature trees alongside Platt Brook. The building would be read in context with glimpses of other student accommodation buildings seen on the skyline. It would not detract from the composition of the view with the church spire and mature tree enclosing the open parkland. The Proposed Development would integrate with existing components of the view. The magnitude of change would be **Very Low** and the type of effect would be **Neutral**.



Figure 5.19: Representative Viewpoint 10 - Existing



Figure 5.20: Representative Viewpoint 10 - Proposed

Representative View 11 – View from eastern pavement of Wilmslow Road looking south

Existing Baseline Situation

5.53 The view is taken from the eastern pavement of Wimslow Road, close to a bus stop and cycle route, looking south. The view would be experienced by road users, cyclists and pedestrians. The viewpoint is approximately 600m away from the Site.

5.54 The view demonstrates a typical view along Wilmslow Road which is framed by mature trees. Glimpsed to the background of the view through the treeline is the Owen's Park Tower student accommodation block. During summer the building would be obscured from view. In the wider panorama, the grade II* listed Platt Hall is seen to the west (right) of the view. Platt Hall is a red brick building with sandstone dressings and hipped slate roofs which is now in use as a museum. The Site is obscured by mature trees along the eastern boundary of Platt Fields Park.

Predicted Effects

Sensitivity

5.55 The view is not identified in planning policy but does encompass a grade II* listed building. The view is considered to be of **Medium Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians and road users moving through the residential area. The visual receptor has a **Medium Susceptibility to Change** and a **Medium Sensitivity**.

Effect on View

5.56 The Proposed Development would be obscured by intervening built form and mature trees which include evergreen species. The magnitude of change and type of effect would be **Negligible**.



Figure 5.21: Representative Viewpoint 11 - Existing



Figure 5.22: Representative Viewpoint 11 - Proposed

Representative View 12 – View from Old Hall Lane at the entrance to The Manchester Grammar School, looking west

Existing Baseline Situation

5.57 The view is taken from the northern pavement of Old Hall Lane at the entrance to the Manchester Grammar School. The view faces southwest towards the Site from approximately 510m away.

5.58 The view demonstrates the suburban character of Old Hall Lane with its large semi-detached and detached residential properties and mature street trees to either side of the road. The lift shaft of the Owen's Park Tower block is glimpsed behind the roofline. The Site is obscured in the view by built form and mature trees in the intervening townscape.

Predicted Effects

Sensitivity

5.59 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.60 The Proposed Development would be obscured by intervening built form. The magnitude of change and type of effect would be **Negligible**.



Figure 5.23: Representative Viewpoint 12 - Existing



Figure 5.24: Representative Viewpoint 12 - Proposed

Representative View 13 – View from the southern pavement of Moseley Road, west of the junction with Belvedere Road looking northwest

Existing Baseline Situation

5.61 The view is taken from the southern pavement of Moseley Road and faces northwest towards the Site from approximately 890m away. The view would be experienced by road users and pedestrians and is typical of views experienced on approach to Fallowfield from the east.

5.62 The view is framed by two storey Victorian terraces to the south (left). On the northern side of the road a brick wall enclosing the Armitage Sports Centre at the University of Manchester prevents views of the sports pitches to the north. Buildings associated with the university campus and floodlights surrounding the sports pitches are seen on the skyline behind the wall. The Owen's Park Tower accommodation block is a prominent component on the skyline rising above the prevailing tree line. The Site is obscured by mature trees and built form within the Fallowfield Campus.

Predicted Effects

Sensitivity

5.63 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to pedestrians and road users moving towards the Fallowfield District Centre. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.64 The upper storeys of the 13 storey building would be glimpsed beside Owens Park Tower. The majority of the Proposed Development would be obscured by features in the intervening townscape. The Proposed Development would result in minimal change to the view with the light coloured buff brick to the façade appearing recessive against the open sky. The magnitude of change and type of effect would be **Negligible**.



Figure 5.25: Representative Viewpoint 13 - Existing



Figure 5.26: Representative Viewpoint 13 - Proposed

Representative View 14 – View from the southern pavement of Wilbraham Road at the junction with Netherton Road, looking east

Existing Baseline Situation

5.65 The view is taken from the southern pavement of Wilbraham Road at the junction with Netherton Road and Lloyd Street. The view would be experienced by road users and pedestrians and faces east towards the Site from approximately 1.3km away.

5.66 The view encompasses the busy thoroughfare of Wilbraham Road which leads to the Fallowfield District Centre. The view is framed by two storey, semi-detached residential properties which face onto the road. Seen to the centre of the framed view on the skyline is the 19 storey Owens Park Tower student accommodation block which contrasts with the consistent scale of the residential properties in the foreground.

Predicted Effects

Sensitivity

5.67 The view is not identified in planning policy and is considered to be of **Ordinary Value**. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians. The visual receptor has a **Medium Susceptibility to Change** and a **Medium-Low Sensitivity**.

Effect on View

5.68 The upper storeys of the 13 storey building would be glimpsed on the skyline behind residential properties facing onto Wilbraham Road. The majority of the Proposed Development would be obscured by features in the intervening townscape. The Proposed Development would result in minimal change to the view with the light coloured buff brick to the façade appearing recessive against the open sky. The Owens Park Tower would remain a more prominent feature on the skyline. The magnitude of change and type of effect would be **Negligible**.



Figure 5.27: Representative Viewpoint 14 - Existing



Figure 5.28: Representative Viewpoint 14 - Proposed

6. Summary and Conclusions

6.1 This TVIA report has been founded on a thorough study of the Site and its townscape and visual context; through understanding and appreciating these features and resources, a robust impact appraisal of the Proposed Development has been undertaken. The assessment included:

- A review of relevant policy and guidance;
- Identification of the baseline quality and characteristics of the local townscape character and local views and identification of key visual receptors and representative viewpoints; and
- Assessment of the impact of the Proposed Development on townscape character, visual receptors and key views.

6.2 The Site currently comprises the USDAW Head Office and associated car parking and landscaped grounds. It is located within a popular student area in close proximity to Fallowfield District Centre. It lies adjacent to the University of Manchester's Fallowfield Campus and residential streets popular with students due to their proximity to the centre of Fallowfield and the high frequency public transport links into the city centre and University teaching campuses. The Site boundaries follow Langley Road to the south, Wilmslow Road to the east and abut Platt Fields Park to the north and west.

6.3 The Site is not covered by any landscape/townscape related statutory designations but does comprises a non-designated heritage asset; Oakley Villa, which is located towards the centre of the Site and dates back to the 1840s. A number of twentieth century additions have been made to Oakley Villa including a three storey office block directly to the north of Langley Road, and a two storey block running parallel to the western boundary. There are a number of listed buildings within the local area and the Site sits next to a popular Edwardian public open space. Tall buildings are already present within the local area including Owens Park Tower (19 storeys) the Toast Rack (eight storeys) and the consented Ollier Smurthwaite building (eleven storeys).

6.4 Key issues arising from the review of policy and guidance documents of relevance to the Site and Proposed Development include the importance placed upon protecting and enhancing townscape character in order to secure a high standard of design in development proposals. In the MCC Core Strategy (2012), Policy EN1 (Design Principles and Strategic Character Areas) states that development in Manchester will be expected to have regard to the strategic character areas in which the site is located. The strategic character areas give a broad indication of Manchester's character which new development should take account of, along with site specific issues and issues relating to associated conservation areas or listed buildings. The Project Site is located within the Southern Character Area which is described as an area of great contrast and diversity.

6.5 Policy EN2 sets out requirements for tall buildings which it defines as "*buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*". New tall buildings are expected to make a positive contribution to the City's skyline and approach views and complement existing key buildings. A particular focus for tall buildings should be non-conservation area sites with good connections to public transport. Tall buildings should relate to the local urban context and create an attractive, pedestrian friendly environment.

6.6 The assessment of townscape context identified that the Site itself currently contributes to the leafy and partly suburban character of the area through its significant mature trees and retained original villa. The unsympathetic twentieth century extension blocks detract from the prominence of the villa and do not positively relate to the adjacent streetscape and parkland. The current office uses of the Site have little relationship with the surrounding residential and institutional uses. The Site is located adjacent to the busy thoroughfare of Wilmslow Road and a popular area of public open space. It has good pedestrian and public transport links to the surrounding area including the adjacent university campus.

6.7 A Zone of Theoretical Visibility (ZTV) was produced to understand where in the surrounding townscape the Proposed Development and Site was likely to be visible. This consideration of visibility was used to identify key visual receptors and key views with potential to be affected by the Proposed Development and to inform the selection of representative views. Key visual receptors include motorists and pedestrians on the main roads that run adjacent to the Site's boundaries (Langley Road, Wilmslow Road and Riga Road); users of public open space in close proximity to the Site (Platt Fields Park); motorists and pedestrians travelling through residential areas surrounding the Site; local residents on Langley Road; and, users of private sports pitches in the surrounding context. 12 representative viewpoints were identified to reflect these receptors and an assessment made of the character and quality of the existing view from these viewpoints. The representative viewpoints and visualisation types to be provided were agreed in discussion with officers at Manchester City Council.

6.8 A key component of the Proposed Development would be the re-establishment of Oakley villa as a standalone building through the removal of the extension blocks which are of little architectural merit. The assessment of effects noted that the Proposed Development would have a noticeable presence in immediate parts of the surrounding townscape. The tallest element within the Proposed Development would extend to 13 storeys in height, with lower apartment blocks of four storeys that are broadly located in the footprint of the demolished two and three office blocks. The lower blocks would relate to the pedestrian experience of Langley Road and the residential terraces with a traditional pitched roof. The taller building would be located to the northwest of the Site where it would be positioned furthest away from these residential properties. The surrounding areas of public open space to the north would give the taller building breathing space and, although prominent in some short distance views, would be softened by the established framework of mature trees. The height of the 13 storey building would be read in context with tall buildings within the Fallowfield campus which range from eight to 19 storeys.

6.9 The assessment of townscape impacts identified that the Proposed Development would result in generally beneficial or neutral effects on townscape character due to the new built form of high design quality which reflects the character and defined structure of the surrounding townscape, the enhancements to landscape features and the improved quality of the townscape along Langley Road. There would be some adverse changes due to the removal of 12 trees, the reduction in visible clear sky in some views from the surrounding area and an increased presence of built form of a more urban character experienced from Platt Fields Park. The landscape strategy would contribute to aspirations for green infrastructure and high standard of design with the introduction of trees, hedgerows and ornamental planting and SUDs and a reduction in the extent of hardstanding. This would create welcoming entrances to the student community, assist with surface water runoff and enhance visual amenity. The identified effects on the Townscape Character Areas and receptors are summarised below:

- **Beneficial effect of Medium magnitude** – TCA1: Fallowfield Campus and Institutions
- **Beneficial effect of Low magnitude** – Trees and shrubs within the Site

- **Neutral effect of Low magnitude** – TCA2: Riga Road Terraces and TCA4: Platt Fields Park
- **Neutral effect of Very Low magnitude** – TCA3: Fallowfield District Centre
- **Negligible** – TCA5: Oak Hall Lane

6.10 The assessment of visual effects identified that the Proposed Development would result in generally beneficial or neutral effects on visual amenity and views. There would be prominent or noticeable changes to some local views arising from the introduction of a building that is taller than existing built form within the Site. Some slight adverse changes were identified due to the reduction in clear sky in some views and the increased sense of enclosure from immediate parts of Platt Fields Park. The Proposed Development would be read in context with other tall buildings in the local area including Owens Park Tower and would not be overbearing. The quality of the views close to the Site would improve with the replacement of the unsympathetic extension blocks, the restoration and enhancement of the original villa and the introduction of new built form of high architectural quality. The development would create a more positive frontage to Langley Road and incorporate new planting at street level. Overall the Proposed Development would lead to the following magnitude and type of effects on the assessed visual receptors:

- **Beneficial effects, ranging between Medium and Low magnitude** – Road users and pedestrians on Wilmslow Road; and, residents of residential properties on Langley Road.
- **Neutral and Beneficial effects, ranging between High and Low magnitude** – Open space users at Platt Fields Park; and, pedestrians and road users on terraced residential streets to the south of the Site including Langley Road, Riga Road and Albion Road.
- **Neutral effects, ranging between Low and Negligible** - Road users and pedestrians on Mosley Road and Wilbraham Road (A6010); road users on Wellington Road; road users and pedestrians on Old Hall Lane; and, people engaged in sports at The Armitage Sports Centre and Manchester Grammar School.

Appendix 1: Relevant Legislation, Planning Policy and Guidance Context

Statutory Duties

European Landscape Convention
The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition to landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

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*" and it includes 'townscape', as well as all forms of rural landscape.

National Policy and Guidance

National Planning Policy Framework (NPPF) 2019
The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The revised National Planning Policy Framework was published in July 2018, and updated in June 2019, and replaced the previous version.

Chapter 12 of the Framework outlines the Government's guidance regarding a requirement for good design. Within this, paragraph 124 establishes that the Government attaches great importance to the design of the built environment. It states that '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*.'

Paragraph 127 states 'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 170 of the NPPF goes on to say that the planning system should '*contribute to and enhance the natural and local environment*' by a number of things including:

a) protecting and enhancing valued landscapes…(in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside ..

Paragraph 171 states that '*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'*

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019
The government has published the National Design Guidance to underpin the NPPF design policies. The purpose of this document is to set out how well-designed places are recognised, and to assist policy makers, decision takers and applicants preparing applications.

The document outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics which form an overarching framework.

> *"Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."*

The ten characteristics are summarised as follows:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

A National Model Design Code will be published and consulted on in due course and will form part of this guidance. This will set standards for key elements of successful design.

Local Policy and Guidance (the Development Plan)

The Local Development Framework for the Manchester City comprises the Core Strategy (2012), Manchester Proposals Map, saved policies of the Manchester Unitary Development Plan (UDP) (1995), The Greater Manchester Joint Waste Plan (2012) and the Greater Manchester Minerals Plan (2013). Other material considerations include Resolution of Manchester City Council Executive on PBSA (December 2020); Greater

Manchester Housing Strategy 2019 – 2024 (2019); A Greater Manchester Vision for Housing (2019); Corridor Manchester Strategic Spatial Framework (March 2018); Greater Manchester Strategy (2017); Guide to Development in Manchester Supplementary Planning Document (2007); and, A Strategic Vision for Corridor Manchester (2015). These documents provide local guidance with regard to development and should accord with the statutory duties and national policy in the NPPF 2019. The policies from the Development Plan that are relevant to townscape and visual matters are summarised below.

Core Strategy 2012-2027

The Core Strategy was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.

The Core Strategy Vision states inter alia that:

"By 2027 Manchester will be:

- a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced."

The Core Strategy splits the city into five regeneration areas which each face different issues, challenges and opportunities. The Site is located in South Manchester Regeneration Area which is described as an area of great contrast and diversity.

"*Its historical development has resulted in a wealth of physical assets including attractive housing areas, a range of parks and open space and a good transport network soon to be improved further by the Metrolink extension. It has also brought about diversity and character in the physical environment, ranging from traditional terraced streets to inter-war housing estates, from river valleys with a countryside feel to inner city neighbourhoods, and from areas of notable affluence to pockets of deprivation*". (para 2.66)

The summary information identifies that private and student neighbourhoods are largely focussed in Fallowfield and the northern part of Withington: '*housing is typified by smaller terraces and student flats. Fallowfield District Centre provides a focal point within this area and much of its retail and leisure offer has evolved to meeting student needs*'.

The **Spatial Objective** for environment **(S06)** seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing of townscape character in securing a high standard of design in development proposals. It states:

"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. The development of networks of green infrastructure across the City and City Region, together with protecting and enhancing townscape character and securing a high standard of design in all development proposals, will promote healthy, low-carbon lifestyles, contribute to a sense of wellbeing, and help to facilitate the sustainable and inclusive growth of the City".

Policy EN1 Design Principles and Strategic Character Areas states that development in Manchester will be expected to have regard to the strategic character area in which the site is located. The strategic character areas give a broad indication of Manchester's character which new development should take account of, along with site specific issues and issues relating to associated conservation areas or listed buildings. The policy sets out seven urban design principles of the former National Planning Guidance PPS1 that should be considered in all developments. These are as follows:

- *Character: a place with its own identity*
- *Continuity and enclosure: a place where public and private places are clearly distinguished*
- *Quality of 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.*

The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within the 'Southern Character Area' and the polcy provides the following guidance:

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- *New development needs to retain the identity and focus of activity associated with the historic District Centres.*
- *Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.*

Policy EN2 Tall Buildings defines tall buildings '*as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline*'. The policy also states that tall buildings will be supported if it is demonstrated that they:

- *Are of excellent design quality*
- *Are appropriately located*
- *Contribute positively to sustainability*
- *Contribute positively to place-making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits.*

New tall buildings are expected to make a positive contribution to the City's skyline and approach views and complement existing key buildings. A particular focus for tall buildings should be non-conservation area sites with good connections to public transport. Tall buildings should relate to the local urban context and create an attractive, pedestrian friendly environment. In addition, where tall buildings are proposed outside the City Centre, it should be demonstrated that they '*play a positive role in a coordinated place-making approach to a wider area.*'

To ensure that development maximises the City's distinctive historic environment, **Policy EN 3 (Heritage)** requires new developments to be designed 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. The Policy further states: "*Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*"

In accordance with **Policy EN9**, new development will be expected to enhance the quality and quantity of green infrastructure, improve the performance of its functions and improve linkages between areas of green infrastructure. In accordance with Policy EN15, the Council expect sites of biodiversity or geological value throughout the City to be enhanced or maintained. Developers will be expected to '*identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate*' with reference to a series of guidance documents.

Policy DM1 states that development must have regard for appropriate siting, layout, form, massing, materials and detail; the impact on the surrounding areas in terms of design, scale and appearance; and, the character of the surrounding area.

Policy H6 (South Manchester) states that high density development will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing. P126

Policy H12 relates specifically to Purpose Built Student Accommodation and states that this would be supported where is satisfies the criteria set out below.

1. *Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.*

2. *The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.*

3. *3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.*

4. *4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.*

5. *5. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.*

6. *6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.*

7. *7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.*

8. *8. Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.*

9. *9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.*

10. *10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.*

Fallowfield is identified as a District Centre under **Policy C1 Centre Hierarchy**. District centres are described as having *'an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character'*.

Manchester Local Plan (Emerging)

Manchester City Council consulted on a new Manchester Local Plan in the summer of 2020, and are now in the drafting stage. This plan will run for next 15 years and provide more detail on how the city will manage the critical issues it is facing.

Guide to Development in Manchester Supplementary Planning Document (April 2007)
This SPD (Ref: 7.6) aims to provide guidance "*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*".

It states that all new developments should be designed with regard to its context and the character of the area. In relation to building height, the SPD states:

"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.

Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. 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".

It states that corners of buildings are important landmarks that can create visual interest, enliven the streetscape and contribute to an area's identity.

The Guide to Development in Manchester SPD expands on the urban design principles noted within Policy EN1, and provides additional guidance on the character of different areas within the city.

Evidence Base – Core Strategy 2012-2027

A series of reports were prepared which provide more information on the core strategy, and set out the research and evidence used to prepare the core strategy.

Manchester Tree Strategy 2006-2010
This document sets out a long term vision for the optimum long term management of all the city's trees as a valuable natural resource.

Within the 'Quality of Life' section, it states:

> *"Trees play a vital roles in the creation of an attractive and original landscape not just in the countryside, but also in cities. Trees can offer the different areas of Manchester their own 'sense of place', providing natural beauty that reflects local character. The types of tree planted can help to define a neighbourhood. In the city centre and urban parks, street trees and greenery can counterbalance changes to the cityscape."*

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Appendix 2: Townscape and Visual Impact Appraisal Methodology

Assessment methodology

The methodology for townscape and visual appraisal is based on current best practice as set out in:

- *Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);*
- *Landscape Character Assessment, 2016 (Landscape Institute: Technical Information Note 08/2015);*
- *Townscape Character Assessment, 2017 (Revised April 2018) (Landscape Institute: Technical Information Note 05/2017);and*

1. *Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).*

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the *"the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*" (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the European Landscape Convention, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA states that 'townscape' refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Baseline townscape appraisal methodology

The baseline townscape appraisal will include a mixture of desk study and field work to identify and record the character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the wider landscape character context of the Site was undertaken which referenced the current published landscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local townscape character. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape.

Once these factors were established the local townscape character areas (townscape receptors) with potential to be affected by the proposed development and their associated key characteristics were identified. A judgement was then made on the Value of each of these based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape character areas was assessed with reference to the following criteria and the definitions of level of value set out in **Table 2.1**:

- *Any designations or policies (both national and local) which may be present; and,*
- *The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events*

Table 2.1 Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and townscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Townscape areas designated at local level e.g. some conservation areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Ordinary	Local	Townscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or is of little scenic or townscape importance. Considerable potential for substitution.
Low	Local	Townscape features or local character areas in poor condition or quality and/or identified for recovery.

Baseline visual appraisal methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and, the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was first established via the preparation of a Google Earth Viewshed which identified the area from which the proposed development was likely to be visible and allowed the identification of

potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publically accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration[4] unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. The number and location of representative viewpoints was agreed with officers at Luton Council as part of the pre-application process. A description and evaluation of the identified views was then undertaken which took into account the following:

- *type and relative numbers of people, and their occupation or activity*
- *location, nature and characteristics*
- *nature, composition and characteristics of the views (including directions)*
- *elements which may interrupt, filter or otherwise influence the views*
- *seasonal changes in the view*

Assessment of Townscape Effects

Townscape effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area;*

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect.

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*" (Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 2.2.**

Table 2.2 Susceptibility to change of townscape receptors

Susceptibility to change	Description
High	Townscape receptor[5] would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

[4] Aldred's Case in 1610 established in English law that views from private property cannot be protected.

[5] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Judgements on the magnitude of townscape effect were broadly based on the descriptions of magnitude set out in **Table 2.3** below.

Table 2.3 Magnitude of Townscape Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a townscape receptor and/or small scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to townscape receptor.

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- ***Adverse:*** *overall harm to townscape character/feature*
- ***Beneficial:*** *overall improvement to townscape character/feature*
- ***Neutral:*** *a combination of both adverse and beneficial effects with no overall harm or improvement to townscape character/feature*

Assessment of Visual Effects

Visual effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the view;*

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in **Table 2.4**.

- *Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy'*
- *Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,*
- *Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art*

Table 2.4 Value attached to views

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

'the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

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

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 2.5** below.

Table 2.5 Susceptibility to change of visual receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage

Susceptibility	Description
	assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 2.6**.

Table 2.6 Magnitude of Visual Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites.
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens.
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Ordinary	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

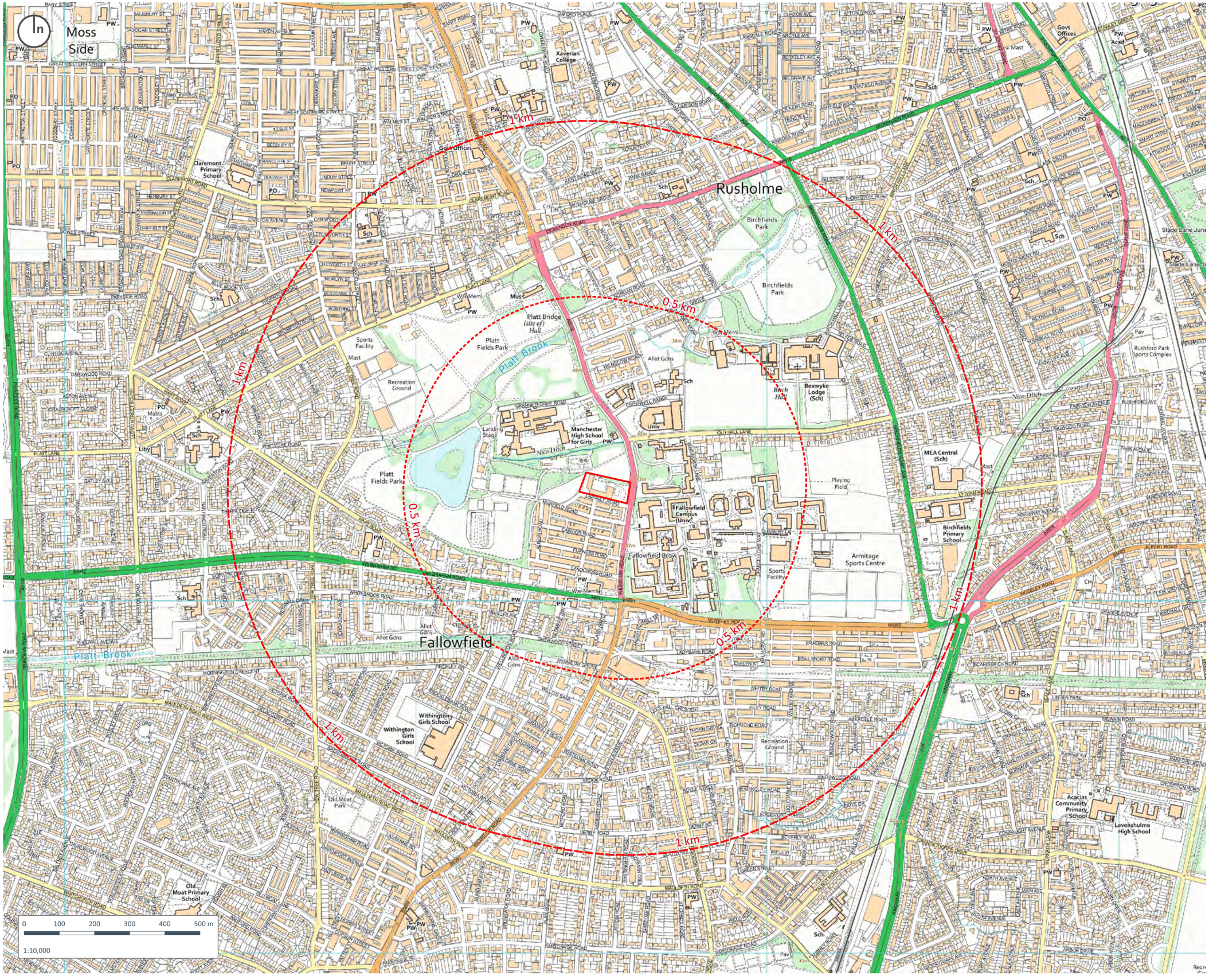
Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- ***Adverse:*** *overall harm to the character/quality of the view and loss of visual amenity*

- ***Beneficial:*** *overall improvement to the character/quality of the view and improvement of visual amenity*

- ***Neutral:*** *no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)*

Appendix 3: Figures and Winter Photography



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Site Boundary

Study Area (1km radius from Site)

500m Townscape Study

CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 1 - Site location

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
01

CHECKED BY:
IJ

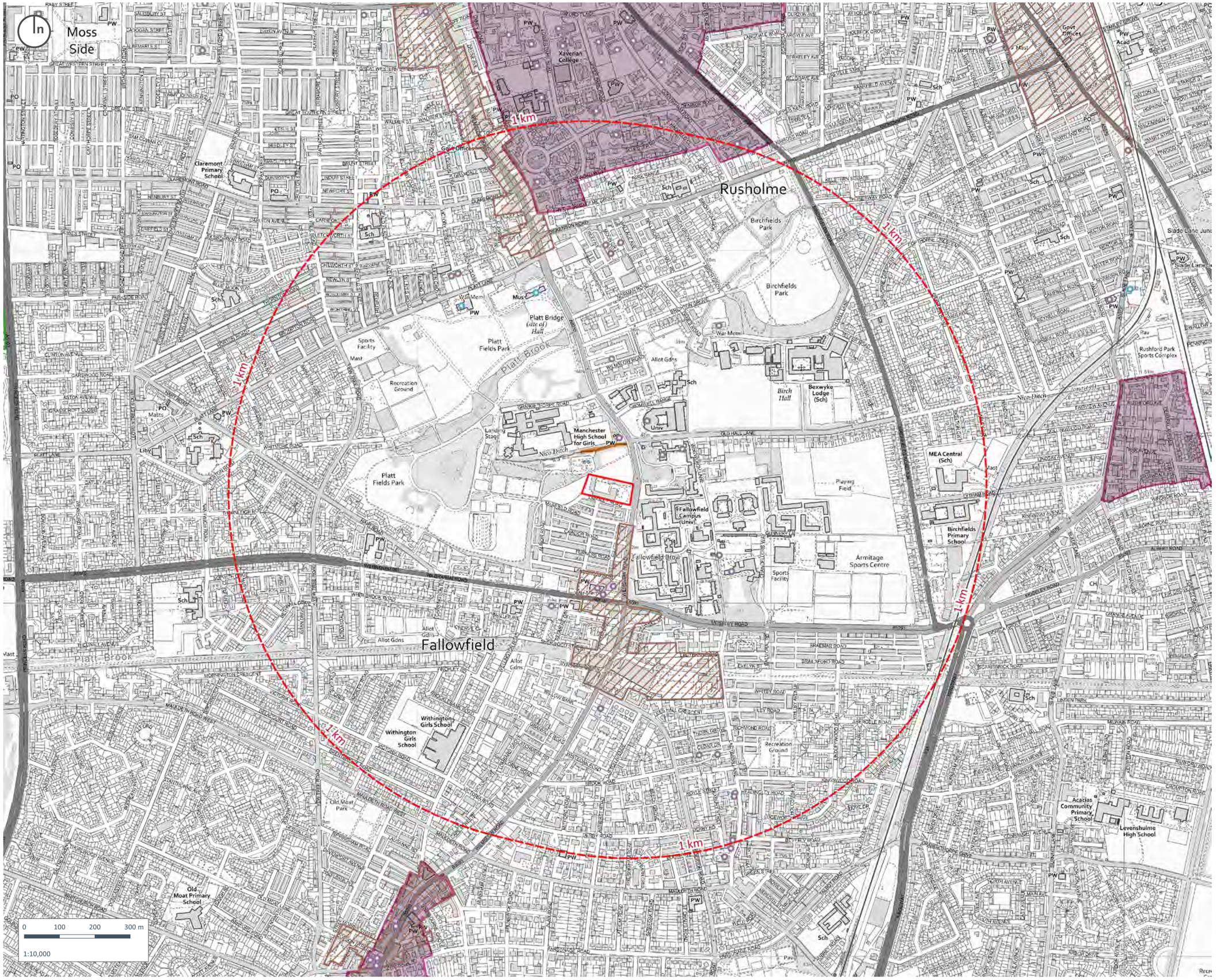
REVISION:
1.0

STATUS:
Planning

DATE:
May 2021

SCALE:
1:10,000 @ A3

Turley



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- Site Boundary
- District Centre
- Registered parks and gardens
- Scheduled monument
- Conservation area

Listed Buildings

- II*
- II

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CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 2 - Townscape Designations

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
02

CHECKED BY:
IJ

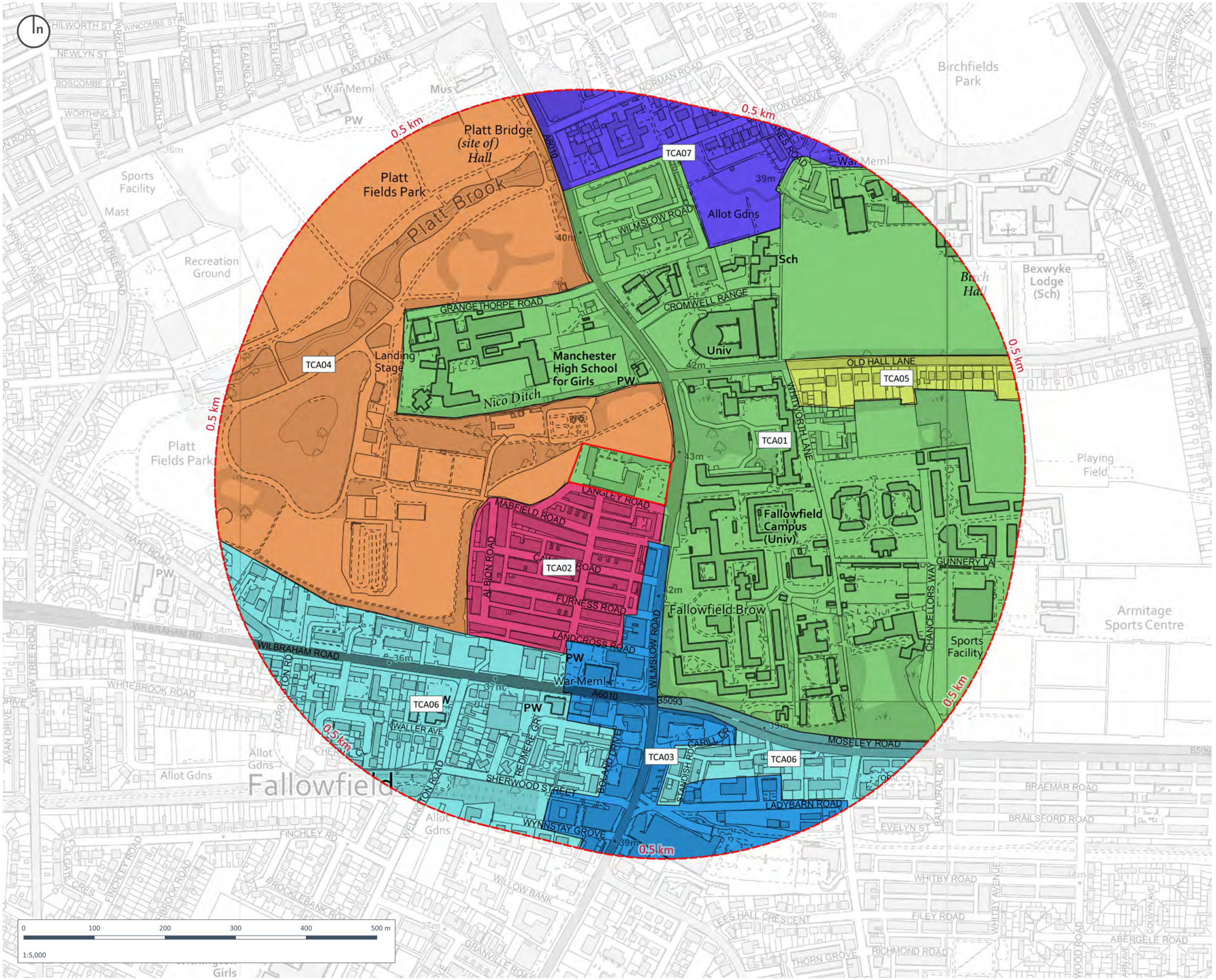
REVISION:
1.0

STATUS:
Planning

DATE:
May 2021

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Site Boundary

500m Townscape Study

Local Townscape Character Areas (TCA)

- TCA01
- TCA02
- TCA03
- TCA04
- TCA05
- TCA06
- TCA07

CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 3 - Local Townscape Character Areas

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
03

CHECKED BY:
IJ

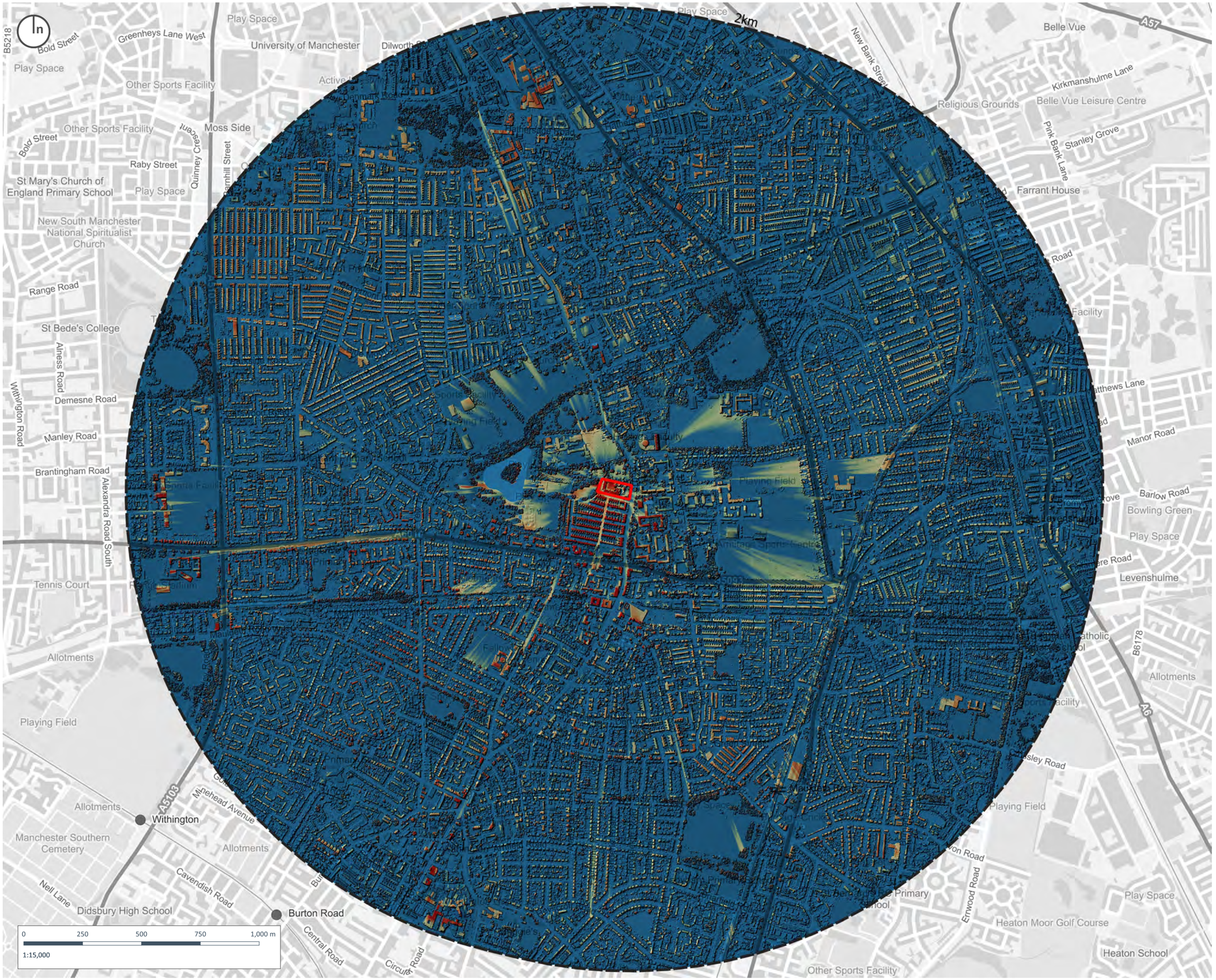
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1.0

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Site Boundary

2km Study Area

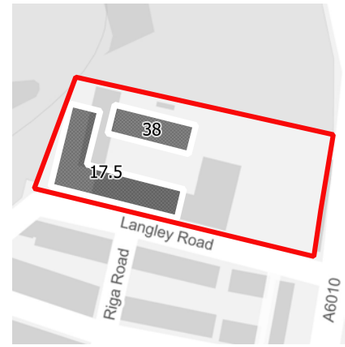
ZTV Building Footprint

ZTV LIDAR-DSM-2020-1M

No visible

Low potential visibility

High potential visibility



CLIENT:
Watkin Jones & Son Ltd

PROJECT:
USDAW Site - student accomodation

DRAWING:
Figure 4 - Zone of Theoretical Visibility (ZTV) - 2km

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
04

CHECKED BY:
JE

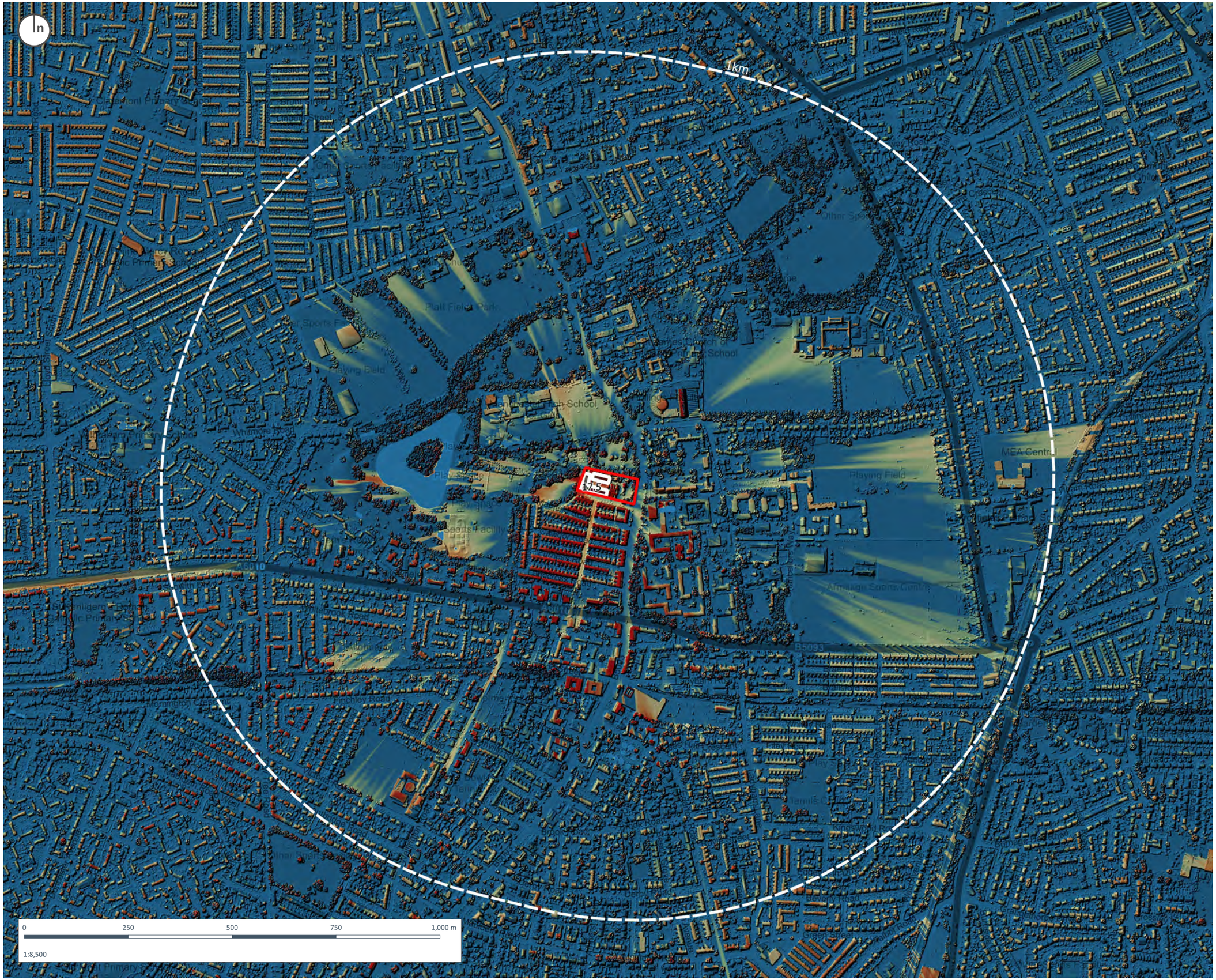
REVISION:
1.0

STATUS:
Planning

DATE:
May 2021

SCALE:
1:15,000 @ A3

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Site Boundary

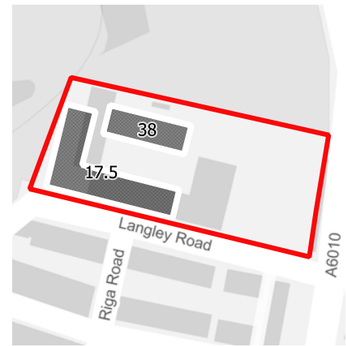
1km Study Area

ZTV Building Footprint

ZTV LIDAR-DSM-2020-1M

No visible
Low potential visibility

High potential visibility



CLIENT:
Watkin Jones & Son Ltd

PROJECT:
USDAW Site - student accomodation

DRAWING:
Figure 5 - Zone of Theoretical Visibility (ZTV) - 1km

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
05

CHECKED BY:
JE

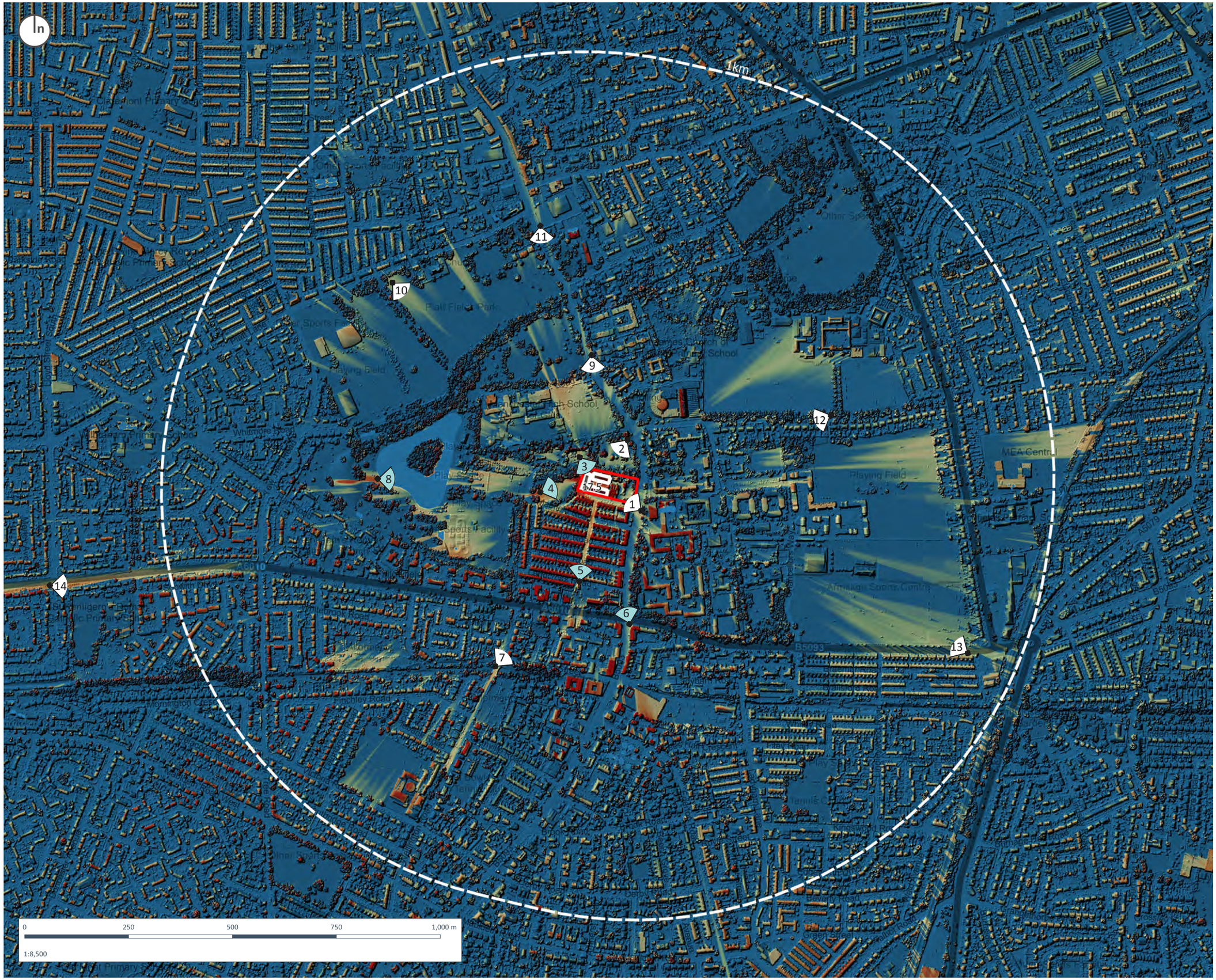
REVISION:
0

STATUS:
Planning

DATE:
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SCALE:
1:8,500 @ A3

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Site Boundary

1km Study Area

ZTV Building Footprint

ZTV LIDAR-DSM-2020-1M

Not visible
Low potential visibility

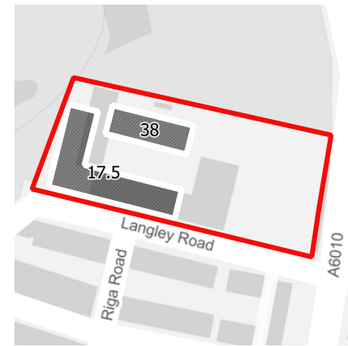
High potential visibility

Representative Viewpoint Location

Visualisation Type 4 - verified views (AVR Level 1 - wireline)

Representative Viewpoint Location

Visualisation Type 4 - verified views (AVR Level 3 - render)



CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 6 - Representative Viewpoint Locations

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
06

CHECKED BY:
JE

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0

STATUS:
Planning

DATE:
May 2021

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1:8,500 @ A3

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Representative View 1 - View from Wilmslow Road at the junction with Langley Road, looking northwest



Representative View 2 - View from entrance to Platt Fields Park from Wilmslow Road, looking southwest

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CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.1

CHECKED BY:
JE

REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

Turley



Representative View 3 - View from Shakespearean Garden within Platt Field Park looking southeast



Representative View 4 - View from Platt Fields Park, close to the entrance from Mabfield Road, looking east

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188 Wilmslow Road, Manchester

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Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.2

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REVISION:

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Planning

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NTS

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Representative View 5 - View from Riga Road at the junction with Landcross Road, looking north



Representative View 6 - View from pedestrian crossing point at junction between Wilmslow Road and Mosley Road

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188 Wilmslow Road, Manchester

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Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.3

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REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

Turley



Representative View 7 - View from Willington Road bridge over the dismantled railway line, close to junction with Sherwood Street, looking north



Representative View 8 - View from the footpath encircling the boating lake in Platt Fields Park looking east

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PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.4

CHECKED BY:
JE

REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

Turley



Representative View 9 - View from eastern pavement of Wilmslow Road, close to bus stop looking south



Representative View 10 - View from entrance to Platt Fields Park from Platt Lane, looking southeast

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188 Wilmslow Road, Manchester

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Figure 7 - Winter Viewpoint Photography

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DRAWING NUMBER:
07.5

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REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

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Representative View 11 - View from eastern pavement of Wilmslow Road looking south



Representative View 12 - View from Old Hall Lane at the entrance to The Manchester Grammar School, looking west

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Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.6

CHECKED BY:
JE

REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

Turley



Representative View 13 - View from the southern pavement of Moseley Road, west of the junction with Belvedere Road looking northwest



Representative View 14 - View from the southern pavement of Wilbraham Road at the junction with Netherton Road, looking east

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CLIENT:
Watkin Jones & Son Ltd

PROJECT:
188 Wilmslow Road, Manchester

DRAWING:
Figure 7 - Winter Viewpoint Photography

PROJECT NUMBER:
WATM3006

DRAWING NUMBER:
07.7

CHECKED BY:
JE

REVISION:

STATUS:
Planning

DATE:
May 2021

SCALE:
NTS

Turley

Appendix 4: Visualisations for Representative Views and Methodology by Infinite 3D

188 Wilmslow Road, Manchester

May 2021

INFINITE 3D

Infinite 3D Ltd.
Kingsley House
13 Westbourne Road
West Kirby
Wirral
CH48 4DG



Viewpoint: Viewpoint 01:	Photograph Paremeters: Time of photograph: 20:56 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385620.529E, 394264.307N Elevation (AOD): 43.991m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 01:	Photograph Paremeters: Time of photograph: 20:56 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385620.529E, 394264.307N Elevation (AOD): 43.991m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:		Existing View
Viewpoint 02:	Time of photograph: 19:53 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: N/A Elevation (AOD): N/A Camera height above ground level: 1.37m	• For photograph locations refer to 'View-point Location Map'.		INFINITE 3D	Paper Size: A3 (420mmx297mm)
					Project: 188 Wilmslow Road, Fallowfield, Manchester	Image Size: 390mmx260mm
						Date:24/05/2021

Viewpoint: Viewpoint 02:	Photograph Paremeters: Time of photograph: 19:53 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: N/A Elevation (AOD): N/A Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 3/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photmontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Existing View
Viewpoint 03:	Time of photograph: 20:03 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385464.049E, 394393.235N Elevation (AOD): 38.734m Camera height above ground level: 1.37m	• For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Photomontage
Viewpoint 03:	Time of photograph: 20:03 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385464.049E, 394393.235N Elevation (AOD): 38.734m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 3. • For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Existing View
Viewpoint 04:	Time of photograph: 20:24 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385347.643E, 394299.821N Elevation (AOD): 39.276m Camera height above ground level: 1.37m	• For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Photomontage
Viewpoint 04:	Time of photograph: 20:24 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385347.643E, 394299.821N Elevation (AOD): 39.276m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 3. • For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 05:	Photograph Paremeters: Time of photograph: 20:32 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385468.005E, 394087.470N Elevation (AOD): 38.513m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 05:	Photograph Paremeters: Time of photograph: 20:32 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385468.005E, 394087.470N Elevation (AOD): 38.513m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 3. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 06:	Photograph Paremeters: Time of photograph: 17:04 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385593.383E, 393984.705N Elevation (AOD): 38.780m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 06:	Photograph Paremeters: Time of photograph: 17:04 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385593.383E, 393984.705N Elevation (AOD): 38.780m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 3. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 07:	Photograph Paremeters: Time of photograph: 17:32 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385260.288E, 393873.258N Elevation (AOD): 39.294m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 07:	Photograph Paremeters: Time of photograph: 17:32 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385260.288E, 393873.258N Elevation (AOD): 39.294m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Existing View
Viewpoint 08:	Time of photograph: 17:22 Date of photograph: 14/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 384992.618E, 394336.013N Elevation (AOD): 36.152m Camera height above ground level: 1.37m	• For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Photomontage
Viewpoint 08:	Time of photograph: 17:22 Date of photograph: 14/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 384992.618E, 394336.013N Elevation (AOD): 36.152m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 3. • For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 09:	Photograph Paremeters: Time of photograph: 19:27 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385529.001E, 394572.139N Elevation (AOD): 41.463m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Photomontage
Viewpoint 09:	Time of photograph: 19:27 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385529.001E, 394572.139N Elevation (AOD): 41.463m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 10:	Photograph Paremeters: Time of photograph: 18:38 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385006.076E, 394813.899N Elevation (AOD): 36.246m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:		Photomontage
Viewpoint 10:	Time of photograph: 18:38 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 385006.076E, 394813.899N Elevation (AOD): 36.246m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.		INFINITE 3D	Paper Size: A3 (420mmx297mm)
					Project: 188 Wilmslow Road, Fallowfield, Manchester	Image Size: 390mmx260mm
						Date:24/05/2021



Viewpoint: Viewpoint 11:	Photograph Paremeters: Time of photograph: 19:09 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385375.550E, 394939.418N Elevation (AOD): 38.938m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 11:	Photograph Paremeters: Time of photograph: 19:09 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 385375.550E, 394939.418N Elevation (AOD): 38.938m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 12:	Photograph Paremeters: Time of photograph: 16:13 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 386099.310E, 394488.591N Elevation (AOD): 43.995m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint:	Photograph Paremeters:	Camera Location:	Notes:	Legend:	INFINITE 3D	Photomontage
Viewpoint 12:	Time of photograph: 16:13 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Grid reference: 386099.310E, 394488.591N Elevation (AOD): 43.995m Camera height above ground level: 1.37m	• Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.		Project: 188 Wilmslow Road, Fallowfield, Manchester	Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 13:	Photograph Paremeters: Time of photograph: 16:42 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 386403.321E, 393913.983N Elevation (AOD): 45.413m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 13:	Photograph Paremeters: Time of photograph: 16:42 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 386403.321E, 393913.983N Elevation (AOD): 45.413m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 14:	Photograph Paremeters: Time of photograph: 17:45 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 384198.330E, 394080.618N Elevation (AOD): 32.718m Camera height above ground level: 1.37m	Notes: • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Existing View Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021



Viewpoint: Viewpoint 14:	Photograph Paremeters: Time of photograph: 17:45 Date of photograph: 10/05/2021 Camera: Canon 5D MKIV Lens: Canon TS-E 24mm f/4L Horizontal Field of View: 74°	Camera Location: Grid reference: 384198.330E, 394080.618N Elevation (AOD): 32.718m Camera height above ground level: 1.37m	Notes: • Photomontage is Visualisation Type 4/ AVR Level 0. • For photograph locations refer to 'View-point Location Map'.	Legend:	INFINITE 3D Project: 188 Wilmslow Road, Fallowfield, Manchester	Photomontage Paper Size: A3 (420mmx297mm) Image Size: 390mmx260mm Date:24/05/2021

Viewpoint Overview



VP-01



VP-02



VP-03



VP-04



VP-05



VP-06

Viewpoint Overview



VP-07



VP-08



VP-09



VP-10



VP-11



VP-12

Viewpoint Overview



VP-13



VP-14

Viewpoint Overview

View	Type	Easting	Northing	Height (m)
VP-01	AVR0 Type 4	385620.529	394264.307	45.361
VP-02	AVR0 Type 3	N/A	N/A	N/A
VP-03	AVR3 Type 4	385464.049	394393.235	40.104
VP-04	AVR3 Type 4	385347.643	394299.821	40.646
VP-05	AVR3 Type 4	385468.005	394087.470	39.883
VP-06	AVR3 Type 4	385593.383	393984.705	40.15
VP-07	AVR0 Type 4	385260.288	393873.258	40.664

Notes

All images taken using a full frame Canon 5D MKIV camera, with a 24mm focal length lens.
The heights shown above are the sum of: viewpoint height above sea level + height of the centre of camera sensor from the floor.

Viewpoint Overview

View	Type	Easting	Northing	Height (m)
VP-08	AVR3 Type 4	384992.618	394336.013	37.522
VP-09	AVR0 Type 4	385529.001	394572.139	42.833
VP-10	AVR0 Type 4	385006.076	394813.899	37.616
VP-11	AVR0 Type 4	385375.550	394939.418	40.308
VP-12	AVR0 Type 4	386099.310	394488.591	45.365
VP-13	AVR0 Type 4	386403.321	393913.983	46.783
VP-14	AVR0 Type 4	384198.330	394080.618	34.088

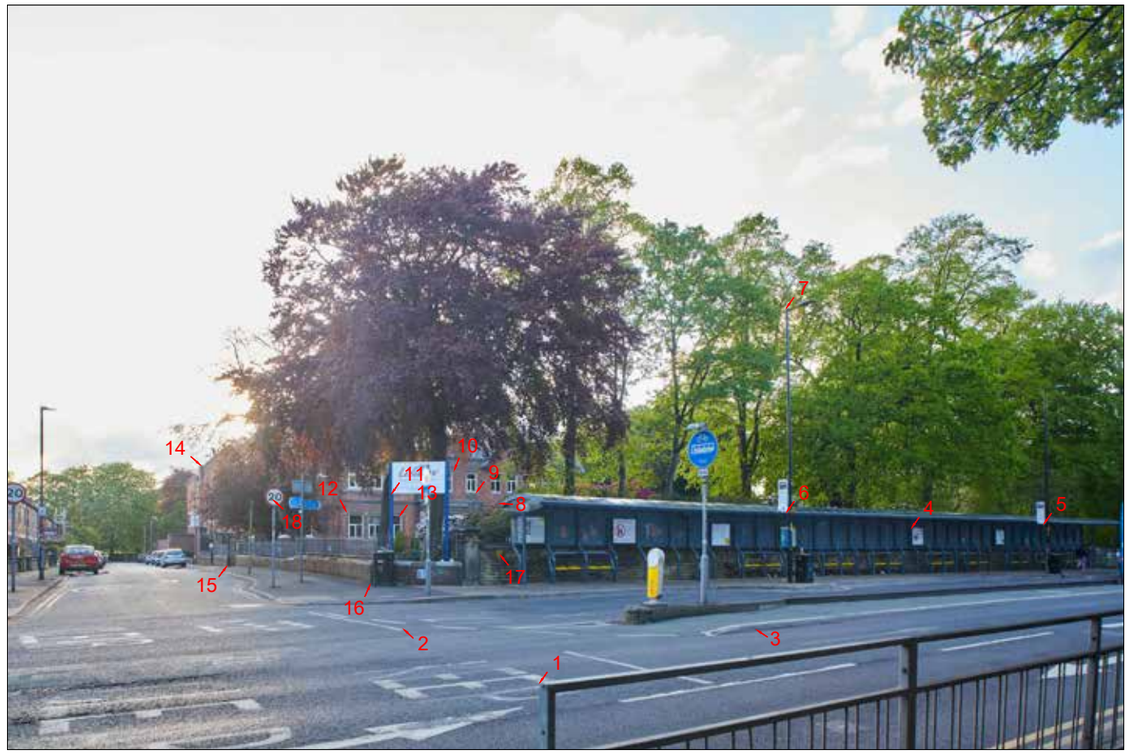
Notes

All images taken using a full frame Canon 5D MKIV camera, with a 24mm or 50mm focal length lens.
The heights shown above are the sum of: viewpoint height above sea level + height of the centre of camera sensor from the floor.

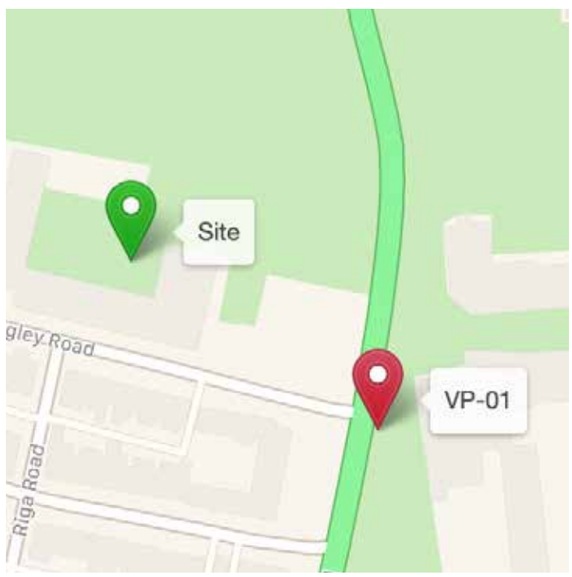
VP-01



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385620.529E 394264.307N
Camera Height:	45.361m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/21
Time:	20:56

View Details

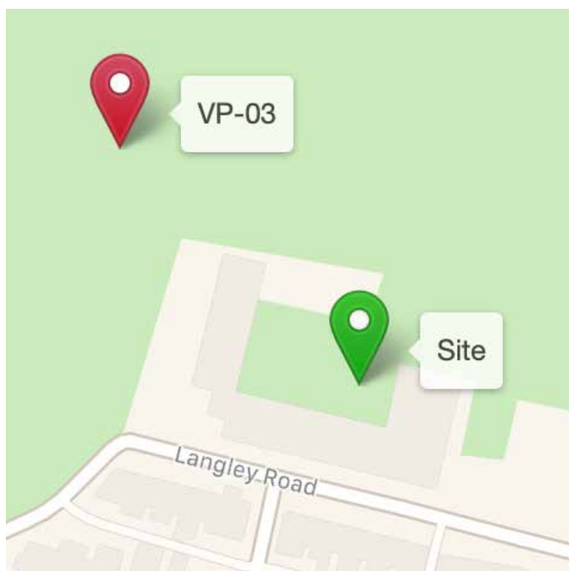
VP-03



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385464.049E 394393.235N
Camera Height:	40.104m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR3 Type 4
Date:	10/05/2021
Time:	20:03

View Details

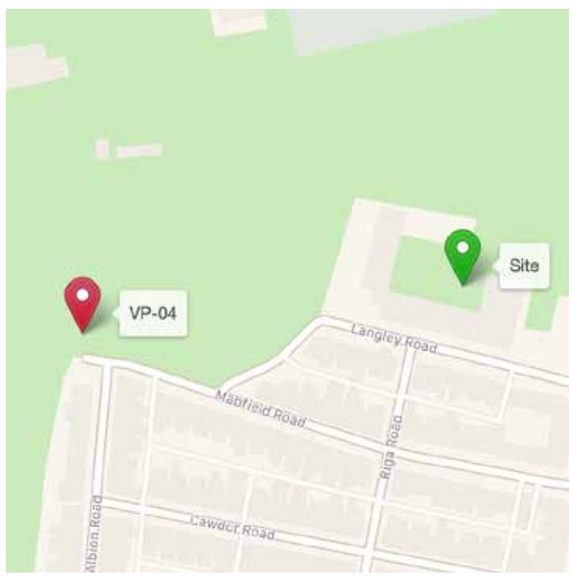
VP-04



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385347.643E 394299.821N
Camera Height:	40.646m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR3 Type 4
Date:	05/10/2021
Time:	20:24

View Details

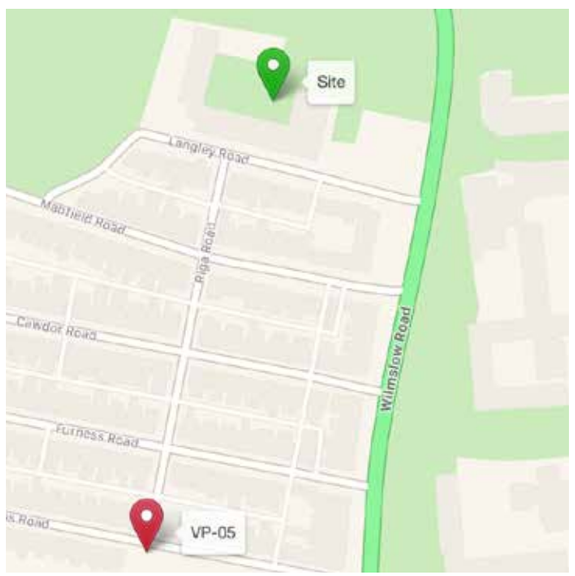
VP-05



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385468.005E 394087.470N
Camera Height:	39.883m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR3 Type 4
Date:	10/05/2021
Time:	20:32

View Details

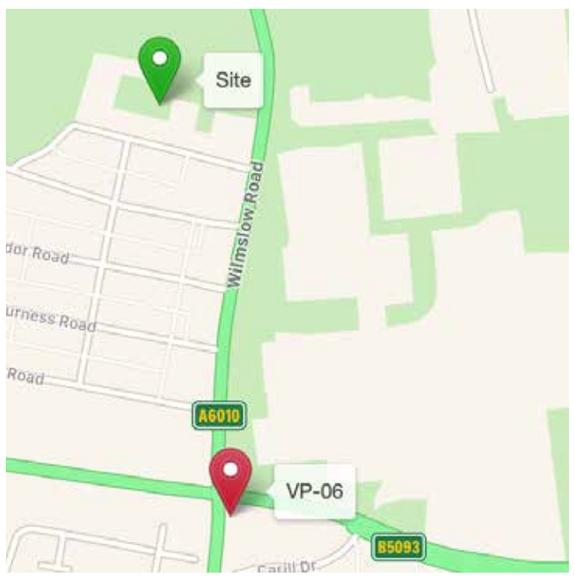
VP-06



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385593.383E 393984.705N
Camera Height:	40.15m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR3 Type 4
Date:	10/05/2021
Time:	17:04

View Details

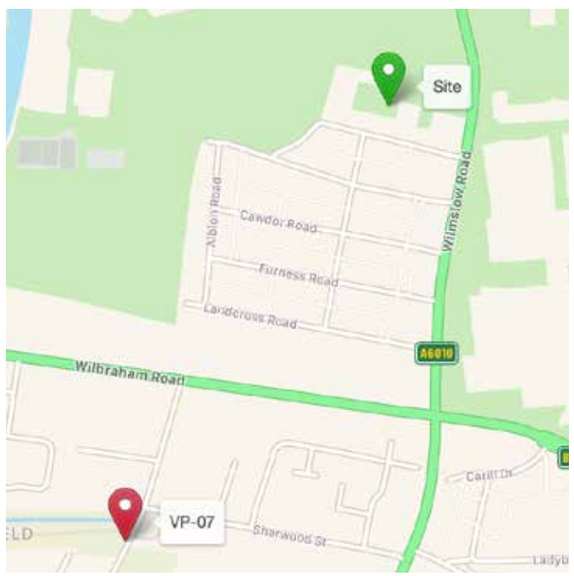
VP-07



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385260.288E 393873.258N
Camera Height:	40.664m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	17:32

View Details

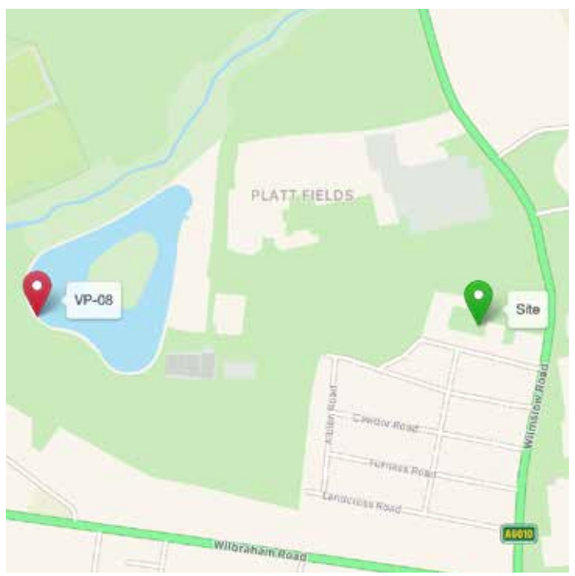
VP-08



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	384992.618E 394336.013N
Camera Height:	37.522m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR3 Type 4
Date:	14/05/21
Time:	17:22

View Details

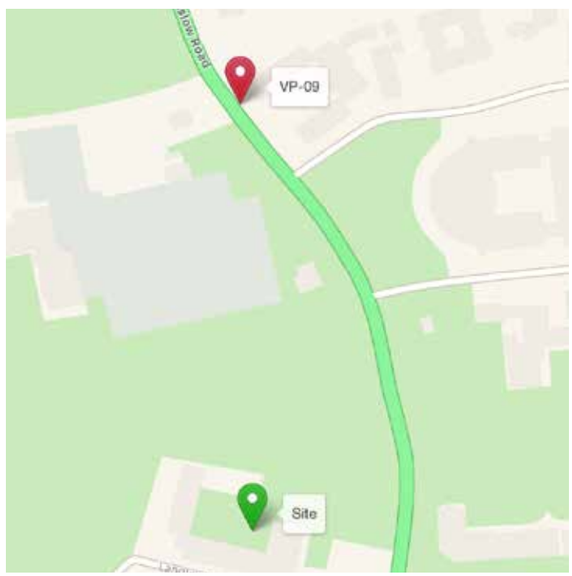
VP-09



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385529.001E 394572.139N
Camera Height:	42.833m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	19:27

View Details

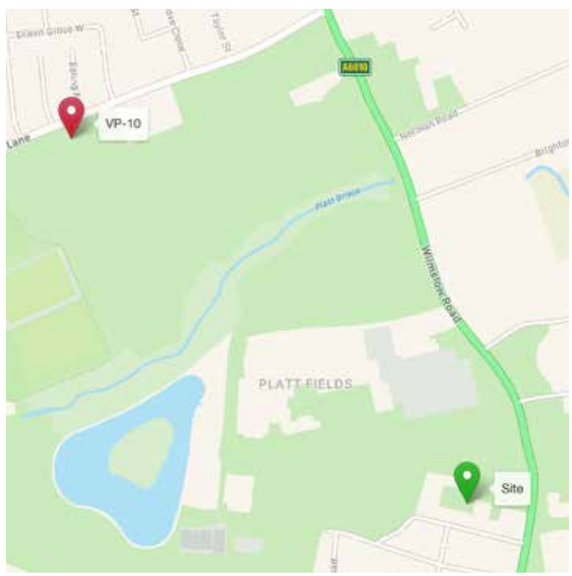
VP-10



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385006.076E 394813.899N
Camera Height:	37.616m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	18:38

View Details

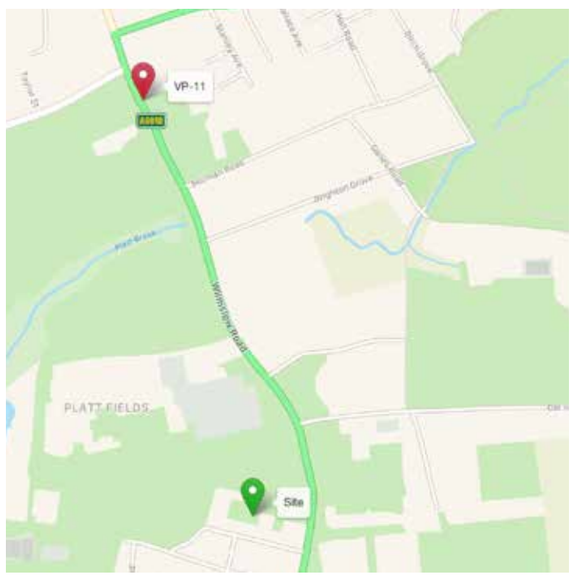
VP-11



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	385375.550E 394939.418N
Camera Height:	40.308m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	19:09

View Details

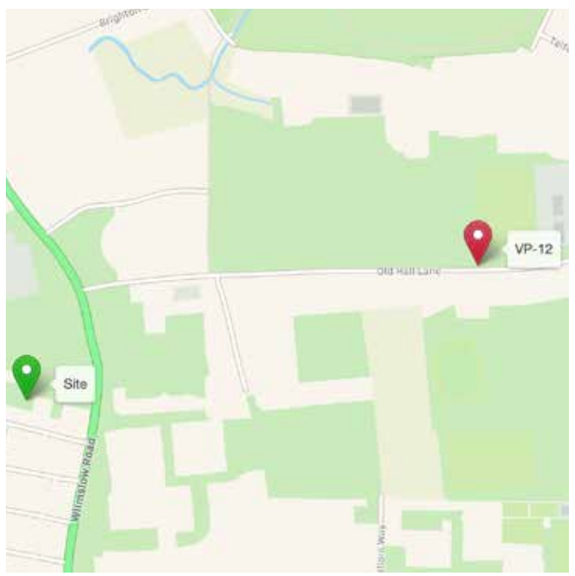
VP-12



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	386099.310E 394488.591N
Camera Height:	45.365m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	16:13

View Details

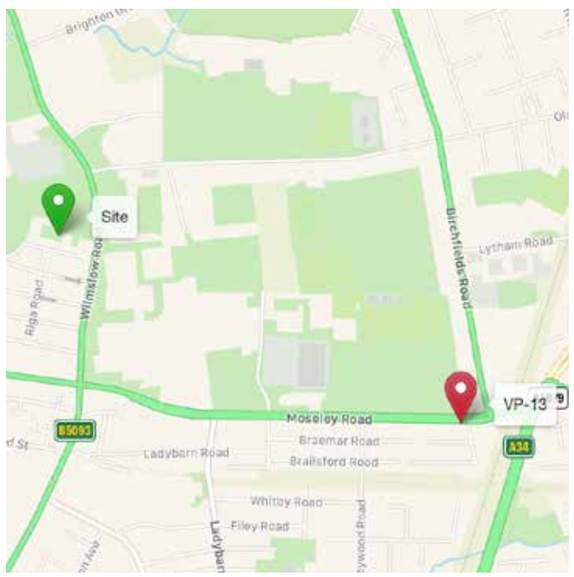
VP-13



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	386403.321E 393913.983N
Camera Height:	46.783m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	16:42

View Details

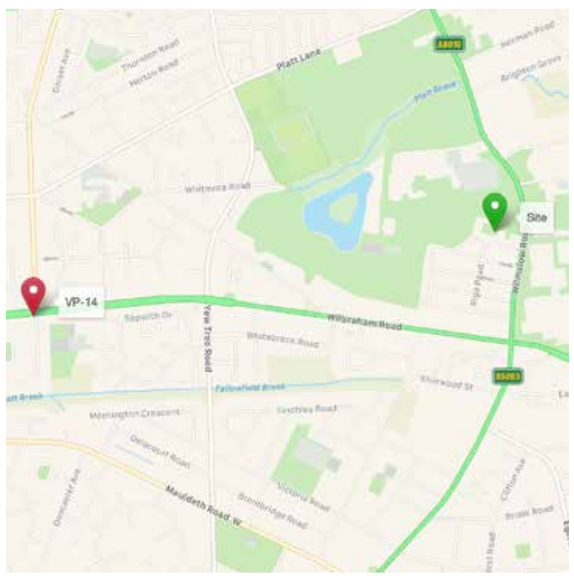
VP-14



Existing View



Survey Points



View Location



Camera Position



Camera Position

National Grid Reference:	384198.330E 394080.618N
Camera Height:	34.088m
Focal Length:	24mm
HFOV:	74°
AVR Level:	AVR0 Type 4
Date:	10/05/2021
Time:	17:45

View Details

Methodology

Overview:

Infinite 3D uses a methodology for the provision of Visually Verified Montages (VVM) that is in accordance with relevant sections of: The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment; Landscape Institute Advice Note 06/19 (for use of photography in landscape and visual assessment). We also liaise with relevant council and/or local authorities in accordance with their preferred approaches, to ensure a tailored and suitable approach that meets the ranging needs of the various assessors.
By way of the following methodology, Infinite 3D will source digital photographs from pre- specified and agreed locations with the client, with respect to all relevant context and with adequate number of physical features present to be surveyed. Following this, a trusted surveyor will visit these same locations, armed with all reference information to faithfully reproduce accurately the position of the camera. With a known camera position, data points are obtained by the surveyors that, when passed to our modelling team, enable them to accurately align the position of the proposed scheme with the existing context within a measurable degree of accuracy.

Site Visit & Photography:

Viewpoints having been discussed and agreed between Infinite 3D and the respective client, so as to fairly assess the impact of the proposed scheme on its surrounding areas, Infinite 3D's in-house architectural photographers will travel to the agreed viewpoints. For each agreed location, photographs are taken using the following professional camera system:
- Canon EOS 5DsR digital SLR with a full-frame sensor size of 36x24mm (equivalent to a 35mm still image frame) capturing images at 50.6 megapixels (8,688x5,792 pixels)
- A tripod, fixed height at eye level and oriented so that the horizontal axis of the sensor is aligned with the horizon. This creates a two-point perspective, whereby the lens axis is pointed at the horizon, meaning the top and bottom edge of the sensor is parallel to the horizon.
- A Canon 24mm F3.5L – EFII lens. Chosen to best represent and accurately reflect what is visible from each location on site, and to show the proposed scheme in its full context. A 'shift lens', or 'perspective control lens' allows the photographer to control the framing of the image. In a two-point perspective set up, as above, a shift lens allows the relative position of the lens axis to the sensor to be adjusted so that framing and composition changes can be made whilst still maintaining the perspective. In real terms, this allows the horizon line to move toward the lower part of the frame, or sensor, and reveal taller objects above it, which would otherwise be cropped out if using a conventional lens.
- A Canon 50mm F1.8 – EF STM lens. To be used in accordance with LVIA, Landscape Institute, and various agency guidelines with regards to optimum print/viewing distances.
- Ideally and ordinarily shot at ISO 100, with an aperture, focus distance and shutter speed decided to best render all parts of the viewpoint scene in focus and visible.

At suitable print output, this system is capable of resolving all the detail in a scene reasonably observable by a person with average vision if they were standing at the location of the camera.

All images are captured in the native camera RAW format, to ensure maximum tonal and colour resolution is retained in the image processing stage. Choices of aperture and focus distance are set to 'infinity' to render all parts of the scene, from foreground to distance, 'in focus'.

Supplementary photographs may be taken to create HDR (high dynamic range) images for environment and reflection maps used in the CGI stage.

Digital photography is used to provide an efficient, expediated approach which allows for on-the-go analysis by the photographer, whilst also digitally recording important EXIF (exchangeable image file format) metadata in the digital file, which will later be used by both surveyor and CGI artist (shutter speed, focal length, ISO speed, time/date of photograph, etc.)

On site, the photographer is provided with a reconnaissance viewpoint photograph of each viewpoint, a marked location on an OS map, and viewpoint marker photograph. Additional information, such as preferred time of day, weather conditions and position of sun, at any given viewpoint, are also supplied, the photographer will set up the camera in accordance with the following operational procedures, repeated for each viewpoint:

- Viewpoint being identified, the photographer verifies the location by cross- referencing it with the supplementary information provided by the client/Infinite 3D team.

- The camera is mounted on a tripod at eye-level and oriented so that the horizontal axis of the sensor is aligned with the horizon.

- The photographer checks and sets (if necessary) the preferred camera settings as detailed above, where appropriate.

- A plumb line is dropped from the tripod to accurately determine the exact location of the lens' point of no parallax. This point is marked on the ground with semi- permanent paint, so as to be easily located by the surveyor.

- This point is measured from a fixed, recognisable point of context in relation to the scene on site. This measurement is recorded so as to enable accurate recreation of tripod position, if necessary, in the future.

- An accurate measurement of the height from the point of no parallax to the ground survey point is recorded.

- The time and date of each photograph is recorded. This should tally with the EXIF metadata from the image itself.

- Photographs of the tripod position, camera 'in situ', entire set up within the context of the site/viewpoint, are taken, which provides additional context and information to accompany each viewpoint in the final document.

- Photographs of the backplate (digital screen) of the camera are taken on a GPS enabled smartphone. These supplementary images are representative of the viewpoint itself, with the camera settings showing, for verification of both setup and tripod location. Supplementary images are also taken to record the levelled status of the camera (parallel with the horizon, or to record if there has been any panning), and the position of the shift for the appropriate lenses.

These steps are repeated for any supplementary views from the same location, and across the set of viewpoints, per location.

After the site visit, the RAW camera images are converted, by a proprietary software (Capture One) into 'lossless RGB' files, where the tonality and colour balance are faithfully matched, by the photographer, to the lighting conditions of the time of capture. This is achieved with the aid of the reference information gathered on the day. These images are then suitable for use in 2D image editing and 3D modelling applications.

Camera, lens and technical parameters that help with the alignment of the virtual cameras are included in the EXIF metadata for each photograph. This is matched and recorded to include any intentional offset by way of use of a ‘shift lens’ having been used.

Surveyor:

In order for the images to be ‘verified’, image-specific 3D referenced data points are required. Infinite 3D outsource the surveyance work to a trusted partner, currently:

Warner Surveyors
Unit 22
Theale Lakes Business Park Moulden Way
Reading
RG7 4GB

Prior to their arrival on site, the surveyors are provided with the same reconnaissance photography, ordnance survey markup, and location plan that the photographer had access to. They are also issued the location reference supplementary photographs obtained by the photographer, as well as the ‘image for use’, so as to faithfully recreate the viewpoint for capture of data points, per location.

Prior to their visit to site, the surveyor will liaise with Infinite 3D and/or the client, to identify potential data points to observe. Generally, these are at least 15 in number, with 5 close to the surveyor (foreground), 5 in the middle ground, and 5 in the far ground. The chosen points must be fixed and permanent and should cover a wide and even spread of points within the photo.

If the site is in an area in which insufficient fixed control points can be recorded, then graduated surveying poles are placed and surveyed. The photographer is then required to take two identically located photos, one with the poles and one without.

The latest surveying technology is used to calculate the camera position(s) and several fixed control points that appear on the recon photo. The fixed control points are surveyed using traditional surveying techniques. Specifically, for the viewpoint markers, the latest technology obtains National Grid coordinates in real time, making use of appropriate satellite networks. An internet connection is established over a GPRS network, which receives any necessary corrections from a reference station. These techniques make use of theodolites and reflector-less laser technology.

The surveyor on site will carry out the following, simplified, methodology:
- Having located the camera viewpoint (or location marker as marked by the photographer), it is the surveyor’s responsibility to accurately set up to reflect this position on the ground, for the preservation of accuracy.

- Establish site control (minimum 2 points) geo-referenced to OS grid and height datum, using Leica Smartrover GPS.

- Set up Leica TS16 or equivalent Total Station (TS) and set backsight orientation.

- Observe detail points using reflector-less EDM capability, or IR capability to prism.

- Observe camera position using either GPS or TS.

- Far ground points will be observed either by intersection (described below) or travelling closer to the target and repeating above steps.

Their intersection bearing and distance method is as follows:

- 2 inter-visible ‘baseline’ points must be established by GPS or TS methods and baseline distance between points must be known and recorded.

- Observe angle to target point from both baseline points (having set orientation to second baseline point).

- Calculation of the intersection (target) point can be made and recorded.

Baseline distance must be of sufficient length to avoid ‘skinny’ triangles containing acute angles resulting in poor or questionable geometry. Short baselines should be avoided.

All associated, recorded survey information is then imported into a CAD programme, which translates and represents the information in 3D space. This 3D space, along with the marked photograph identifying the surveyed data points, makes the space ready for ‘camera matching’.

Camera Matching:

The next stage in the assessment is to match the virtual cameras in the 3D space with the cameras of the real world, by making use of the data points collected by the surveyor, aligned with the real-world points from the base layer photograph.
This part of the process is technical and quantitative in its nature and is designed to ensure accuracy as to where the model sits relative to the context of the photograph, as well as to preserve the scale of the proposal. In this sense it is objectively verifiable.

To create the virtual cameras, the following steps should be heeded:

- Cameras must match the physical properties of the ‘real world’ camera. This should be the case across the variety of lenses used, if appropriate. These physical properties should match faithfully the height of the no-parallax point, the focal length, ISO speed, etc.

- Cameras should be introduced to a coordinated location, individually, based on the GPS data provided by the surveyor.

- The 3D markers should then be introduced to the 3D world, based on the data provided on the fixed, observable, ‘real world’ foreground, midground and far ground points.

- The digital photograph should be introduced. If all data is correct, camera is matched correctly and reproduced faithfully, then the 3D visual markers will align with their photographic counterparts.

- This entire process should then be checked by another senior architectural visualiser, in accordance with best practice.

3D Model:

In order to accurately reflect the impact of a proposed scheme on its surroundings, it is naturally essential to have an accurate 3D model. The model created should be a direct reproduction of the designer's proposal, created using specialised software from conversations, drawings and DWG files supplied by the client. A combination of these things, along with the site survey/plan, forms the basis on which the 3D model is created. Following creation of the 3D model, all plans are again overlaid to check accurate reproduction.

This phase of modelling can be completed prior to, or indeed separate from, the photographic and survey operations. However, in the introduction of the model to the matched photograph, sufficient care should be paid to ensure accuracy in representation. This is achievable by matching of the 3D data points, assuming that the camera matching process was accurate.

Using global lighting techniques within the modelling software, the time of day and date of the photograph can be introduced, as well as the weather conditions, to best represent the 'real world' conditions at the time of photograph capture. This helps create a model that looks and feels natural within its photographic surroundings in the final output, assuming that this level of detail has been discussed for render.

Once the 3D model has been introduced to the matched, 3D space, it is crucial to check again the aspect ratios, the alignment of data points, the faithful representation of the 'real world' camera settings, the photographic information, the no-parallax point and the geographic location of the camera.

Once the process of camera matching and the introduction of the 3D model is complete, each of the viewpoints can be rendered out. Infinite 3D render using the Corona engine.

Post-production:

Following the successful rendering of the 3D model from each viewpoint, the model can then be superimposed onto the respective base photographs. Infinite 3D use Photoshop to facilitate this stage of the process. From here, minor adjustments can be made tonally and in colour correction, however it is imperative that no physical correction or distortion is made to the base photograph of 3D rendered image, as this will create an inaccurate montage image.

Any elements from the built environment in the surroundings of the proposal that should sit in front of the scheme are cropped and superimposed over the 3D rendering to represent what the proposal would look like once completed on site in context.

Once any final aesthetic touches are made to the image, whilst still preserving the realistic feel of the building in its proposed site, the final, verified, photomontage image can be output in the appropriate format ready to be supplied to the client and included in a method statement document with appropriate supporting evidence and reference documents.

Conclusion:

All of these steps are taken to ensure the accurate representation of future proposed works to as high a degree of accuracy as the process allows, in terms of mass and scale. This methodology, if applied correctly, should be independently verifiable by a third-party in order to reach the same conclusionary viewpoint, data and image. This is all to provide a fair and precise portrayal of how the proposed scheme may impact on its surroundings, to support further application.

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