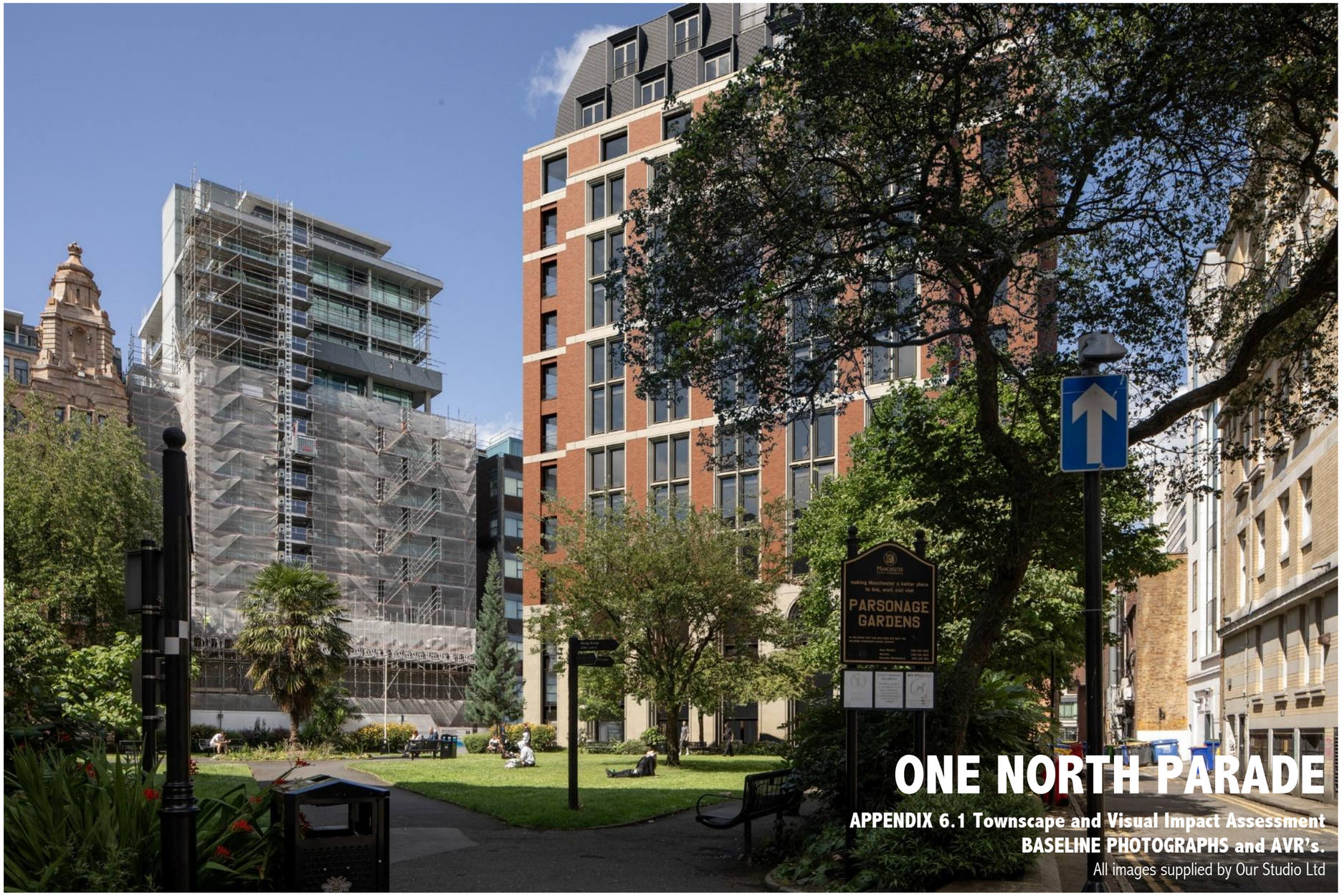


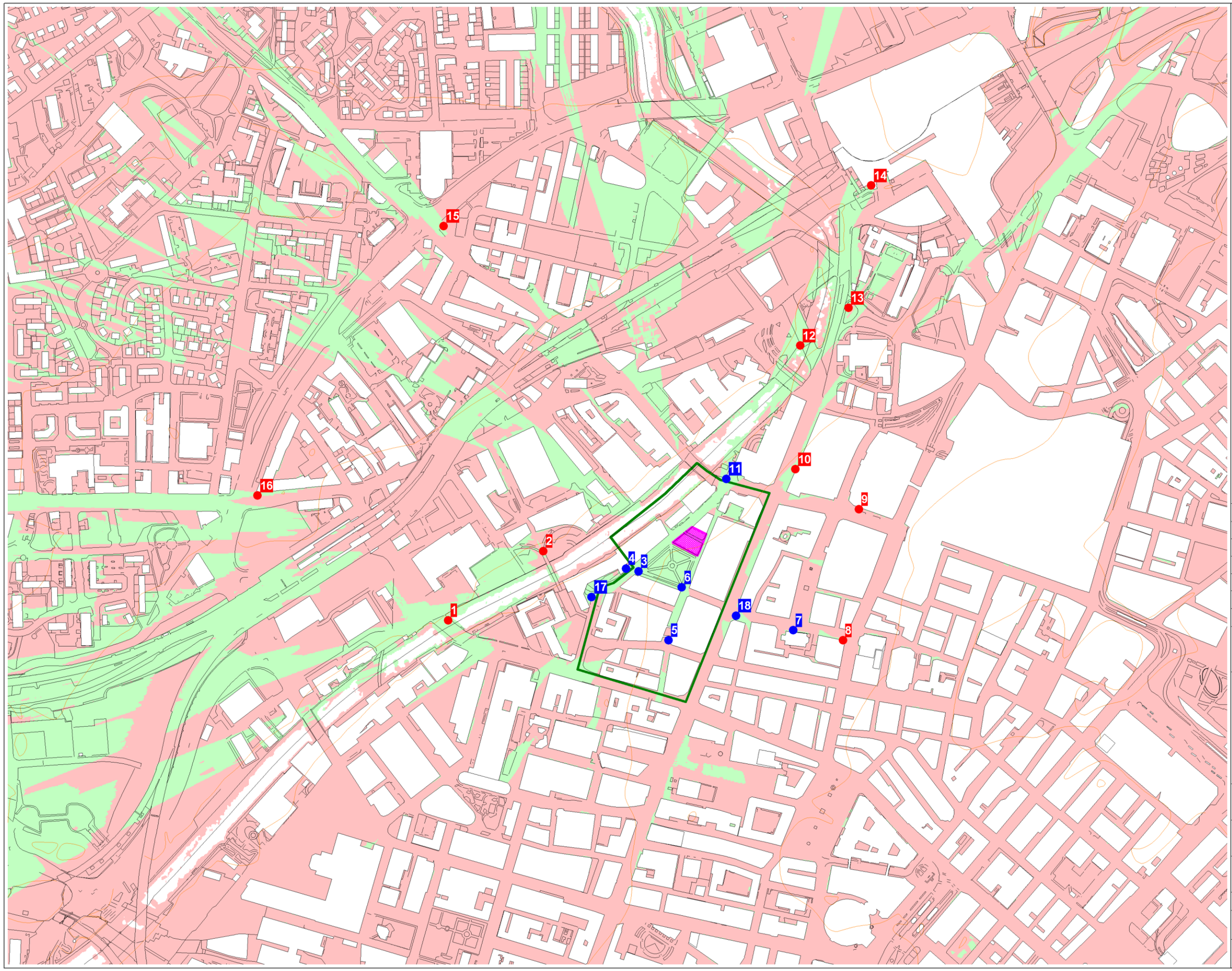
ONE NORTH PARADE

APPENDIX 6.1 Townscape and Visual Impact Assessment
BASELINE PHOTOGRAPHS and AVR's.

All images supplied by Our Studio Ltd

Chris Burnett Associates
28 07 25

CHRIS
BURNETT
associates



Key

- development footprint
- conservation area
- townscape viewpoint
- heritage viewpoint
- building visible
- building not visible
- OS Local Vector building footprints and/or DSM no data values

(NB Viewshed analysis is calculated from the top of the development to locations 1.6m above the DSM data taking into account a normal earth surface curvature correction.)

0.0 50.0 100.0 metres

Date	Details	Revision
06/10/20	Revised height of building.	-01
03/04/25	Revised viewpoint locations.	-02
04/04/25	Revised height of building.	-03
26/06/25	Revised viewpoint locations.	-04
18/07/25	Addition of conservation area.	-05
25/07/25	Minor amendment.	-06

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Mob: 07809 029810
chris@chrisburnettassociates.co.uk
www.chrisburnettassociates.co.uk

Client **Beaconsfield Estates**

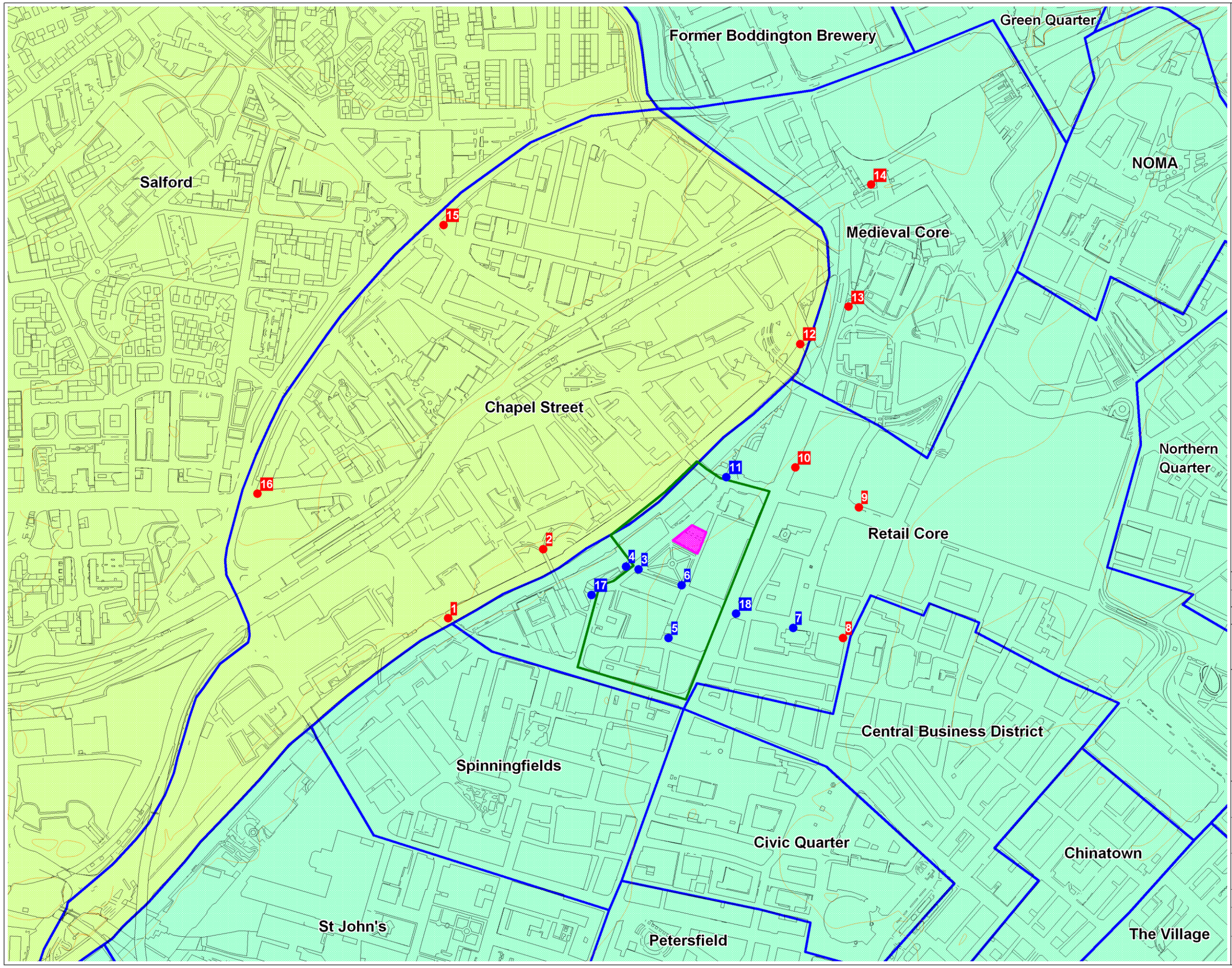
Project **One North Parade, Manchester**

Title **Viewshed Analysis and Viewpoint Locations**

Scale **1:5,000 @ A3**

Date	Drawn	Checked
25/07/25	JHD	CB

Reference **ONPMTB20.03** Revision **-06**



Key

- development footprint
- conservation area
- Residential Neighbourhood Area
- Townscape Character Area
- townscape viewpoint
- heritage viewpoint

0.0 50.0 100.0 metres

Date	Details	Revision
18/07/25	Revised viepoint locations & addition of conservation area.	-01
25/07/25	Minor amendment.	-02

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Client **Beaconsfield Estates**

Project **One North Parade, Manchester**

Title **Character Areas and Viewpoint Locations**

Scale **1:5,000 @ A3**

Date	Drawn	Checked
25/07/25	JHD	CB

Reference **ONPMTB20.04** Revision **-02**

CUMULATIVE SCHEMES

01_129251/FO/2021_KENDALS_FRASER
02_126328/FO/2020_39_DEANSGATE
03_134287/FO/2022_ALBERTON_HOUSE
04_21/77363/FUL_AUDACIOUS_CHURCH_EXTENSION
05_PARKSIDE
06_23/82208/FUL_ENCLAVE
07_132088/FO/2021_ONE_CATHEDRAL_SQUARE
08_141460/FO/2024_MOXY_HOTEL
09_134736/FO/2022_1-3_YORK_STREET
10_134640/FO_2021_PREMIER_HOUSE
11_141995/FO_2025_EQUITABLE_BUILDING
12_135834_FO/2022_ALBERT_BRIDGE
13_135028_FO/2022_REEDHAM_HOUSE




treehouse



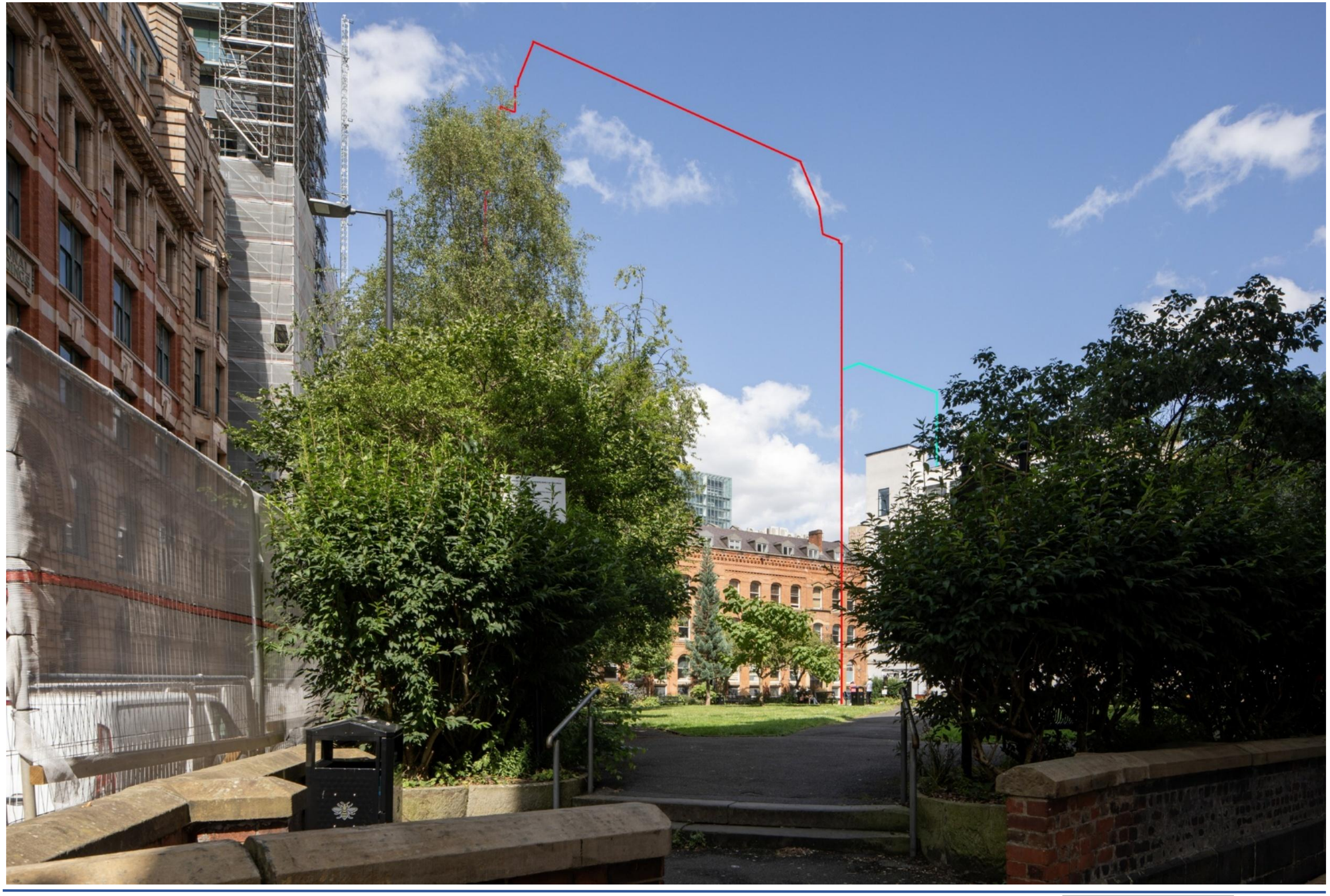



treehouse


treehouse














KENDALS
LOADING


KENDALS
LOADING BA


KENDALS
LOADING


making Manchester a better place to live, work, and visit
PARSONAGE GARDENS


PARSONAGE
GARDENS


making Manchester a better place to live, work and visit
PARSONAGE GARDENS


ST ANN'S HOUSE
ST ANN'S HOUSE
TO LET
CONTEMPORARY OFFICE SPACE
8,300 - 16,903 SQ FT
Russell&Bromley
Russell&Bromley
SALE
GOLDSMITHS
Cartier
NX23 AEW
PERMIT HOLDERS PERMIT


ST ANN'S HOUSE
ST ANN'S HOUSE
TO LET
CONTEMPORARY OFFICE SPACE
8,300 - 16,903 SQ FT
Russell Bromley
SALE
GOLDSMITHS
Cartier
PERMIT HOLDERS


Vincenzo
TRATTORIA


Vincenzo
TRATTORIA


3-20 JUL
A FESTIVAL OF NEW ART MUSIC DANCE THEATRE AND FREE EVENTS
TO LET
3,304 SQ FT
SALE
ZARA


TO LET
3,304 SQ FT
A
FESTIVAL
OF
NEW ART
MUSIC
DANCE
THEATRE
AND
FREE
EVENTS
MIF
SALE
ZARA

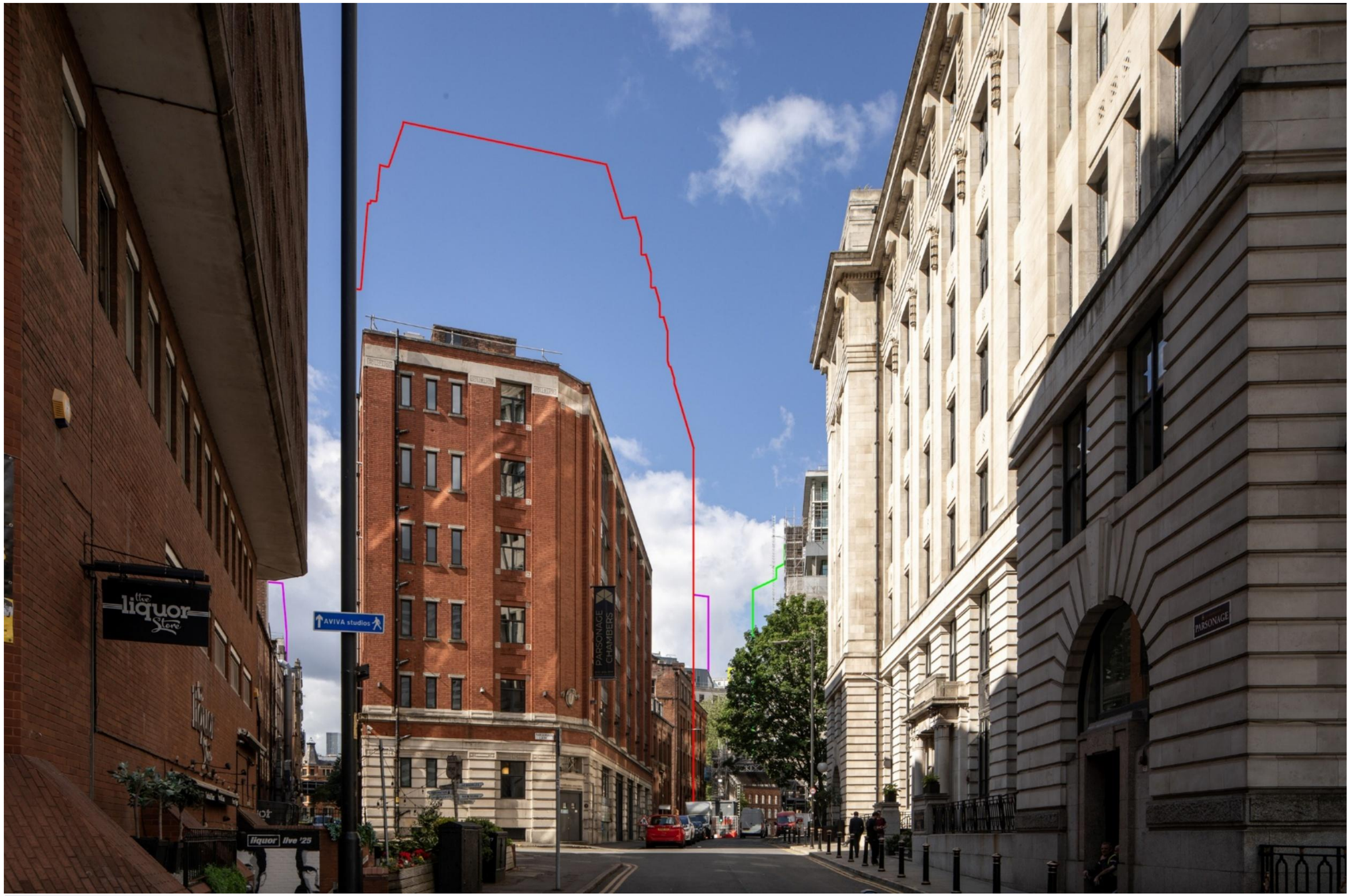

K-STARS
COFFEE CENTRAL
ROASTING CO
YS73 OFE


K-STARS
COFFEE CENTRAL
YS73 OFE


STARS
COFFEE CENTRAL
YS73 OFE

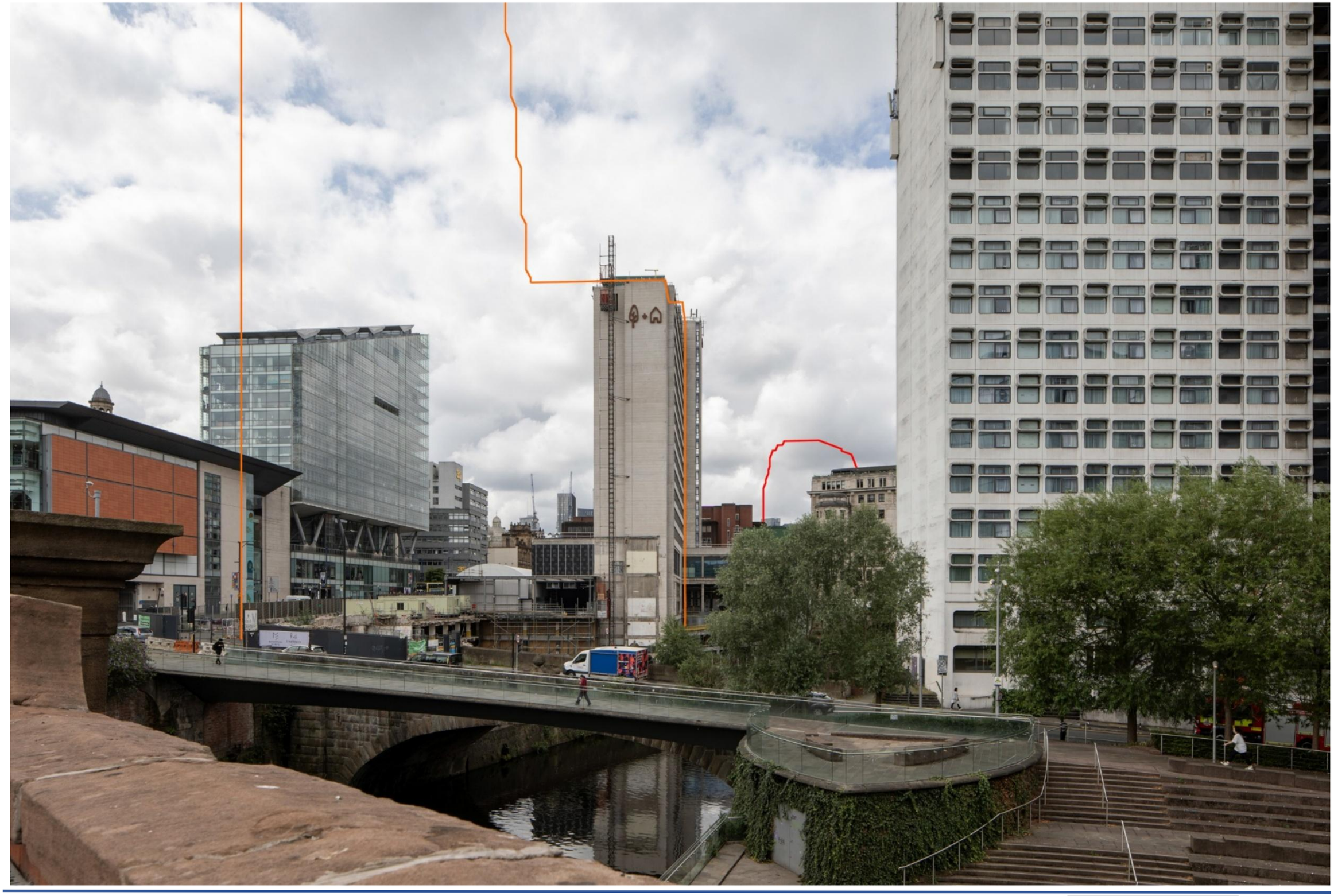

the liquor Store
AVIVA studios
PARSONAGE CHAMBERS
PARSONAGE
liquor live '25


the liquor Store
AVIVA studios
PARSONAGE CHAMBERS
PARSONAGE


the liquor Store
AVIVA studios
PARSONAGE CHAMBERS
PARSONAGE
liquor live '25








Premier Inn












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Mon - Fri 8 am - 6 pm Saturday 8 am - 12.30 pm
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BX23 KNA
Pay and Display ZONE
Mon - Fri 8 am - 6 pm Saturday 8 am - 12.30 pm


Pay and Display ZONE
Mon - Fri 8 am - 6 pm Saturday 8 am - 12.30 pm
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20
WHEN RED
LIGHT SHOWS
WAIT HERE
ST MARY'S
PARSONAGE


20
WHEN RED LIGHT SHOWS WAIT HERE
ST MARY'S PARSONAGE


20
WHEN RED LIGHT SHOWS WAIT HERE
ST MARY'S PARSONAGE


DEANSGATE
HOUSE OF FRASER
HOUSE
RASER
GIUOCHO
92
TO LET
FULLY FITTED
OFFICE SUITES
346 - 3,857 SQ FT
RETAIL/
LEISURE UNIT
TO LET
RETAIL/
LEISURE UNIT
TO LET
Except
cycles


DEANSGATE
HOUSE OF FRASER
92
TO LET
FULLY FITTED
OFFICE SUITES
TO LET
TO LET