Environmental Statement Volume II: Appendices – Townscape Visual Impact Assessment

Appendix 10.1 Planning Policy Context

Appendix 10.2 Zone of Theoretical Visibility and Viewpoints

Appendix 10.3 Verified Views

BURO HAPPOLD

Appendix 10.1: Planning Policy Context

Introduction

10.1.1 Aspects of planning guidance and policy, which are of relevance to this TVIA, are examined below.

International Legislation

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

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

10.1.4 The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"

National Legislation

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

National Planning Policy Framework

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

10.1.7 The NPPF sets out three objectives in order to achieve sustainable development – economic, social and environmental. The environmental objective is relevant to this report. Particularly relevant is the requirement to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- Section 12 Achieving well-designed places highlights the importance of creating high quality, beautiful and sustainable buildings and places which are a key aspect of ensuring development is sustainable. Paragraph 135 sets out that developments should add to the overall quality of an area, should be visually attractive with regards to architecture, layout and landscaping, should be sympathetic to local character and establish or maintain a strong sense of place.
- Section 16 Conserving and Enhancing the historic environment sets out the approach to heritage assets identifying that they are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

10.1.9 Further important sections relevant to the application include:

- Paragraph 124 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- Paragraph 125 emphasises the need for Local Planning Authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs.

10.1.10 Given that the proposal is being developed on underutilised brownfield land it is clearly in accordance with the NPPF in the context of reusing brownfield land.

National Design Guide

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

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

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

10.1.14 At the time of writing, a draft replacement for the NDG – the Design and Placemaking Planning Practice Guidance – has been published for consultation. This consultation closed on 10 March 2026. Until adopted, the January 2021 NDG remains the current guidance.

Local Planning Policy

10.1.15 The site is located within the administrative jurisdiction of Manchester City Council who are also the Local Planning Authority (LPA). Places for Everyone (PfE) was adopted in March 2024 and provides long term strategies for the growth potential of the Core Growth Area through higher density development, building in opportunity areas, and improving the connections to other areas of Greater Manchester. The Manchester Core Strategy, adopted in 2012, was subsequently updated to work with Places for Everyone. In addition, a number of policies within the previous Unitary Development Plan have been saved and are still relevant material planning considerations.

Copyright © 1976 - 2026 Buro Happold. All rights reserved

10.1.16 The site is located within the Great Ducie Street Strategic Regeneration Framework (SRF) area, specifically within the Park Place character area. It is also adjacent to the Cheetham Hill Gateway character area. To the south, the Former Boddingtons Brewery Site SRF and its 2019 Addendum provide the regeneration context for the immediately adjoining area. The Strangeways and Cambridge Strategic Regeneration Framework (February 2025 Consultation Draft), prepared jointly by Manchester City Council and Salford City Council, provides the overarching strategic context for the wider area.

10.1.17 These documents therefore form the development plan and regeneration framework for the area.

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

Places for Everyone (PfE) 2024

10.1.19 Places for Everyone (PfE) is a long-term plan for jobs, new homes, and sustainable growth across Greater Manchester's nine districts. It was adopted in March 2024 and is now a statutory development plan for each of the nine districts, setting out how the nine boroughs should develop up until 2039.

10.1.20 The Places for Everyone Plan notes the importance that the growth potential of the Core Growth Area will continue through higher density development. The proposed development supports the construction of higher density residential development and will contribute to the development of the Core Growth Area. A brownfield preference policy has been developed to ensure brownfield sites come forward for development in the initial phases.

10.1.21 The Plan establishes specific residential targets for the Greater Manchester area. Specifically, Policy JP-H1 sets out a need for 164,880 net additional dwellings over the period 2021-2037, with 56,528 of these being required within the Manchester city area.

10.1.22 Policy JP-Strat1: Core Growth Area: The City Centre offers significant opportunity to maximise the use of previously developed land. It will enable the delivery of a range of types of homes so that people can live close to a major source of jobs, education and amenities, reducing the need to travel.

10.1.23 With regards to density, the Plan specifies in Policy JP-H4 that any new housing development should be delivered at a density appropriate to the location and with regards to the city centre, the appropriate minimum level established is 200 dwellings per hectare.

10.1.24 The Plan outlines the role of the City Centre as the most significant economic location in the country outside of London and the need for it to be strengthened significantly. There is a need for improvements in the public realm, walking and cycling facilities, and green infrastructure to help enhance the local character and environmental quality of the City Centre.

Manchester's Core Strategy Development Plan Document 2012

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

- In March 2024 a number of core strategy policies were replaced with Places for Everyone Policies. The below still remain part of the core strategy.
- The Core Strategy sets out a range of objectives that it seeks to achieve through sustainable development. Of note is Objective S06 which seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources.

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

10.1.27 Policy EC3 – The Regional Centre. This policy sets out the uses appropriate in areas identified as Regional Centres and encourages development for employment generating uses including offices and other commercial development in locations which are well connected by sustainable transport to both the City Centre and residential areas.

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

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

10.1.30 Policy CC6 – City Centre High Density Development. This policy provides support for high density development in the City Centre Area and states that City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

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

10.1.32 Policy CC9 – Design and Heritage. This policy sets out the approach to considering the design and heritage implications of a scheme, stating that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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

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

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

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

Copyright © 1976 - 2026 Buro Happold. All rights reserved

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

10.1.37 Policy EN3 – Heritage. This policy has been partially replaced by PfE, however it still sets out the general approach to the preservation and enhancement of the historic environment and encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

10.1.38 Policy EN9 – Green Infrastructure. This policy sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. The protection of existing street trees, the promotion of new planting and the provision of green roofs and walls will be supported.

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

Saved Unitary Development Plan Policies

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

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

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

10.1.43 Policy E3.3 – Environmental Improvement and Protection. This policy states that the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes, including improvements to the appearance of adjacent premises, encouraging new development of the highest quality, and ensuring that landscape schemes are designed to minimise litter problems.

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

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

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

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

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

10.1.48 With regard to the height of proposed buildings it states that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects and in particular where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide.

10.1.49 With particular reference to tall buildings the Guide notes that schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects; and the quality and usability of the spaces surrounding the building.

10.1.50 Key issues identified for design in the City Centre include street layout, building lines, the grid pattern of streets, views of landmark buildings, tall building considerations, topography, architectural styles and street level activity. These are discussed in detail within the Guide and are relevant considerations for the assessment of the proposed development.

Great Ducie Street Strategic Regeneration Framework (November 2018)

10.1.51 The Great Ducie Street Strategic Regeneration Framework (SRF) was endorsed by Manchester City Council's Executive in November 2018. The SRF area extends northwards from Manchester's Inner Ring Road adjacent to the Manchester Arena. It wraps around, but does not include, the former Boddington's Brewery Site, which itself is the subject of a separate Strategic Regeneration Framework.

10.1.52 The site is located within the Park Place character area, at the north-eastern edge of the SRF area. The adjacent Cheetham Hill Gateway character area lies immediately to the south, bounded by Dutton Street to the west.

10.1.53 The SRF establishes the following area-wide principles of relevance to this assessment:

- Increasing the density of development is crucial to provide sustainable growth, long term economic competitiveness, vibrancy, and the opportunity to incorporate multiple land uses.
- New buildings should be designed to support active frontages, particularly around key public spaces and pedestrian desire lines, to promote street life and enhanced animation to the street scene.
- An indicative heights drawing is included within the SRF which mediates between the general low-scale buildings found to the north and the taller buildings to the south. Architectural diversity is encouraged to create a neighbourhood that is varied in character.

10.1.54 Specific guidance for the Park Place character area (paras 7.56–7.67 of the SRF) includes:

- Both residential and commercial uses will be supported, graduating between existing commercial uses further north and the proposed uses to the south in the former Boddington's Brewery SRF area.
- Noteworthy buildings within the character area should be retained and re-used for commercial purposes where possible. Listed Buildings must be respected.
- Development should facilitate improved public realm and the creation of new pedestrian routes that better connect the character area to the rest of the SRF area, the adjacent Lower Irk Valley, and the city centre.
- A key public space is proposed at the head of Park Place as a key node on the new pedestrian route from the Irwell to the Irk.

Copyright © 1976 - 2026 Buro Happold. All rights reserved

10.1.55 Specific guidance for the Cheetham Hill Gateway character area (paras 7.44–7.55) identifies the area as occupying a prominent location at the junction of two major arterial routes into Manchester city centre. Development at prominent corners will be suitable for landmark development for buildings of scale, designed to the highest quality and responding to the site's context. Development is envisaged to be predominantly residential-led.

Former Boddingtons Brewery Site SRF (April 2015) and Addendum (June 2019)

10.1.56 The Former Boddingtons Brewery Site SRF was endorsed by Manchester City Council's Executive in June 2015. The SRF area is located immediately to the south-west of the site, on the opposite side of Dutton Street. It promotes a genuinely mixed use approach with a 50% split between commercial and residential uses.

10.1.57 The SRF's illustrative masterplan establishes heights ranging from ground plus 8 storeys to ground plus 31 storeys, working with the topography of the site. The area is identified as being of sufficient size to accommodate wide spaces between building plots, providing scope for high quality place-making measures. Taller buildings at either end of the site are identified as providing punctuation to the lower building levels and focal points for regeneration.

10.1.58 The 2019 Addendum relates to the western part of the site, addressing the opportunity for The Manchester College to build its new city centre campus. The Addendum confirms that the provisions of the 2015 Framework remain valid.

10.1.59 Two developments within the Former Boddingtons Brewery SRF area are of particular relevance to the context of the site. Old Brewery Gardens (118831/FO/2018), comprising buildings of 12 to 26 storeys providing 556 residential units, is currently under construction immediately adjacent to Dutton Street. The Former Boddingtons Brewery Site development (132416/FO/2021), comprising buildings of 17 to 27 storeys providing 461 residential apartments, is also under construction. Both schemes exceed the indicative heights of the SRF by approximately five storeys on average.

Strangeways and Cambridge Strategic Regeneration Framework (February 2025)

10.1.60 The Strangeways and Cambridge SRF has been prepared jointly by Manchester City Council and Salford City Council and was published as a Consultation Draft in February 2025. This SRF provides guidance to support a holistic and coordinated approach to development across the wider Strangeways and Cambridge area over a 20–30 year period.

10.1.61 The SRF confirms that the existing Great Ducie Street SRF and Former Boddingtons Brewery SRF will remain material considerations for the purposes of future planning applications. Once endorsed, the Strangeways and Cambridge SRF will also form a material consideration.

10.1.62 The site falls within the Dutton Street neighbourhood, which the SRF describes as a natural extension of the city centre and identifies as a residential-led mixed use area where substantial development and investment is already evident.

10.1.63 The SRF's scale and massing strategy (paras 4.86–4.94) provides guidance which should be used by landowners and developers to inform a sound approach to scale and massing. Importantly, building heights identified are not a cap or a target but rather presented as indicative. The townscape strategy seeks to positively respond to the city centre and its emerging tall building context, allowing urbanity to be drawn into the area and then feathered into the wider context of low-rise residential-led neighbourhoods. Taller elements may be considered in certain locations subject to criteria, set back or architecturally separated from the predominant street enclosure.

Emerging Manchester Local Plan

10.1.64 The Draft Manchester Local Plan was published for public consultation in September 2025 (Regulation 18 stage). The consultation closed in November 2025. A Regulation 19 consultation is anticipated in July 2026, with adoption expected in July 2027. As an emerging plan at Regulation 18 stage it carries limited weight, but several of its provisions are of relevance to this assessment.

10.1.65 The Draft Local Plan proposes expanding the City Centre boundary to include the Great Ducie Street area of Strangeways. The site would fall within this proposed expanded boundary. Policy SGL 2 (Manchester City Centre) identifies the expanded City Centre as the primary focus for high density development at a minimum of 200 homes per hectare.

10.1.66 The Strangeways–Great Ducie Street area text identifies the area as suitable for high density mixed use development, with consideration given to tall buildings in the southern area close to the Inner Ring Road.

10.1.67 Draft Policy D3 (Tall Buildings) defines tall buildings as buildings which are substantially taller than other buildings in the neighbourhood and/or which significantly change the skyline. Proposals for tall buildings will be supported where they deliver excellent design quality, give due consideration to location and context, contribute positively to sustainability and placemaking, and bring significant regeneration benefits. Suitable locations are identified as sites within and adjacent to the Inner Ring Road which can easily be served by public transport.

Relevant Planning History

10.1.68 There are a number of tall building schemes within the vicinity of the proposed development which are considered relevant to this planning application. These are:

- Old Brewery Gardens, Dutton Street, 118831/FO/2018 – 12 to 26 storeys (under construction)
- Former Boddingtons Brewery Site, 132416/FO/2021 – 17 to 27 storeys (under construction)
- 1 Lord Street, 113914/FO/2016
- New Victoria, Corporation Street, 134092/FO/2022
- 1 Park Place, Cheetham Hill Road (138302/FO/2023)
- Baptist Church, Rochdale Road (139847/FO/2024)

10.1.69 Where not yet completed, these schemes have been modelled to the consented massing and shown alongside the proposed development in the AVRs, (Appendix 10.3, AVR Verified Views).

Designations, Registered Sites and Public Rights of Way

Heritage Matters

10.1.70 Heritage assets can influence the visual character of the landscape and enrich its historic value. There are no designated heritage assets on the site. The SRF area does not fall within a Conservation Area, with the nearest being the Cathedral Conservation Area and Shudehill Conservation Area, both located approximately 500m to the south of the site. See figure rbmp.2319/01/ZTV for a detailed map of surrounding heritage assets.

10.1.71 The nearby Grade II listed buildings include: Main Prison Block of HMP Manchester; Gatehouse of HMP Manchester; The Tower of HMP Manchester; Former Boys Prison Block of HMP Manchester; Former Synagogue, 19 Cheetham Hill Road; Roman Catholic Church of St Chad and attached Presbytery and Boundary Walls; Manchester Parcel Post Office; and the Knowsley Hotel.

Copyright © 1976 - 2026 Buro Happold. All rights reserved

10.1.72 Detailed heritage information is set out in Chapter 09: Built Heritage.

Ecology Matters

10.1.73 The site does not sit within any ecological designations. To the east of the site, the River Irk is considered a Local Nature Reserve.

Arboricultural Matters

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

Public Access and Rights of Way

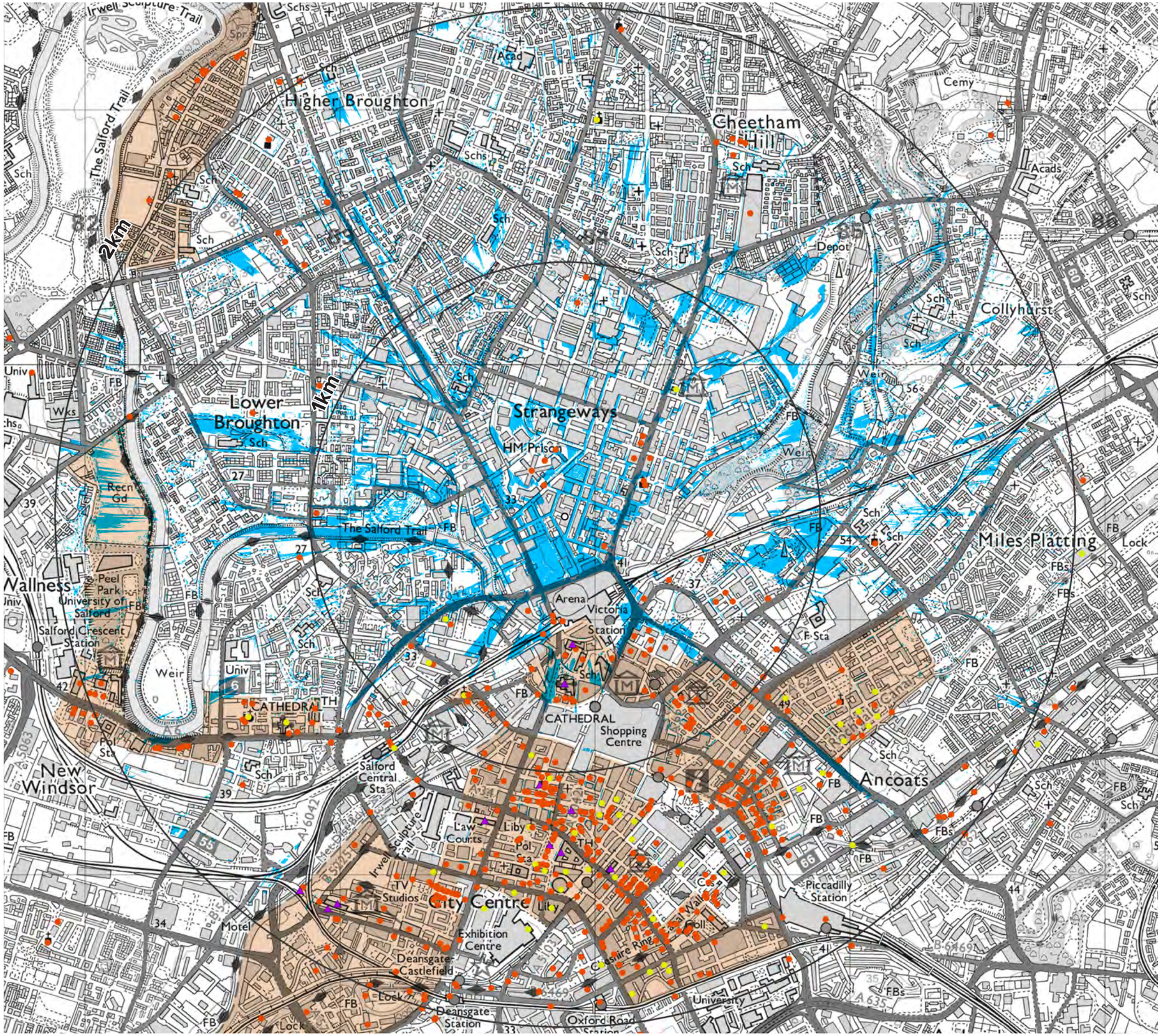
10.1.75 There are no Public Rights of Way located across or adjacent to the site.

Summary

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

- Development proposals should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- With regard to tall buildings, schemes must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits;
- Schemes should be designed in a way that is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- It should be ensured that new development makes a positive contribution to local character and distinctiveness;
- It is required that the historic environment including designated and non-designated heritage assets are taken account of including their setting in the design and layout of proposals;
- The site is located within the Great Ducie Street SRF Park Place character area where mixed-use development is supported, with a key public space at the head of Park Place and graduated building heights responding to surrounding context;
- The Strangeways and Cambridge SRF (February 2025) identifies the Dutton Street area as a natural extension of the city centre and confirms that indicative building heights are not a cap or a target;
- The emerging Draft Manchester Local Plan (September 2025) proposes including the site within an expanded City Centre boundary and identifies the area as suitable for tall buildings.

Copyright © 1976 - 2026 Buro Happold. All rights reserved



© Crown Copyright and/or database right 2023. Licence Number 100048957.

ROBERT STREET, MANCHESTER
Zone of Theoretical Visibility (ZTV) of Proposed Building - *Cumulative Schemes not included.*

2319/01/ZTV
27th February 2026

Key (ZTV):

- Site
- Areas of Theoretical Visibilty

Key (Heritage Designations):

- Grade I
- Grade II
- Grade II*
- Conservation Areas

ZTV parameters:

Digital Terrain Model: Environment Agency LIDAR Composite First Return DSM 2022 - 1m

OS Locations Tested: (Top Corners of Proposed Building)

383868,399367,63.5
383880,399362,63.5
383891,399369,63.5
383898,399392,63.5
383880,399398,63.5

Observer height = 1.6m

Earth curvature refractivity coefficient = 0.13

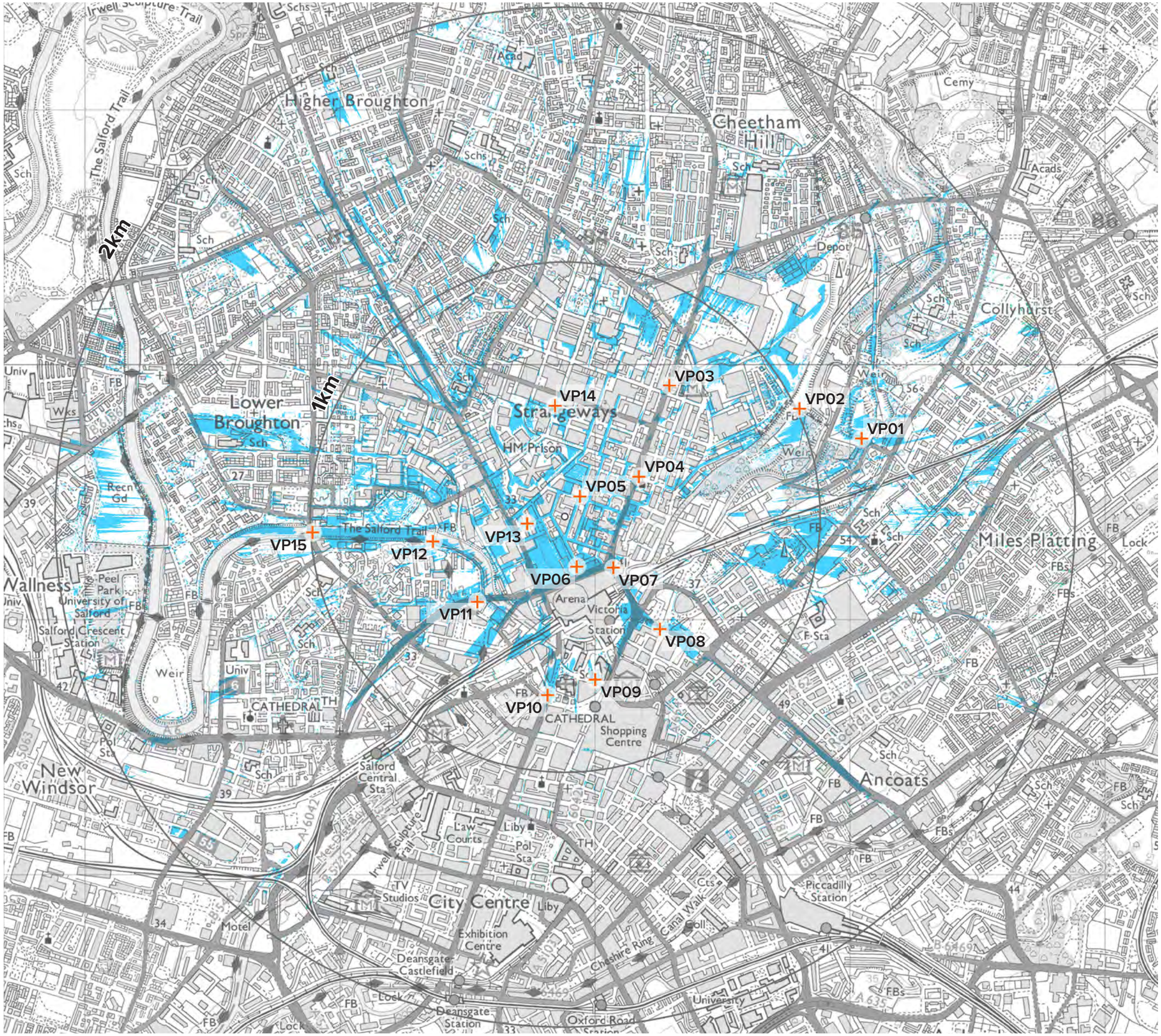
Extent of ZTV = r 2km

N

500m 1km

rbmp

Manchester 0161 706 0158
London 020 3488 0657
studio@rbmp.co.uk
www.rbmp.co.uk / www.verifiedviews.co.uk
©rbmp ltd.



© Crown Copyright and/or database right 2023. Licence Number 100048957.

ROBERT STREET, MANCHESTER

Viewpoint Locations Plan

2319/02/Viewpoints

13th March 2026

500m 1km

rbmp

Manchester 0161 706 0158
London 020 3488 0657
studio@rbmp.co.uk
www.rbmp.co.uk / www.verifiedviews.co.uk
©rbmp ltd.

rbmp.2319 Robert Street, Manchester, TVIA

AVR Verified Views

12th March 2026

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

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

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

Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 01	385045.62E	399711.07N	+50.87m AOD	+52.47m AOD
Viewpoint 02	384801.52E	399827.61N	+52.1m AOD	+53.7m AOD
Viewpoint 03	384290.65E	399919.2N	+52.97m AOD	+54.57m AOD
Viewpoint 04	384170.97E	399561.13N	+47.94m AOD	+49.54m AOD
Viewpoint 05	383940.1E	399483.83N	+42.19m AOD	+43.79m AOD
Viewpoint 06	383928.16E	399208.44N	+39.97m AOD	+41.57m AOD
Viewpoint 07	384071.28E	399205.03N	+41.28m AOD	+42.88m AOD
Viewpoint 08	384254.53E	398963.84N	+39.46m AOD	+41.06m AOD
Viewpoint 09	384000.46E	398765.46N	+36.06m AOD	+37.66m AOD
Viewpoint 10	383813.44E	398704.24N	+32.65m AOD	+34.25m AOD
Viewpoint 11	383538E	399071.22N	+30.94m AOD	+32.54m AOD
Viewpoint 12	383363.97E	399308.15N	+28.77m AOD	+30.37m AOD

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 13	383733.37E	399376.15N	+30.13m AOD	+31.73m AOD
Viewpoint 14	383842.1E	399839.06N	+46.24m AOD	+47.84m AOD
Viewpoint 15	382891.1E	399342.69N	+28.75m AOD	+30.35m AOD

CUMULATIVE DEVELOPMENTS SHOWN AS:

- 1 Lord Street, 113914/FO/2016
- Land bound by Great Ducie Street, 132416/FO/2021
- Former Boddingtons Brewery site, Dutton Street, 118831/FO/2018
- One Park Place, Cheetham Hill Road, 138302/FO/2023
- Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester, Victoria North, Redbank, 136814/FO/2023
- 87 Rochdale Road, Manchester M4 4HY, 136574/NMC/2023
- 25 Rochdale Road, Manchester M4 4HT, 127537/FO/2020

rbmp

Manchester 0161 706 0158
London 020 3488 0657
studio@rbmp.co.uk
www.rbmp.co.uk / www.verifiedviews.co.uk
©rbmp ltd.



Viewpoint 01
Grid reference: 385045.62E, 399711.07N
Ground Height: +50.87m AOD
Camera Height: +52.47m AOD



Viewpoint 02
Grid reference: 384801.52E, 399827.61N
Ground Height: +52.1m AOD
Camera Height: +53.7m AOD



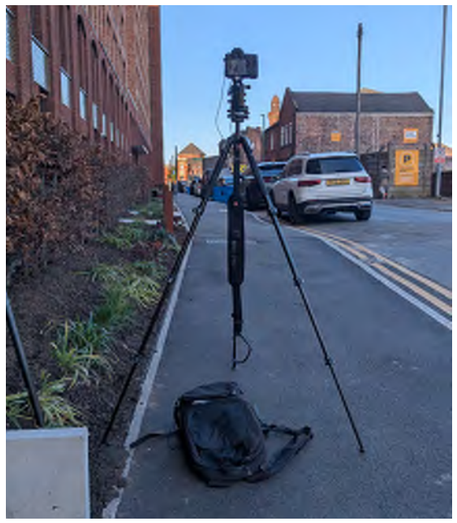
Viewpoint 03
Grid reference: 384290.65E, 399919.2N
Ground Height: +52.97m AOD
Camera Height: +54.57m AOD



Viewpoint 04
Grid reference: 384170.97E, 399561.13N
Ground Height: +47.94m AOD
Camera Height: +49.54m AOD



Viewpoint 05
Grid reference: 383940.1E, 399483.83N
Ground Height: +42.19m AOD
Camera Height: +43.79m AOD



Viewpoint 06
Grid reference: 383928.16E, 399208.44N
Ground Height: +39.97m AOD
Camera Height: +41.57m AOD



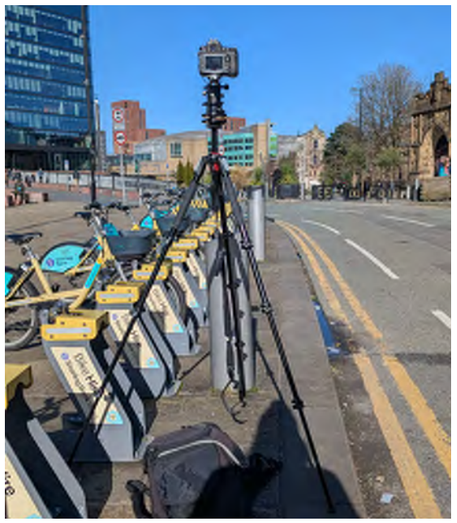
Viewpoint 07
Grid reference: 384071.28E, 399205.03N
Ground Height: +41.28m AOD
Camera Height: +42.88m AOD



Viewpoint 08
Grid reference: 384254.53E, 398963.84N
Ground Height: +39.46m AOD
Camera Height: +41.06m AOD



Viewpoint 09
Grid reference: 384000.46E, 398765.46N
Ground Height: +36.06m AOD
Camera Height: +37.66m AOD



Viewpoint 10
Grid reference: 383813.44E, 398704.24N
Ground Height: +32.65m AOD
Camera Height: +34.25m AOD



Viewpoint 11
Grid reference: 383538E, 399071.22N
Ground Height: +30.94m AOD
Camera Height: +32.54m AOD



Viewpoint 12
Grid reference: 383363.97E, 399308.15N
Ground Height: +28.77m AOD
Camera Height: +30.37m AOD



Viewpoint 13
Grid reference: 383733.37E, 399376.15N
Ground Height: +30.13m AOD
Camera Height: +31.73m AOD



Viewpoint 14
Grid reference: 383842.1E, 399839.06N
Ground Height: +46.24m AOD
Camera Height: +47.84m AOD



Viewpoint 15
Grid reference: 382891.1E, 399342.69N
Ground Height: +28.75m AOD
Camera Height: +30.35m AOD



[Map data ©2026 Google]



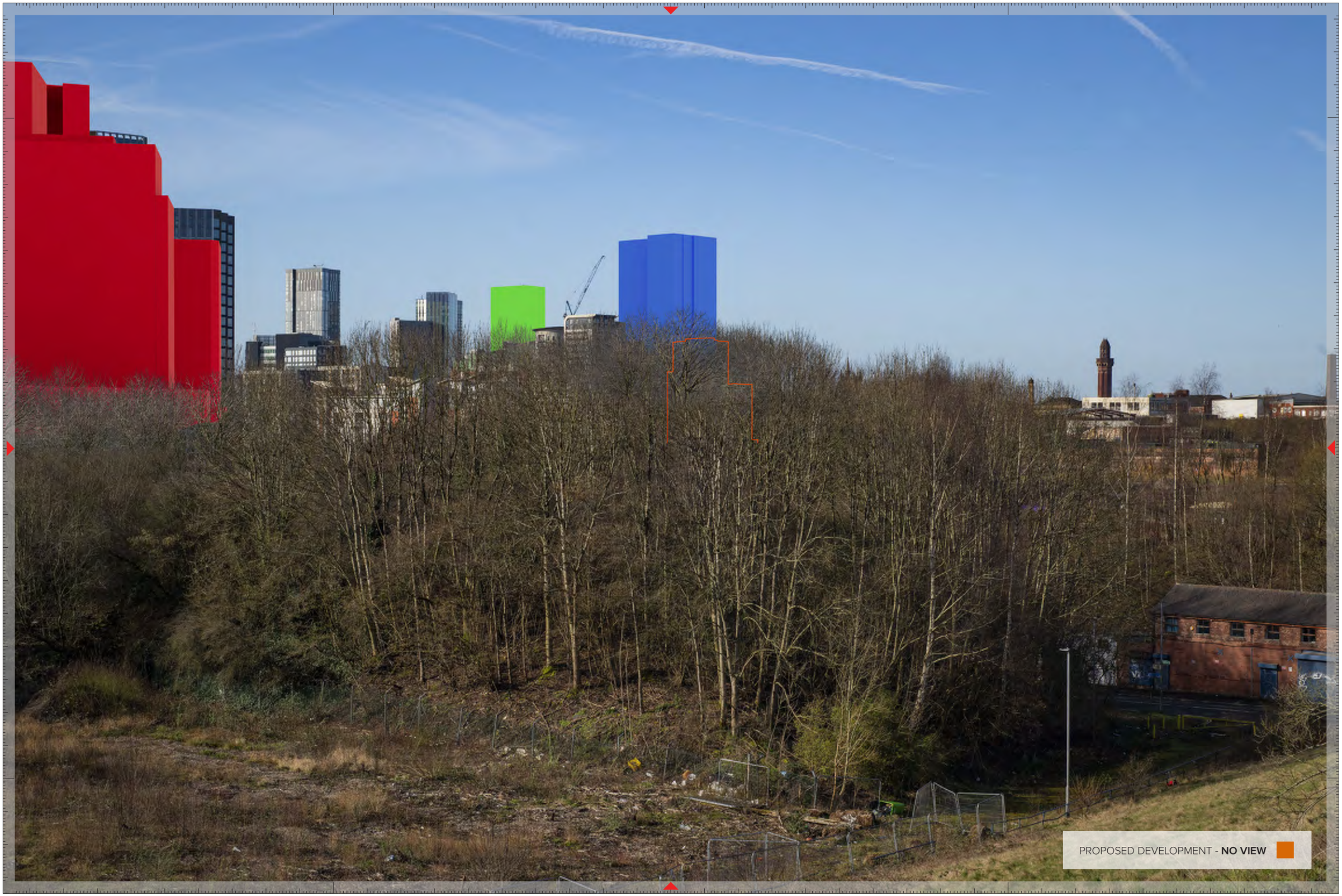
rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +50.87m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 50mm f/1.8	**Distance from site**	- 1.2km	**Horizontal Field of View**	- 39.6˚
Date & time of photograph	- 03/03/26 @ 10.41am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 385045.62E, 399711.07N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP01 - Baseline View [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 50mm f/1.8
Date & time of photograph	- 03/03/26 @ 10.41am
OS grid reference	- 385045.62E, 399711.07N
Viewpoint height (AOD)	- +50.87m AOD
Distance from site	- 1.2km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 39.6˚
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VP01 - AVR [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

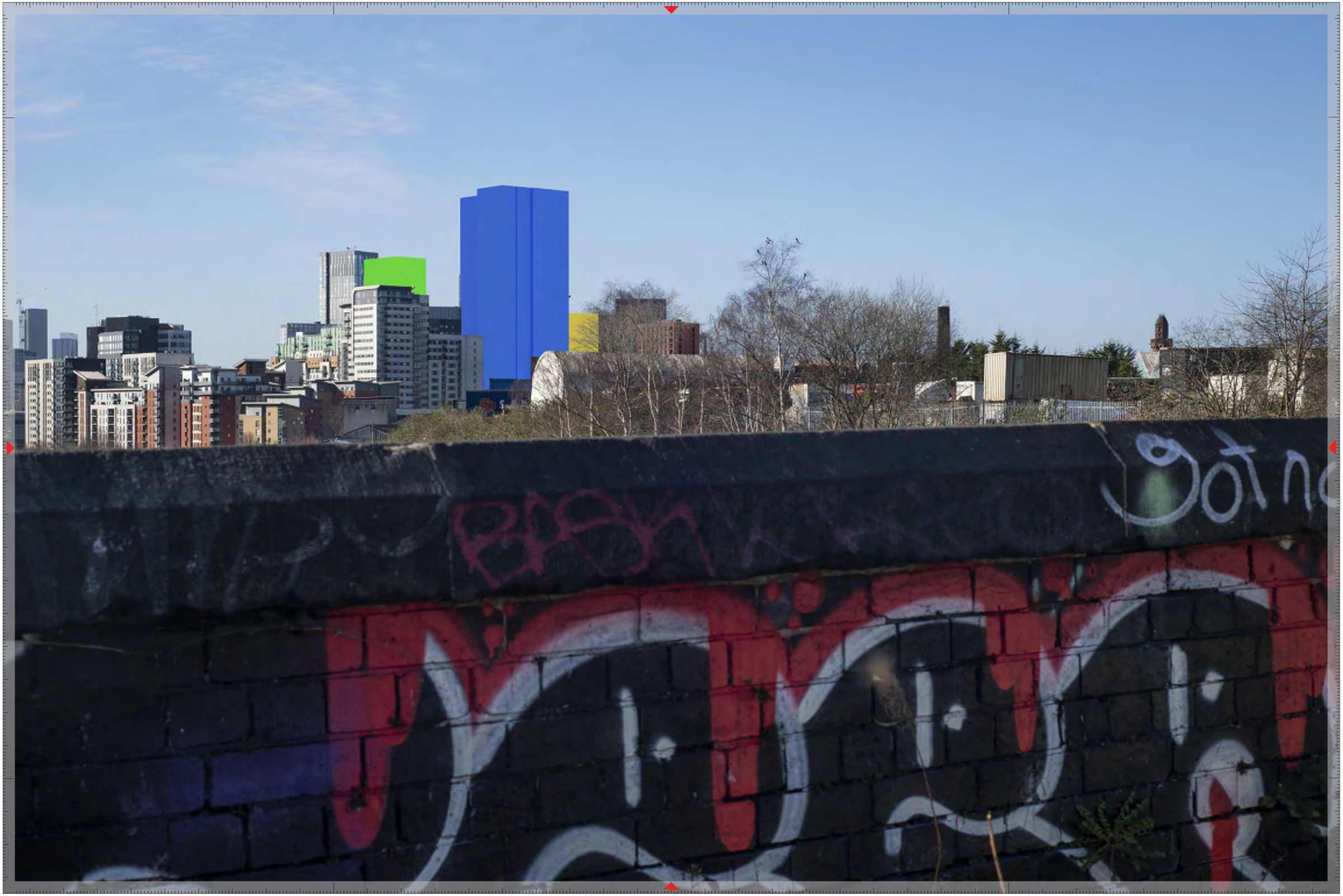
rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 50mm f/1.8
Date & time of photograph	- 03/03/26 @ 10.59am
OS grid reference	- 384801.52E, 399827.61N
Viewpoint height (AOD)	- +52.1m AOD
Distance from site	- 1km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 39.6°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VP02 - Baseline View [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 50mm f/1.8
Date & time of photograph	- 03/03/26 @ 10.59am
OS grid reference	- 384801.52E, 399827.61N
Viewpoint height (AOD)	- +52.1m AOD
Distance from site	- 1km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 39.6°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP02 - AVR [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +52.97m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 50mm f/1.8	**Distance from site**	- 660m	**Horizontal Field of View**	- 39.6°
Date & time of photograph	- 03/03/26 @ 11.27am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384290.65E, 399919.2N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP03 - Baseline View [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +52.97m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 50mm f/1.8	**Distance from site**	- 660m	**Horizontal Field of View**	- 39.6°
Date & time of photograph	- 03/03/26 @ 11.27am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384290.65E, 399919.2N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP03 - AVR [50mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 03/03/26 @ 11.42am
OS grid reference	- 384170.97E, 399561.13N
Viewpoint height (AOD)	- +47.94m AOD
Distance from site	- 330m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP04 - Baseline View [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +47.94m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 330m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 11.42am	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384170.97E, 399561.13N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP04 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



Photo 2

Photo 1

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +42.19m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 85m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 12.06pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383940.1E, 399483.83N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - Baseline [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



Photo 2

Photo 1

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +42.19m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 85m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 12.06pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383940.1E, 399483.83N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP05 - AVR [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



Photo 2

Photo 1

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +39.97m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 140m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 12.24pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383928.16E, 399208.44N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - Baseline [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



Photo 2

Photo 1

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +39.97m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 140m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 12.24pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383928.16E, 399208.44N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP06 - AVR [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +41.28m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 250m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 12.37pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384071.28E, 399205.03N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP07 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +41.28m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 250m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 12.37pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384071.28E, 399205.03N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP07 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +39.46m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 540m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 12.49pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384254.53E, 398963.84N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP08 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +39.46m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 540m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 12.49pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384254.53E, 398963.84N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP08 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +36.06m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 600m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.10pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384000.46E, 398765.46N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP09 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

PARTIAL VIEW AT TOP OF BUILDING



PROPOSED DEVELOPMENT - **NO VIEW**

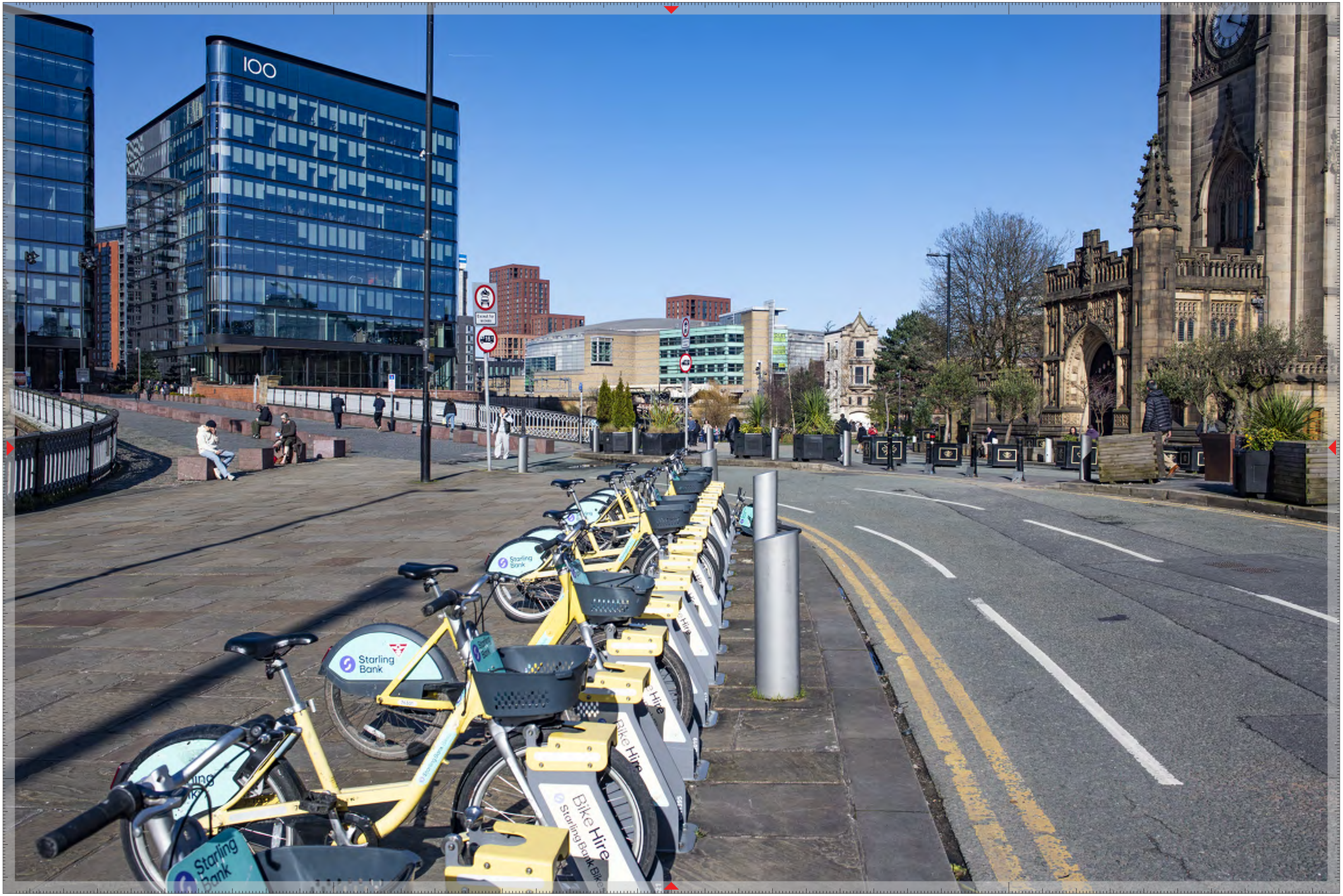
rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +36.06m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 600m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.10pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 384000.46E, 398765.46N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP09 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



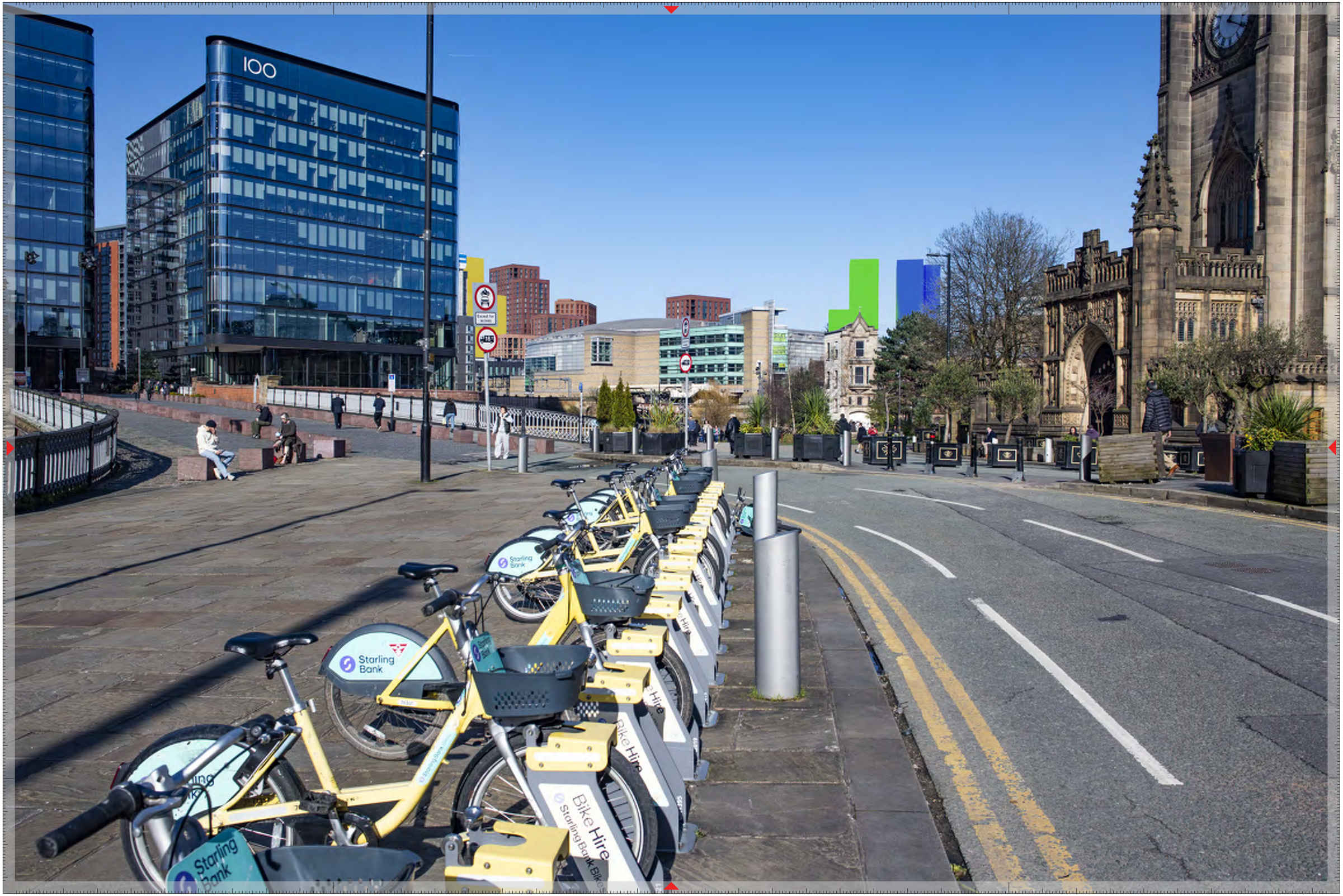
rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +32.65m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 650m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.21pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383813.44E, 398704.24N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP10 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +32.65m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 650m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.21pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383813.44E, 398704.24N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP10 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +30.94m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 440m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.36pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383538E, 399071.22N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP11 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +30.94m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 440m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.36pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383538E, 399071.22N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP11 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +28.77m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 510m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.50pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383363.97E, 399308.15N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP12 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +28.77m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 510m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 03/03/26 @ 13.50pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383363.97E, 399308.15N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP12 - AVR [28mm]



Photo 2

Photo 1

rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +30.13m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 125m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 14.12pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383733.37E, 399376.15N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

VP13 - Baseline [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



Photo 2

Photo 1

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +30.13m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- PC-E Nikon 24mm f/1.8	**Distance from site**	- 125m	**Horizontal Field of View**	- 73.7°
Date & time of photograph	- 03/03/26 @ 14.12pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383733.37E, 399376.15N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP13 - AVR [24mm, Shift]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +46.24m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 365m	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 11/03/26 @ 14.26pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 383842.1E, 399839.06N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP14 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 11/03/26 @ 14.26pm
OS grid reference	- 383842.1E, 399839.06N
Viewpoint height (AOD)	- +46.24m AOD
Distance from site	- 365m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP14 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs



rbmp

Camera make & model	- Nikon D810 (full frame sensor)
Lens make & focal length	- Nikon 28mm f/1.8
Date & time of photograph	- 11/03/26 @ 14.47pm
OS grid reference	- 382891.1E, 399342.69N

Viewpoint height (AOD)	- +28.75m AOD
Distance from site	- 0.97km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 4
Horizontal Field of View	- 65.5°
Height of camera (AGL)	- 1.6m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VP15 - Baseline [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



rbmp

Camera make & model	- Nikon D810 (full frame sensor)	**Viewpoint height (AOD)**	- +28.75m AOD	**Visualisation Type**	- Type 4
Lens make & focal length	- Nikon 28mm f/1.8	**Distance from site**	- 0.97km	**Horizontal Field of View**	- 65.5°
Date & time of photograph	- 11/03/26 @ 14.47pm	**Projection**	- Planar	**Height of camera (AGL)**	- 1.6m
OS grid reference	- 382891.1E, 399342.69N	**Enlargement / Sheet Size**	- 100% @ A3	**Page size / Image size (mm)**	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VP15 - AVR [28mm]

rbmp.2319 Robert Street, Manchester, TVIA, AVRs

rbmp.2319 Robert Street, Manchester, TVIA

Verified Views Methodology Statement

March 2026

OVERVIEW

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

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

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

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

SITE VISIT

RBMP Ltd. visited the site on the 3rd March and 11th March 2026, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with a survey pin) with a surveyor present to record the precise co-ordinates.

PHOTOGRAPHY

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

CAMERA & EQUIPMENT

- Nikon D810 digital SLR camera (35mm)
- Nikon 50mm f/1.8
- Nikon 28mm f/1.8
- Nikon 24mm tilt-shift f/1.8
- Manfrotto 190 tripod
- Tripod indexed pan head
- Levelling base with bubble level
- Digital Level
- Laser plumb bob

LENS SELECTION

In order to capture the full extent of the proposed development and an appropriate amount of context, a 24mm Tilt-Shift, 28mm & 50mm lens in landscape orientation (effective 73.7°, 65.5° & 39.6° horizontal field of view) was used.

To best align the verified views with the consultation imagery and on-site field of view, an appropriate lens was selected for each viewpoint to reflect how the scene is experienced in reality. A wider lens was used where necessary to ensure full inclusion of the proposals and surrounding context, particularly in constrained locations or where vertical extent was important, while avoiding distortion. For close-proximity views and streetscapes where the local setting is a key component of the experience, a moderately wide lens was chosen to balance context and scale without introducing fish-eye effects.

This approach ensures that each view is proportionate, legible, and representative of the likely visual experience on site.

For internal use/reference a 180° panoramic for each viewpoint location was also captured using a 15° rotational index allowing a series of individual frames to be stitched together into a single image.

POST PRODUCTION

Each photoviewpoint photograph was processed using Adobe Photoshop® CC 2026 Camera RAW. Standard (digital) photographic post production techniques (profiles, curves and sharpening) were used to create a corrected final .psd file to be used as the basis for the photomontage.

SURVEY EQUIPMENT

- Leica GPS
- Leica Total station
- Precise level

FIELD SURVEY METHODOLOGY

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

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

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

DATA PROCESSING & DELIVERY

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

PROPOSED DEVELOPMENT

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

VERIFICATION PROCESS

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

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

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

Using a photo editing package [Adobe Photoshop® CC 2026.] the photography, survey reference point render and proposed development render were aligned.

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

USE OF PHOTOMONTAGES

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

*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray for Autodesk 3Ds Max 2025.

NOTES

- The model is based on the supplied Revit file ‘1181-TGA-XX-XX-M3-A-00004_Building Model_R26.rvt’. The model has been positioned and referenced to the OS Grid using the supplied topographic data contained within DWG file ‘23G169_2D.dwg’ and RBMP’s collected survey data on-site.
- The Emerging Scheme Massing Models has been developed from available information at the time of submission.

BURO HAPPOLD