

Prestwich Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from pedestrian exit of Metrolink station looking across Rectory Lane.	<u>Designations:</u> (non-designated heritage assets (NDHA's) - Lady of Grace Church and Chapel. <u>Approx. distance to Site:</u> 20m	Open view from station pedestrian entrance looking northwest across Rectory Lane, surface car parking and public realm. The backdrop of the view is dominated by the large modern apartment building (The Radius) that step down to Fairfax Road and is urban in character. This view includes glimpses of the Lady of Our Grace Church and Chapel rooflines and distinctive spire – although of the majority of the buildings are screened by the intervening health centre building and mature trees. Foreground includes ramp and railings to the Metrolink tram stop platform which sits at a higher level than Rectory Lane, cycle parking stands and cover and lighting paraphernalia. The value of the view is assessed as Medium/ Low as it has limited local cultural associations due to partial views of the church, although is moderately popular and a main arrival point to the town. The Susceptibility is assessed as Low – as experienced mainly by travellers on the tram and the view is fleeting and incidental to the journey. The overall sensitivity is assessed as <u>Low</u>.	Open Moderate/ large number of viewers	Medium/Low	Low	Low
2: View from pedestrian crossing point on Bury New Road	<u>Designations:</u> NDHA – White Horse & Railway and Naturalist public houses. <u>Approx. distance to Site:</u> 20m	Framed view between two distinctive public houses looking across pedestrian crossing to the site beyond. The foreground of the view is dominated by the busy Bury New Road roadway with associated street clutter that creates an urban character to the view. Low level shops buildings on the site and the taller The Radius building visible in background view above the public houses. The value of the view is assessed as Medium/ Low as it has some local cultural associations due to views of the NDHA's, and it is a moderately popular local destination/ high street location. The Susceptibility is assessed as Medium – as it is experienced mainly by people on the Bury New Road high street public space, where the views into the centre are part of the shopping experience. The overall sensitivity is assessed as <u>Medium</u>.	Framed Moderate number of viewers	Medium/ Low	Medium	Medium
3: View from junction of Fairfax Road/ Rectory Lane – looking towards the Lady of Our Grace RC Church.	<u>Designations:</u> NDHA – Lady of Grace Church and Chapel. <u>Approx. distance to Site:</u> 60m	Open view across roadway to the NDHA and locally listed Church and adjacent hall, with Fairfax Road surface car park immediately adjacent. Unsightly street clutter across the foreground of the view creates and urban character. The distinctive design of the church and prominent spire to the street corner form a prominent landmark. The value of the view is assessed as Medium/ Low as it has some local cultural associations due to the prominent views of the church and is a gateway to the centre from housing to the east of the Metrolink line. The Susceptibility is assessed as Medium/ Low – as it is experienced mainly by travellers driving into the centre along Fairfax Road, where the view is incidental and fleeting. The overall sensitivity is assessed as <u>Medium/ Low</u>.	Open Low/ moderate number of viewers	Medium/ Low	Medium/ Low	Medium/Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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4: View from Highfield Road looking north towards rear of Church.	<u>Designations:</u> NDHA – Lady of Grace Church and Chapel. <u>Approx. distance to Site:</u> 50m	Open view across Highfield Road to distinctive side elevation of Lady of Our Grace church buildings, brick boundary walls and low-level Cottage building. Carpark and infrastructure in the foreground creates a suburban character to the view. A dense mature tree canopy provides a green backdrop to the view. The value of the view is assessed as Low as it has some local cultural associations due to the views of the rear elevation of the church but is not a popular destination or viewpoint. The Susceptibility is assessed as Low as it is experienced mainly by car travellers driving along Highfield Road where the view is incidental and fleeting. The overall sensitivity is assessed as <u>Low</u>.	Open Low number of viewers	Low	Low	Low
5: View from pedestrian crossing and Bus Station on Bury New Road.	<u>Designations:</u> Former public house - Istanbul Restaurant <u>Approx. distance to Site:</u> 10m	Open view across pedestrian crossing into the existing shopping centre precinct. Busy roadway in foreground with street clutter and activity and taller apartment building (The Radius) to the background creates an urban character to the view. The value of the view is assessed as Medium/ Low as it has some limited local cultural associations due to views along the high street frontage, and it is a moderately popular local attraction/ high street location. The Susceptibility is assessed as Medium – as it is experienced mainly by people on the Bury New Road high street public space, where the views into the centre are part of the shopping experience. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium/Low	Medium	Medium
6: View from Highfield Place looking south east towards development site.	<u>Designations:</u> NDHA – Lady of Grace Church and Chapel. <u>Approx. distance to Site:</u> 20m	Framed view across rear gardens to tree line beyond. Taller buildings are visible in the background but the view is suburban in character. Partial view of the distinctive spire to the top of the Church Hall building. The value of the view is assessed as Low as it is not a particularly popular viewpoint location and has only limited local cultural associations due to partial views of the church. The Susceptibility is assessed as Medium – as it is part of the townscape setting enjoyed by a local residents, but is a view which is incidental. The overall sensitivity is assessed as <u>Medium/ Low</u>.	Framed Low number of viewers	Low	Medium	Medium/ Low

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7: View From Rectory Lane adjacent to St Mary's Primary School.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 50m	Open view to primary school building and associated playground and boundary fence with taller apartment building (The Radius) visible in the background. Some larger trees add green backdrop to the view. The school building has attractive brick detailing, although the blank brick façade of existing precinct is visible in the background. The value of the view is assessed as Low as it is not a particularly popular viewpoint location and has only limited local cultural associations linked with the school. The Susceptibility is assessed as Low – as it is a travelling view which is incidental and fleeting. The overall sensitivity is assessed as <u>Low</u>.	Open Low/ moderate number of viewers	Low	Low	Low
8: View from junction of Poppythorn Lane and Pennant Drive.	<u>Designations:</u> Poppythorn Conservation Area <u>Approx. distance to Site:</u> 90m	Open view along residential street with tree line along the Metrolink line forming the skyline/ backdrop to the view. Suburban street character with 2 storey homes and established gardens to either side - no visibility to town centre due to mature tree line/ raised rail embankment. The value of the view is assessed as Medium as it has local cultural associations linked with the conservation area, where views along the neighbourhoods' green streets are part of the experience of the place. The Susceptibility is assessed as Medium/ Low – as although it is a travelling view along the roadway which is incidental and fleeting, it is part of the townscape setting enjoyed by local residents. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium/ Low	Medium
9: View from Junction of Warwick St and Bury New Road looking towards the development	<u>Designations:</u> NDHA – Barclays Bank Former public house - Istanbul Grill Restaurant <u>Approx. distance to Site:</u> 20m	Framed view across Bury New Road from pedestrian space/ bus stop on Warwick Street, with the two storey Istanbul restaurant building in the centre of the view and a partial view of Barclays Bank building to the left. Street clutter and road paraphernalia dominates the foreground creating a busy urban character, with taller apartment buildings barely visible in the background. The value of the view is assessed as Medium/ Low as it has some limited local cultural associations due to views along the high street frontage, and it is a moderately popular local attraction/ high street location. The Susceptibility is assessed as Medium – as it is experienced mainly by people on the Bury New Road high street public space and people waiting for buses, where the views into the centre are part of the shopping experience. The overall sensitivity is assessed as <u>Medium</u>.	Framed Moderate number of viewers	Medium/ Low	Medium	Medium

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10: View from Heys Road (adjacent to Heys School)	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 350m	Framed view looking westwards along Heys Road from pedestrian crossing point adjacent to Heys School. Two storey homes and mature tree line focus view to the horizon, where the distinctive stepped roofline of apartment buildings is visible. The view is suburban in character defined by the scale of the homes, established garden boundaries and roadway. The value of the view is assessed as Low as it is not a particularly popular viewpoint location and has only limited local cultural associations linked with the adjacent school. The Susceptibility is assessed as Low – as it is a travelling view which is incidental and fleeting. The overall sensitivity is assessed as <u>Low</u>.	Open Moderate number of viewers	Low	Low	Low
11. View from Bury New Road in front of the Liberal House looking towards the development/ Gateway to Town Centre.	<u>Designations:</u> NDHA Railway and Naturalist pub <u>Approx. distance to Site:</u> 80m	Open view southwest from pavement adjacent to the Liberal House building, across a wide road junction that forms part of the entrance to the local centre/ Highstreet on Bury New Road. Two Storey brick buildings including the locally important Railway and Naturalist pub, front the main road with the taller apartment building (The Radius) visible in the background – the foreground roadways and shop frontages give the view an urban character. The value of the view is assessed as Medium/ Low as whilst it isn’t a particularly popular viewpoint, it is a entrance gateway into the local centre for car drivers and has limited local cultural associations linked with the public houses. The Susceptibility is assessed as Medium/ Low – as it is a travelling view which is incidental and fleeting albeit one which would be experienced by a large number of car drivers on Bury New Road waiting at the junction. The overall sensitivity is assessed as <u>Medium/Low</u>.	Open Moderate/large number of viewers	Medium/Low	Medium/Low	Medium/Low
12. View from the churchyard of Grade I listed St. Mary's church towards the development.	<u>Designations:</u> Grade 1 Listed St Mary’s Church <u>Approx. distance to Site:</u> 80m	Enclosed view across the churchyard with the western elevation of the Grade 1 Listed Church visible to the right of the view. Mature trees form the backdrop to the view with buildings visible beyond this, which suggest a built-up context. The character of the view is however defined by the attractive church architecture and the enclosed green space of the churchyard itself. The value of the view is assessed as High as the view encompasses the setting of the Grade 1 listed Church, with views an important part of the experience. The Susceptibility is assessed as High – as views to the Church and across the churchyard are an important part of the experience of visiting this heritage asset. The overall sensitivity is assessed as <u>High</u>.	Closed Small number of viewers	High	High	High

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13. View from the platform of the Prestwich Metrolink station looking west over the development.	<u>Designations:</u> Grade 1 Listed St Mary’s Church (screened behind tree line) <u>Approx. distance to Site:</u> 25m	Open/ elevated view from Metrolink platform accessible ramp looking west over a large surface car park, to a number of 2/3 storey buildings that form the local shopping centre. The extensive surface car parking and infrastructure give the view an urban character. Potential long-range view to the Grade 1 Listed St Marys Church are screened by a dense block of trees in the backdrop of the view – this screening may be reduced in winter, where filtered views through tree branches of the church tower might be possible. The view position is from a ramp which forms a less well used secondary access from the platform with the main pedestrian exit via steps shown in view 1. The value of the view is assessed as Medium/ Low as the view represents a secondary entrance point to the town from the Metrolink tram stop, with the potential for limited cultural associations linked to partial/ filtered/ long range views to St Mary’s Church. The Susceptibility is assessed as Medium/ Low – as it is a travelling view which is incidental and fleeting - albeit one which would be experienced by a large number of pedestrians who would be looking out at this point to orientate themselves to the local centre. The overall sensitivity is assessed as <u>Medium/Low</u>.	Open Moderate number of viewers	Medium/ Low	Medium/ Low	Medium/ Low

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1: View from pedestrian exit of Metrolink station looking across Rectory Lane.	<u>Construction Phase:</u> Phase 1 – Construction works connected with the car park structure on Fairfax Road is partially visible in the view, although heavily screened by mature trees. Phase 2 The construction works will be prominent in the middle ground of the view along Rectory Lane. This will alter the view composition, substantially enclosing it and screening longer views to the Lady of Our Grace local listed church spire. Site hoarding will screen lower-level activity, but taller structures construction equipment will be visible.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 Construction works will cause a perceptible change to the background of the view but would not alter its overall composition. Phase 2 The addition of construction works will cause a clearly noticeable change in the view which has some effect on the composition of the view and the setting of gateway from Metrolink tram stop. Use of site hoarding and the phased to demolition, enabling and construction works approach has the potential to reduce the potential adverse effects. The construction works will symbolise the revitalisation of the town centre area. The sensitivity of View 1 is considered to be Low. Phase 1 – The magnitude of change is negligible which is adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is considered to be of Negligible significance. Phase 2 - The magnitude of change is assessed to be Moderate which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance.	Low	Phase 1 – Negligible Phase 2- Moderate	Local	Short-term/ Temporary	Phase 1 – Negligible Phase 2- Moderate	Adverse	Phase 1 – Negligible Phase 2 - Minor	Low

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	Operational Phase: Phase 1 The proposed Travel Hub structure and associated public realm will be visible within the backdrop of the view- although partially screened by existing mature trees. Phase 2 The outline element of the proposed development will be prominent across the centre of the view, substantially enclosing the view along Rectory Lane, creating a new building line and an urban character to the street scene. The building block parameters indicate a stepping in height and angled frontage, which combined with a potential articulated façade creates interest to the view. There is a loss of partial views to the roof form and spire of the Lady of Our Grace Church, although this was previously partially screened by tree canopy and the existing health centre. Potential for slight increase in street enclosure and composition if building were to move forward 3m to full extent of limit of deviation.	Phase 1 (as defined by the detailed design) • Design features of Travel Hub façade and massing that responds to the scale and materiality of the local context. • The pedestrian -friendly routes will offer ample opportunities for leisurely strolls, relaxation, and comfortable seating. Phase 2 (as defined in Parameter Plans) • Defined series of building blocks that will create a strong edge along Rectory Lane and form a gateway from the Metrolink tram stop. • New residential uses to the blocks as well as the potential for activate the ground floor uses along Fairfax and Rectory Lane. • Generous areas of public realm between and around the proposed blocks that link to the Phase 1 landscaped areas.	Phase 1 The addition of the proposed Travel Hub will cause a perceptible change to the backdrop of the view with new building frontage and landscaping but which does not affect the overall composition of the open view along Rectory Lane. Phase 2 The addition of proposed development will cause a clearly noticeable change to the character of the view by establishing a new building line and create a new street scene that will form a part of the arrival experience to the village centre. The effect has the potential to be beneficial by creating varied and articulated street frontage, that defines an appropriate urban character to this village centre view. A slight increase in street enclosure from the limit of deviation – but would not alter the assessed magnitude of change. Additional beneficial effects would be expected through further detailed design development in relation to the building design, façade treatment and appropriate materiality. The sensitivity of View 1 is considered to be Low. Phase 1 – The magnitude of change is assessed to be Minor with the potential to be beneficial. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Negligible. Phase 2 – The magnitude of change is assessed to be Moderate with the potential to be beneficial. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Minor Beneficial significance.		Phase 1 – Minor Phase 2- Moderate		Long term/ Irreversible	Phase 1 – Minor Phase 2- Moderate	Beneficial	Phase 1 – Negligible Phase 2 - Minor	Medium
2: View from pedestrian crossing point on Bury New Road	Construction Phase: Phase 1 The construction works will be visible in the centre of the view framed by existing buildings in the foreground, which will add some visual clutter to the view. Phase 2	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable	Phase 1 The addition of construction works will cause a perceptible change in the centre of the view by adding some visual clutter to the scene. Use of site hoarding has the potential to reduce the potential adverse effects. The construction works will symbolise the	Medium	Phase 1 – Minor Phase 2- No change	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- No change	Adverse	Phase 1 – Minor Phase 2 – Negligible	Low

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	Construction works would be initially screened by phase 1 buildings and existing built form on Bury New Road.	minimum. Local traffic management measures for site access Careful management of site deliveries and collections	revitalisation of the town centre area. Phase 2 Construction works will be initially screened by existing lower built form and then barely visible to completion that they are likely to have very little impact on view composition and character. The sensitivity of View 2 is considered to be Medium. Phase 1 The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 – The magnitude of change is assessed to be Negligible which is neutral in nature. Therefore, there is likely to be a direct, long-term, irreversible neutral effect which is assessed to be of Negligible.								

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	<u>Operational Phase:</u> Phase 1 The proposed development will be visible within the centre of the view and will form a new building element of the town centre, continuing the building line and in keeping with massing, heights and materiality of surrounding existing development. It introduces a new contemporary element within the view with pitched roof line and large glazed windows to active ground floor uses. Phase 2 The new residential buildings will be barely visible in the background of the view.	Phase 1 (as defined by the detailed design) • The community focussed low and mid-rise buildings are strategically placed in the centre of masterplan and town centre adjoining the high street, creating a human-scale environment. • The Retail/ Leisure Hub building will respond to the surrounding context though a series of pitch roof profiles, reflecting the varied nature of the roofscapes in Prestwich • The pedestrian pedestrian-friendly routes will offer ample opportunities for leisurely strolls, relaxation, and comfortable seating, while also providing versatile spaces for events and markets. • Natural surveillance is designed into the layout and reinforced with a mixed use ground floor overlooking the streets and public open spaces. Phase 2 (as defined in Parameter Plans) • n/a	Phase 1 The proposed development will cause a minor change to the composition and appreciation on the view, complementing the town centre area with buildings that respond to the scale and materiality of surrounding context and fit comfortably into the overall street scene. The character of the foreground including NDHA's will remain unchanged. Phase 2 The proposed development will be barely visible which has little impact on the view composition or appreciation. New built form appears in keeping with the urban character of the view and the view is focussed on the streetscape in the foreground. The sensitivity of View 2 is considered to be Medium. Phase 1 The magnitude of change is assessed to be Minor which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Minor Beneficial significance. Phase 2 The magnitude of change is assessed to be Negligible which is neutral in nature. Therefore, there is likely to be a direct, long-term, irreversible neutral effect which is assessed to be of Negligible.		Phase 1 – Minor Phase 2- Negligible		Long term/ Irreversible	Phase 1 – Minor Phase 2- Negligible	Beneficial/ Neutral	Phase 1 – Minor Phase 2 - Negligible	High

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3: View from junction of Fairfax Road/ Rectory Lane – looking towards the Lady of Our Grace RC Church.	<u>Construction Phase:</u> Phase 1 The construction works will dominate the right-hand side of the view along Fairfax Road, which will add visual clutter to the view. There is a potential for noise and dust resulting from construction works to have an adverse effect on the users and residents of neighbouring buildings and the setting of locally listed Our Lady of Grade church. Construction works at all levels and street level will be visible. Phase 2 Construction works just visible to the left of the view associated with new areas of public realm to the corner of Fairfax Rd and Rectory Lane.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 The addition of construction works in the view will cause a clearly noticeable change in the character of the view. It will add visual clutter and there will be a potential for adverse effect on the setting of adjacent locally listed Our Lady of Grace church and residential buildings. Phase 2 Construction works will cause a perceptible change to view composition with clearance of existing street trees and road paraphernalia. The sensitivity of View 3 is considered to be Medium/Low. Phase 1 – The magnitude of change is assessed to be Moderate which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Moderate Adverse significance. Phase 2 – The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance.	Medium/ Low	Phase 1 – Moderate Phase 2- Minor	Local	Short-term/ Temporary	Phase 1 – Moderate Phase 2- Minor	Adverse	Phase 1 – Moderate Phase 2 – Minor	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Phase 1 The proposed development will feature prominently in the view. It will form part of a new building line along the street - and introduce a new contemporary massing contrasting in architectural style with the adjacent locally listed Our Lady of Grace church, but with a warm colour palette that is harmonious with the surrounding buildings, and a simple repeating façade pattern that draws the eye towards the distinctive gable and spire of the adjacent church. Phase 2 A small area of new public realm to the corner of Fairfax Rd and Rectory Lane is visible to the left hand side of the view.	Phase 1 (as defined by the detailed design) • Low-rise frontage to Fairfax Road to create a pleasant pedestrian street and screen the car park positively with a sustainable transport hub. • The design draws direct influence from the surrounding built form and rich context of detail. The elevation is made up from a repeating series of scalloped triangles that will catch light and create shade across the facade - both a different times of day and seasons through the year. The colour of the panels will identify with the warm, red and brown tones of the existing built context along Fairfax Road; • The public spaces have been designed around uses and events to draw people into and through the site, and to maximise the opportunities for social interaction. Phase 2 (as defined in Parameter Plans) • Generous public realm areas indicated between and around the proposed blocks that front onto Fairfax Road and Rectory Lane.	Phase 1 The addition of the proposed development will cause a clearly noticeable change to the view, creating a contemporary new building that fits into the overall street composition and adjacent Our Lady of Grace Church. The warm tones of the façade colour and materiality respond to the red brick of its surroundings and the single elevation treatment forms a continuous enclosed frontage along Fairfax Road that draws the eye to the heritage elements on the street. Phase 2 Proposed public realm area has the potential to compliment the phase 1 works to the opposite side of the road, introduce new areas of tree and shrub planting and represents a small change to the view. The sensitivity of View 3 is considered to be Medium/Low. Phase 1- The magnitude of change is assessed to be Moderate which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Moderate Beneficial significance. Phase 2 – The magnitude of change is assessed to be Minor which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Negligible.		Phase 1 – Moderate Phase 2- Minor		Long term/ Irreversible	Phase 1 – Moderate Phase 2- Minor	Beneficial	Phase 1 – Minor Phase 2 - Negligible	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
4: View from Highfield Road looking north towards rear of Church.	<u>Construction Phase:</u> Phase 1 The construction works will be visible in the centre of the view, partially screened by existing townscape that will add some visual clutter to the view. There will be some loss of views through to the tree line. Phase 2 Not visible.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 The addition of construction works will be perceptible in the view. It will add visual clutter and have potential adverse effect on the setting of adjacent locally listed Our Lady of Grace church and residential dwellings. Phase 2 - No change to the view. The sensitivity of View 4 is considered to be Low. Phase 1 - The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 - No Change	Low	Phase 1 – Minor Phase 2- No change	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- No change	Adverse	Phase 1 – Minor Phase 2 – No Change	Low
	<u>Operational Phase:</u> Phase 1 The proposed development will introduce a new low-rise brick massing in the centre of the view, filling a gap between existing buildings. The building façade is broken up with a series of difference brick treatments. From this location the building partially blocks views to the mature tree line beyond. This creates a slightly more built up and urban character to the backdrop of the view, although the overall massing is lower that the surroundings and the Church remains the most prominent building within the view. The red brick materiality visually connects to the surrounding buildings that help it integrate into the view. The rear elevation of the Lady of Our Grace Phase 2 – not visible in this view.	• Phase 1 (as defined by the detailed design) • The design takes inspiration from local vernacular in terms of materiality and detailing of the façade. • New planting to help screen the façade to help break up the massing of the building. • Clad in brick ‘fins’ with both stack bond and header coursing. The stair cores will be rendered blockwork coloured to replicate the surrounding tones of Prestwich.	Phase 1 The proposed development will cause a perceptible change in the view with the addition of a new built form element that fills the gap between buildings. The building has been designed to be in keeping with surrounding townscape in terms of massing, height and materiality, and retains partial views of trees in the background. Phase 2 - No change to the view. The sensitivity of View 4 is considered to be Low. Phase 1 – The magnitude of change is assessed to be Minor which is adverse in nature. Therefore, there is likely to be a direct, long-term, irreversible adverse effect which is assessed to be of Negligible significance. Phase 2 - No Change		Phase 1 – Minor Phase 2- No change		Long-term/ Irreversible	Phase 1 – Minor Phase 2- No change	Adverse	Phase 1 – Negligible Phase 2 – No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
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5: View from pedestrian crossing and Bus Station on Bury New Road.	<u>Construction Phase:</u> Phase 1 The construction works will be perceptible in the centre of the view, partially screened by existing townscape, adding some visual clutter to the view. Construction works at all levels and street level will be partially visible behind site hoarding. Phase 2 Construction works will be screened by existing and Phase 1 built form – although high level cranes could potentially break the skyline.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 The addition of construction works will cause a perceptible change in the centre of the view by adding some visual clutter to the scene. Use of site hoarding has the potential to reduce the potential adverse effects. The construction works will symbolise the revitalisation of the village centre area. Phase 2 Construction works will be almost completely screened by existing built form other than very high level cranes, which is likely to have very little effect on view composition and character, especially where the foreground context would remain as existing. The sensitivity of View 2 is considered to be Medium. Phase 1 The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 – no change	Medium	Phase 1 – Minor Phase 2- No change	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- No change	Adverse	Phase 1 – Minor Phase 2 – No Change	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: Phase 1 The proposed development will be clearly visible within the centre of the view behind existing townscape elements and will form a new contemporary addition to the village centre scene. The colour palette and materiality is in keeping with surrounding existing buildings and this view represents a new gateway area to the centre from Bury New Road. Phase 2 – not visible due to screening from existing built form.	Phase 1 (as defined by the detailed design) • The community focussed low and mid-rise buildings are strategically placed in the centre of masterplan and town centre adjoining the high street, creating a human-scale environment. • Fluted brickwork, modern detailing and perforated metal panels add craft and delight to the elevations; • The pedestrian pedestrian-friendly routes will offer ample opportunities for leisurely strolls, relaxation, and comfortable seating, while also providing versatile spaces for events and markets. • Natural surveillance is designed into the layout and reinforced with a mixed use ground floor overlooking the streets and public open spaces.	Phase 1 The proposed development will cause a clearly noticeable change to the view. It will complement the village centre area with buildings that are in keeping with the surrounding character and add visual interest to the scene as well as define the centre gateway from Bury New Road. There is a potential for increased visibility during the winter months when the street trees are not in leaf, which could open up views to the new retail and community facilities. Phase 2 – No Change The sensitivity of View 5 is considered to be Medium. Phase 1 - The magnitude of change is assessed to be Minor which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Minor Beneficial significance. Phase 2 – No Change		Phase 1 – Minor Phase 2- No change		Long-term/ Irreversible	Phase 1 – Minor Phase 2- No change	Beneficial	Phase 1 – Minor Phase 2 – No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from Highfield Place looking south east towards development site.	<u>Construction Phase:</u> Phase 1 The upper levels of construction for the Travel Hub will be visible in the view behind existing townscape, which will add some visual clutter to the view. The lower levels and street level will be screened by existing townscape. Phase 2 Higher level construction works will be visible in the backdrop of the view.	- The use of site hoardings. - Adoption of best practice measures will minimise construction noise and vibration impacts. - Utilise directional lighting to avoid light spill. - On-site parking for construction workers will be restricted to a reasonable minimum. - Local traffic management measures for site access - Careful management of site deliveries and collections	Phase 1 Construction works cause a perceptible change to the view, beyond existing gardens and built form. Site hoarding will have minimal effect and works will add visual clutter and loss of longer views. Phase 2 High level construction works will cause a barely perceptible change – that does not alter the appreciation of this residential view. The sensitivity of View 6 is considered to be Medium/Low. Phase 1 – The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 – The magnitude of change is assessed to be Negligible which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Negligible significance.	Medium/Low	Phase 1 – Minor Phase 2- Negligible	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- Negligible	Adverse	Phase 1 – Minor Phase 2 – Negligible	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	Operational Phase: Phase 1 The proposed development will be visible behind existing townscape adding a new building above the existing residential gardens. The scale and massing of the Travel Hub building does not dominate the view and is subservient to the existing houses although the flat roof line is noticeable. Materiality consisting of red brick, which is characteristic in the view, allows the building to fit more comfortably and to recede visually. Phase 2 The top floors of a residential block are visible on the skyline and appears consistent with the adjacent Radius building in terms of height and massing.	Phase 1 (as defined by the detailed design) - The design takes inspiration from local vernacular in terms of materiality and detailing of the façade. - Clad in brick ‘fins’ with both stack bond and header coursing. The stair cores will be rendered blockwork coloured to replicate the surrounding tones of Prestwich. - New planting to help screen the façade to help break up the massing of the building. Phase 2 (as defined in Parameter Plans) - Proposed blocks up to a maximum of 7 storeys that is consistent with scale of existing buildings.	Phase 1 The proposed development will cause a noticeable change in the view with the addition of a new building massing replacing views of trees. The materiality in part breaks up the appearance of the facade and links with brick used in surrounding housing, but there is an overall urbanising effect to the backdrop of this residential view. The foreground of the view and immediate residential character will however be unchanged. Phase 2 The proposed development will cause a perceptible change in the view with the addition of new built form on the skyline that adds urbanising influences to this residential view. The impact of this is however reduced as it is consistent with the existing taller building (The Radius) already visible. The sensitivity of View 6 is considered to be Medium/Low. Phase 1 - The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, long-term, irreversible adverse effect which is assessed to be of Minor Adverse significance. Phase 2 - The magnitude of change is assessed to be Negligible which is Adverse in nature. Therefore, there is likely to be a direct, long-term, irreversible adverse effect which is assessed to be of Negligible significance.		Phase 1 – Minor Phase 2- Minor/ Negligible		Long-term/ Irreversible	Phase 1 – Minor Phase 2- Negligible	Adverse	Phase 1 – Minor Phase 2 – Negligible	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

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7: View From Rectory Lane adjacent to St Mary's Primary School.	<u>Construction Phase:</u> Phase 1 The construction works will be partially screened by existing townscape, although site clearance of existing trees/ buildings will allow more open views to site compound areas. Works at street level will be partially visible on the left-hand side of the view. Phase 2 Higher level construction works will be visible in the backdrop of the view.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 The construction works will be clearly noticeable change in the background of the view with partial views of the site compound and construction activities. The use of site hoarding and a phased approach to development has the potential to reduce the potential effects. Phase 2 High level construction works will cause a barely perceptible change – that does not alter the appreciation of this residential view. The sensitivity of View 7 is considered to be Low. Phase 1 The magnitude of change is assessed to be Moderate which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 – The magnitude of change is assessed to be Negligible which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Negligible significance.	Low	Phase 1 – Minor Phase 2- Negligible	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- Negligible	Adverse	Phase 1 – Minor Phase 2 – Negligible	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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	Operational Phase: Phase 1 The proposed development will be visible within the centre of the view behind existing school building. The development appears contemporary in design, and larger than existing built form – perhaps further visually defining the edge of the urban centre. Further built form / shop frontages are visible at the lower level to the left of the view with the loss of a dense tree canopy – although new tree planting is evident. The roofscape of the school building is still clear with the new building creating a layered townscape. Phase 2 Proposed taller residential blocks are barely visible above the existing school roof.	Phase 1 (as defined by the detailed design) • The design takes inspiration from local vernacular in terms of materiality and detailing of the façade. • Upper floors create a rhythm of brick piers with recessed windows, dogtooth spandrel panels between floors and brick corbelling to the top floor take direct reference from the surrounding vernacular; • A glazed link provides a clear pedestrian route between Rectory Lane and the Village Square. • New planting to help screen the façade and help break up the massing of the building. Phase 2 (as defined in Parameter Plans) • Indicated proposed blocks up to a maximum of 6 storeys that helps to define the local urban centre.	Phase 1 The proposed development will cause a clear change in the composition of the view by adding a number of new contemporary buildings across it which have varied height and massing. The materiality of the proposals takes inspiration from the surrounding townscape, and the massing creates a landmark to the new local centre. The proposals reinforce the urban edge character of the view. Phase 2 The proposed residential blocks will cause a barely perceptible change to the view, and largely screened by existing built form and phase 1. Their scale is not overbearing and helps define the urban centre of the town. The sensitivity of View 7 is considered to be Low. Phase 1 - The magnitude of change is assessed to be Minor which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible effect which is assessed to be of Minor Beneficial significance. Phase 2 – The magnitude of change is assessed to be Negligible which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Negligible significance.		Phase 1 – Minor Phase 2- Negligible		Long-term/ Irreversible	Phase 1 – Minor Phase 2- Negligible	Beneficial	Phase 1 – Minor Phase 2 – Negligible	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Duration:	Long-term, Medium-term, Short-term,
Reversibility:	Temporary, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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8: View from junction of Poppythorn Lane and Pennant Drive.	<u>Construction Phase:</u> All Phases Existing townscape and woodland along Poppythorn Lane will provide complete screening of the construction works. There is potential for increased visibility during the winter months when the trees are not in leaf. However, the density of the tree cover and the raised embankment of the Metrolink is likely to retain a screening function that limits potential visual impacts.	N/A	All Phases The construction works will be completely screened by existing townscape and tree cover. Potential for increased visibility through the trees when not in leaf. Due to the height and density of the woodland this is not likely to change the character of the view. There is a potential for increased visibility during the winter months when the trees are not in leaf, which could increase the magnitude of effect to Minor. The sensitivity of View 8 is considered to be Medium. The magnitude of change for all phases is assessed to be Negligible which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Negligible significance.	Medium	Negligible	Local	Short-term/ Temporary	Negligible	Adverse	Negligible	High
	<u>Operational Phase:</u> Both Phases Existing townscape and woodland along Poppythorn Lane will provide complete screening of the proposed development. There is potential for increased visibility during the winter months when the trees are not in leaf. However, the density of the tree cover and the raised embankment of the Metrolink is likely to retain a screening function that limits potential visual impacts.	No additional mitigation required.	Both Phases The proposed development will be completely screened by existing townscape and tree cover. Potential for increased visibility through the trees when not in leaf, however the density of the woodland and intervening topography is not likely to result in clear views of the development. The residential character of the view is unchanged. The sensitivity of View 8 is considered to be Medium. Both Phases – The magnitude of change is assessed to be No Change.		No Change		Long-term/ Irreversible	No Change	/	No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
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Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
9: View from Junction of Warwick St and Bury New Road looking towards the development	<u>Construction Phase:</u> Phase 1 The construction works will be clearly visible to the right of the view, above existing townscape and built form. Works will add some visual clutter to the view and there will be a loss of views into the central shopping area. Construction works at all levels and street level will be partially visible behind site hoarding. Phase 2 Construction works will be completely screened by existing and Phase 1 built form.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access • Careful management of site deliveries and collections	Phase 1 The addition of construction works will cause a perceptible change in the view by adding some visual clutter to the scene. Use of site hoarding has the potential to reduce the potential adverse effects at lower levels. The construction works will symbolise the revitalisation of the town centre area. Phase 2 Construction works will be screened - so have no impact on view composition and character. The sensitivity of View 2 is considered to be Medium. Phase 1 The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor significance. Phase 2 – no change	Medium	Phase 1 – Minor Phase 2- No change	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- No change	Adverse	Phase 1 – Minor Phase 2 – No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Phase 1 The proposed development will be visible within the background of the view and will form a new contemporary building element to complement the town centre. The scale, massing and materiality of the proposed development are in keeping with the surrounding townscape context and therefore create a harmonious addition to the view, filling the gap in the view. Phase 2 – not visible due to screening from existing built form.	Phase 1 (as defined by the detailed design) • The community focussed low and mid-rise buildings are strategically placed in the centre of masterplan and town centre adjoining the high street, creating a human-scale environment. • Fluted brickwork, modern detailing and perforated metal panels add craft and delight to the elevations; • The proposals create a building responding to the surrounding context though a series of pitch roof profiles, reflecting the varied nature of the roofscapes in Prestwich; • The pedestrian pedestrian-friendly routes will offer ample opportunities for leisurely strolls, relaxation, and comfortable seating, while also providing versatile spaces for events and markets. • Natural surveillance is designed into the layout and reinforced with a mixed use ground floor overlooking the streets and public open spaces.	Phase 1 The proposed development will cause a clear change to the composition of the view with the addition of new built form behind existing buildings. It will complement the town centre area with buildings that are in keeping with the scale of surrounding built form and materiality that matches with the existing character whilst adding further detail and interest through a stepping roof form. Phase 2 – No Change The sensitivity of View 9 is considered to be Medium. Phase 1 – The magnitude of change is assessed to be Minor which is Beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Minor Beneficial significance. Phase 2 – No Change		Phase 1 – Minor Phase 2- No change		Long-term/ Irreversible	Phase 1 – Minor Phase 2- No change	Beneficial	Phase 1 – Minor Phase 2 – No Change	High

Terminology for Visual Effect:

Type of View:
Number of Viewers:
Value of Views:
Susceptibility to Change:
Overall Sensitivity of Receptor:
Size/Scale of Effect:

Glimpsed, Open, Oblique, Framed, Filtered
Few, Moderate, High
High, Medium, Low
High, Medium, Low
High, Medium, Low
Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:
Duration:
Reversibility:
Overall Magnitude of Effect:
Nature of Effect:
Significance:

Site, Local, Neighbourhood, City
Long-term, Medium-term, Short-term, Temporary, Irreversible
Major, Moderate, Minor, Negligible, No Change
Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Significant, Moderately Significant, Minor Significance, Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
10: View from Heys Road (adjacent to Heys School)	<u>Construction Phase:</u> Phase 1 Not visible Phase 2 The construction works on top floors will be discernible behind the existing townscape terminating the view, adding small amount of visual clutter to the scene. Construction works at lower-levels and street levels will be completely obscured/ screened by existing townscape features/ buildings.	N/A	Phase 1 – No change to the view Phase 2 - The addition of construction works in the view will cause a barely perceptible change which would not alter the composition or appreciation of the view from this viewpoint. The sensitivity of View 10 is considered to be Low. Phase 1 – No change Phase 2 – The magnitude of change is assessed to be Negligible which is adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Negligible significance.	Low	Phase 1 – No change Phase 2- Negligible	Local	Short-term/ Temporary	Phase 1 – No change Phase 2- Negligible	Adverse	Phase 1 – No Change Phase 2 – Negligible	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Phase 1 – Not visible Phase 2 – Upper levels of the proposed residential blocks will be partially above the existing treeline at the terminus of the view along this residential street. New buildings replace views to existing taller The Radius building behind them. There is potential for increased visibility during the winter months when the trees are not in leaf. However, the density of the tree cover and the raised embankment of the Metrolink is likely to retain a screening function that limits potential visual impacts.	Phase 2 (as defined in Parameter Plans) Indicated proposed blocks up to a maximum of 7 storeys help to define the local urban centre without dominating the skyline.	Phase 1 - No Change Phase 2 – The proposed development will cause a perceptible change to the background of the view with new built form visible. The new development will be comparable in height to the existing development within the view and therefore does not alter the overall composition or appreciation of this view along a residential street. The sensitivity of View 10 is considered to be Low. Phase 1 – No Change Phase 2 – The magnitude of change is assessed to be Minor which is Neutral in nature. Therefore, there is likely to be a direct, long-term, irreversible neutral effect which is assessed to be of Negligible significance.		Phase 1 – No change Phase 2- Minor		Long-term/ Irreversible	Phase 1 – No change Phase 2- Minor	Neutral	Phase 1 – No Change Phase 2 – Negligible	High
11: View from Bury New Road in front of the Liberal House looking towards the development/ Gateway to Town Centre.	<u>Construction Phase:</u> All Phases The construction works will be completely screened by the existing buildings along Bury New Road.	N/A	All Phases – No Change The sensitivity of View 11 is considered to be Medium/Low. All Phases – No Change.	Medium/ Low	No Change	Local	Short-term/ Temporary	No Change	/	No Change	Low
	<u>Operational Phase:</u> Both Phases The proposed development will be completely screened by the existing buildings along Bury New Road.	N/A	All Phases – No Change The sensitivity of View 11 is considered to be Medium/Low. All Phases – No Change.		No change		Long-term/ Irreversible	No change	/	No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
12: View from the churchyard of Grade I listed St. Mary's church towards the development.	<u>Construction Phase:</u> All Phases The construction works will be completely screened by the existing mature trees and townscape-built form.	N/A	All Phases – No Change There is a potential for increased visual permeability during the winter months when the trees are not in leaf, but distance to site/ topography and intervening built form beyond the trees is unlikely to result in additional visibility of the Proposed Development. The sensitivity of View 12 is considered to be High. All Phases - No Change.	High	No change	Neighbourhood	Short-term/ Temporary	No change	/	No Change	Low
	<u>Operational Phase:</u> The proposed development will be completely screened by existing mature tree cover and existing townscape.	N/A	All Phases – No Change There is a potential for increased visual permeability during the winter months when the trees are not in leaf, but distance to site/ topography and intervening built form beyond the trees is unlikely to result in additional visibility of the Proposed Development. The sensitivity of View 12 is considered to be High. All Phases - No Change.		No change		Long-term/ Irreversible	No change	/	No Change	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Prestwich Town Centre Townscape and Visual Impact Assessment Appendix 7.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
13: View from the platform of the Prestwich Metrolink station looking west over the development.	<u>Construction Phase:</u> Phase 1 Demolition of the shopping centre and construction works will be clearly noticeable across the middle of the view adding visual clutter and loss of existing townscape built form. Works will open up views to the rear of existing retail properties along Bury New Road. Phase 2 Construction works will be very prominent across the whole view, with elevated aspect across the site compound. There will be a loss of visual connectivity to the new Phase 1 development and local facilities and loss of greening from trees in the central car park areas.	• The use of site hoardings. • Adoption of best practice measures will minimise construction noise and vibration impacts. • Utilise directional lighting to avoid light spill. • On-site parking for construction workers will be restricted to a reasonable minimum. • Local traffic management measures for site access. • Careful management of site deliveries and collections.	Phase 1 The construction works will cause a perceptible change in the composition of existing view, adding visual clutter to the backdrop of the scene and loss of existing built form. Phase 2 The construction works will cause a dominant change in the composition of existing view, removing trees and townscape features and adding visual clutter to the scene. There will be loss of views to the local centre as taller elements are constructed. Foreground areas will however be unchanged around the Metrolink, and site hoarding can help to reduce potential adverse effects. The sensitivity of View 13 is considered to be Medium/Low. Phase 1 - The magnitude of change is assessed to be Minor which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is assessed to be of Minor Adverse significance. Phase 2 - The magnitude of change is assessed to be Major which is Adverse in nature. Therefore, there is likely to be a direct, short-term, temporary adverse effect which is to be of Major/ Moderate Adverse significance.	Medium/ Low	Phase 1 – Minor Phase 2- Major	Local	Short-term/ Temporary	Phase 1 – Minor Phase 2- Major/ Moderate	Adverse	Phase 1 – Minor Phase 2 – Major/ Moderate	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	Operational Phase: Phase 1 The proposed development will be visible across the middle of the view with the addition of a number of new buildings and associated public realm beyond the existing surface car parks. Phase 2 The outline element of the proposed development will be very prominent in the foreground of the view, substantially enclosing the view along Rectory Lane, creating a new building line and a developed urban character with a central pedestrian route visible in the centre of the blocks. New public realm areas will provide a visual link to the phase 1 area. Potential for slight increase in street enclosure and composition if building were to move forward 3m to full extent of limit of deviation – or central pathway between blocks were to move 5m in either direction.	Phase 1 (as defined by the detailed design) • Scale, massing and architectural style in keeping with surrounding townscape character. • Creating a sense of community place within the village centre realised through the positioning of a community space / market hall in the heart of the site. • Fluted brickwork, modern detailing and perforated metal panels add craft and delight to the elevations; • The proposal is to create a building responding to the surrounding context though a series of pitch roof profiles, reflecting the varied nature of the roofscapes in Prestwich; • A series of spaces, streets and squares that are spaces to dwell. • The plot and building arrangement create well defined and overlooked streets and spaces, with active ground floor uses • Proposed high quality public realm. Phase 2 (as defined in Parameter Plans) • Defined series of building blocks that will create a strong edge along Rectory Lane and form a gateway from the Metrolink tram stop. • New residential uses to the blocks as well as the potential for activate the ground floor uses along Rectory Lane. • Generous areas of public realm between and around the proposed blocks that link to the	Phase 1 The addition of proposed development will cause a perceptible change to the view with the addition of new built form and public realm. The effect has the potential to be beneficial by creating built form with variety and interest its scale and massing that sits comfortably with the surround existing built form while supporting the urban character to this town centre view. Phase 2 The proposed development will cause a dominant change to the view with the addition of large new blocks along the road frontage. The scale of building is greater than present on site but the effect has the potential to be beneficial as it helps to define this as the edge of the village centre of the town and has the potential to create a vibrant and safe public realm through a mix of active ground floor uses. The proposed public realm areas will link visually with the Metrolink tram stop entrance space and provide an obvious and legible route to the local centre. Additional beneficial effects would be expected through further detailed design development in relation to the building design, façade treatment and appropriate materiality. The sensitivity of View 13 is considered to be Medium/low. Phase 1 – The magnitude of change is assessed to be Minor/Moderate which is beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Minor Beneficial significance. Phase 2 – The magnitude of change is assessed to be Major which has the potential to be beneficial in nature. Therefore, there is likely to be a direct, long-term, irreversible beneficial effect which is assessed to be of Major/ Moderate Beneficial significance.		Phase 1 – Minor/ Moderate Phase 2- Major		Long term/ Irreversible	Phase 1 – Minor/ Moderate Phase 2- Moderate/ Major	Beneficial	Phase 1 – Moderate Phase 2 – Major/ Moderate	High
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Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Duration:	Long-term, Medium-term, Short-term,
Reversibility:	Temporary, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
		Phase 1 landscaped areas.									

Terminology for Visual Effect:

Type of View:
Number of Viewers:
Value of Views:
Susceptibility to Change:
Overall Sensitivity of Receptor:
Size/Scale of Effect:

Glimpsed, Open, Oblique, Framed, Filtered
Few, Moderate, High
High, Medium, Low
High, Medium, Low
High, Medium, Low
Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:
Duration:
Reversibility:
Overall Magnitude of Effect:
Nature of Effect:
Significance:

Site, Local, Neighbourhood, City
Long-term, Medium-term, Short-term,
Temporary, Irreversible
Major, Moderate, Minor, Negligible, No Change
Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Significant, Moderately Significant, Minor Significance, Not Significant