

SISTER - PLOT C

Manchester, UK

385.4-LYR-XX-ZZ-RPT-L-0007

Townscape and Visual Impact Assessment

Appendix 7.2: Visual Baseline & Assessment

16th May 2025

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Baseline review table

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Assessment table

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Scenario 1: Baseline

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Scenario 5: Phase A + B + C - Operational

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Scenario 6: Phase A + B + C - Cumulative

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16 Viewpoint 15 - Altrincham St, Renold Building

Baseline review table

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Assessment table

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Scenario 1: Baseline

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Scenario 5: Phase A + B + C - Operational

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Scenario 6: Phase A + B + C - Cumulative

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17 Viewpoint 17 - Ardwick Green South

Baseline review table

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Assessment table

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Scenario 1: Baseline

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Scenario 5: Phase A + B + C - Operational

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Scenario 6: Phase A + B + C - Cumulative

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18 Viewpoint 18 - Lockton Close

Baseline review table

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Assessment table

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Scenario 1: Baseline

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Scenario 5: Phase A + B + C - Operational

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Scenario 6: Phase A + B + C - Cumulative

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01 Figures

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Figure 2.1: Zone of Theoretical Visibility

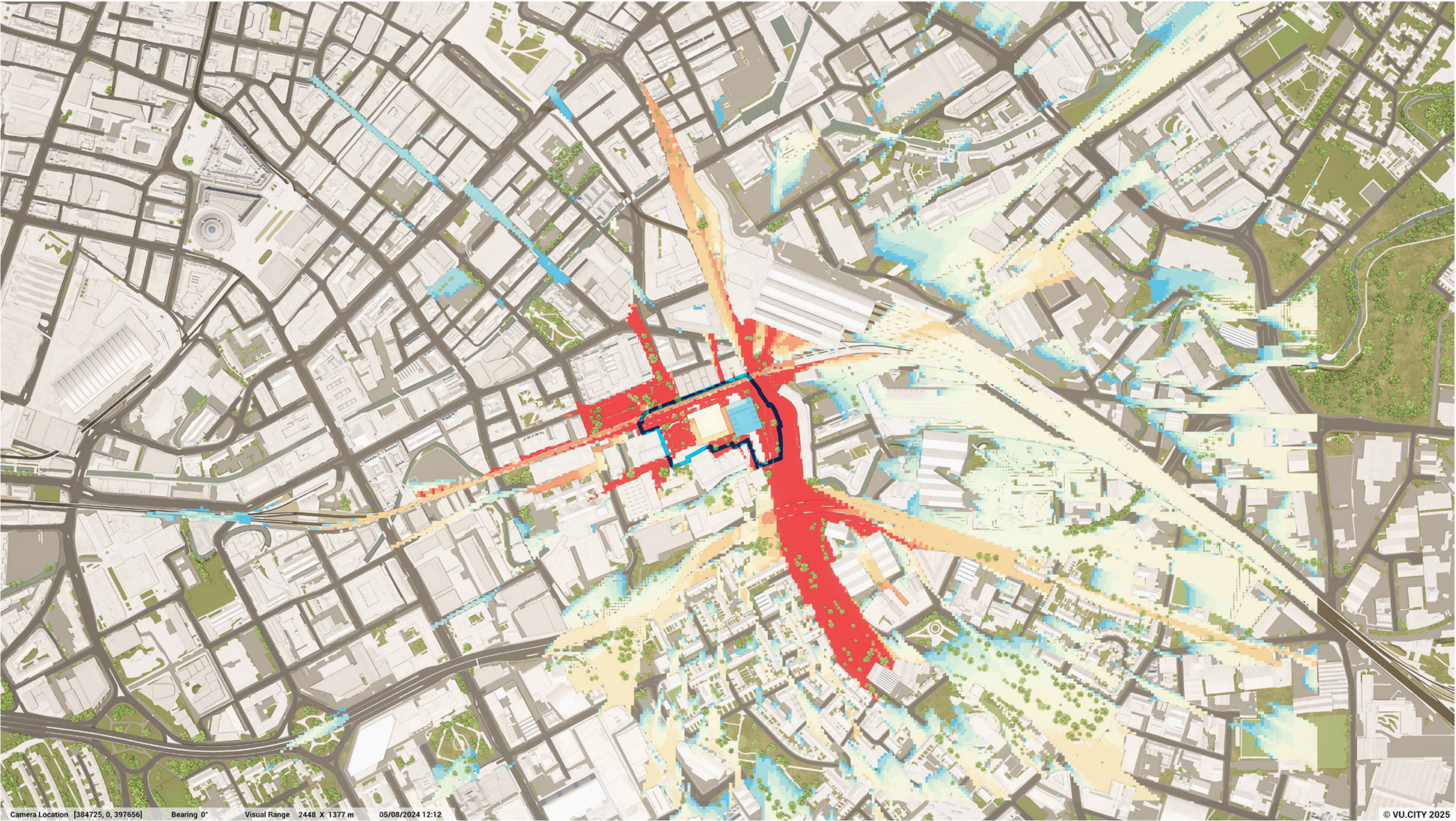
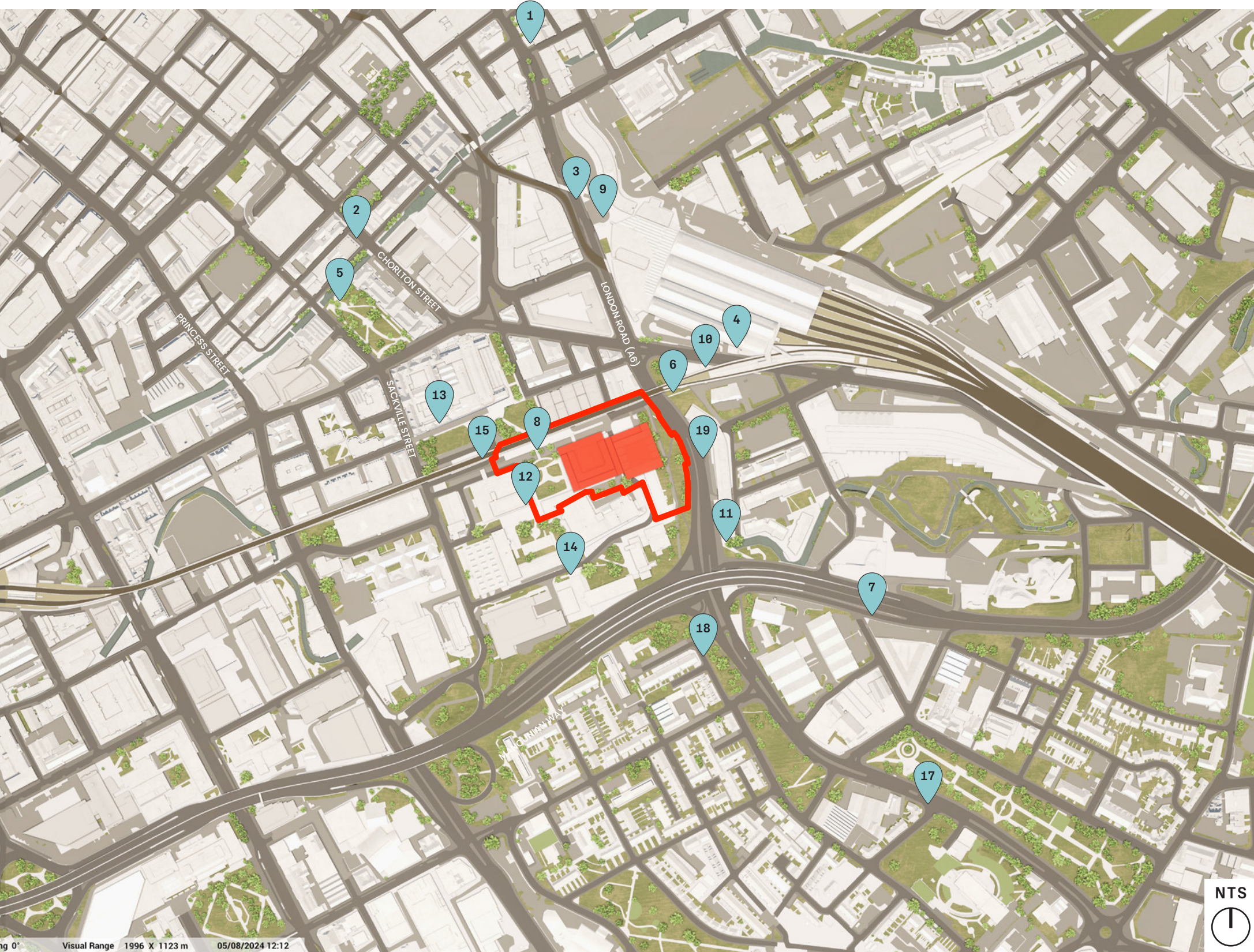


Figure 2.2: Viewpoint Location Plan



- KEY
- Planning application boundary
 - Proposed buildings
-
- 1. Piccadilly
 - 2. Chorlton Street
 - 3. London Road
 - 4. Fairfield Street
 - 5. Sackville Gardens
 - 6. Altrincham Street, Hollaway Wall
 - 7. Mancunian Way
 - 8. Former Bowling Green
 - 9. Piccadilly Station Approach
 - 10. Station Platform 13/14
 - 11. Morton Labs, London Road
 - 12. Former Bowling Green
 - 13. Vimto Park
 - 14. The Mill
 - 15. Altrincham Street, Renold Building
 - 16. Not used
 - 17. Ardwick Green South
 - 18. Lockton Close
 - 19. Marriott Hotel, A6

02 Viewpoint 1 - Piccadilly

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02 Viewpoint 1 - Piccadilly

Baseline review table



Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
<p>The view is centred on the A6 which is flanked on both sides by a vehicle layby and divided centrally by a hardstanding reservation that hosts an avenue of deciduous street trees. The view looks south along the length of the A6 and is framed to the left and right by buildings, typically 4+ storeys. Architecture is varied and includes the offices of 111 Piccadilly (1965), the listed Malmaison hotel (1904 red brick and Portland Stone, with modern extension), Double Tree by Hilton (2007) and the gable end of buildings to Station Approach. Views of these buildings will be restricted during the summer when street trees come into leaf and provide more effective screening. In the far distance, the Grade II* listed London Road Police & Fire Station can be seen through structure of the Piccadilly Curve footbridge.</p>	<p>Low</p> <p>Whitworth Street Conservation Area (far distance)</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Far distance - London Road Police & Fire Station (Grade II*)Foreground - Joshua Hoyle Building - Malmaison (Grade II)	<p>Low</p> <p>Receptors experiencing this view are people using the A6, either as a motorist or pedestrian. Development is proposed in the far distance, away from the focus of this view which is in the foreground.</p>	<p>Low</p>

02 Viewpoint 1 - Piccadilly

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5: Construction (not visualised)</p> <p>The Site is located central to the far distance beyond London Road Police & Fire Station (grade II*). Existing built form will screen low level works but Phase B will become partially visible as the upper half of the building is constructed. Tower cranes will likely be visible too.</p>	Low	Minor	Minor	Neutral
<p>Scenario 5: Operational</p> <p>Phase A and C will be out of view, screened by existing buildings. The upper half of Phase B will be visible in the far distance, backdropping London Road Fire Station.</p>		Minor	Minor	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.</p>		Minor	Minor	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>The wider IDM site is not visible from this location. Magnitude, significance and nature of effect as per scenario 6.</p>		Minor	Minor	Neutral

02 Viewpoint 1 - Piccadilly

Scenario 1: Baseline

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02 Viewpoint 1 - Piccadilly

Scenario 5: Phase A + B + C - Operational

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02 Viewpoint 1 - Piccadilly

Scenario 6: Phase A + B + C - Cumulative

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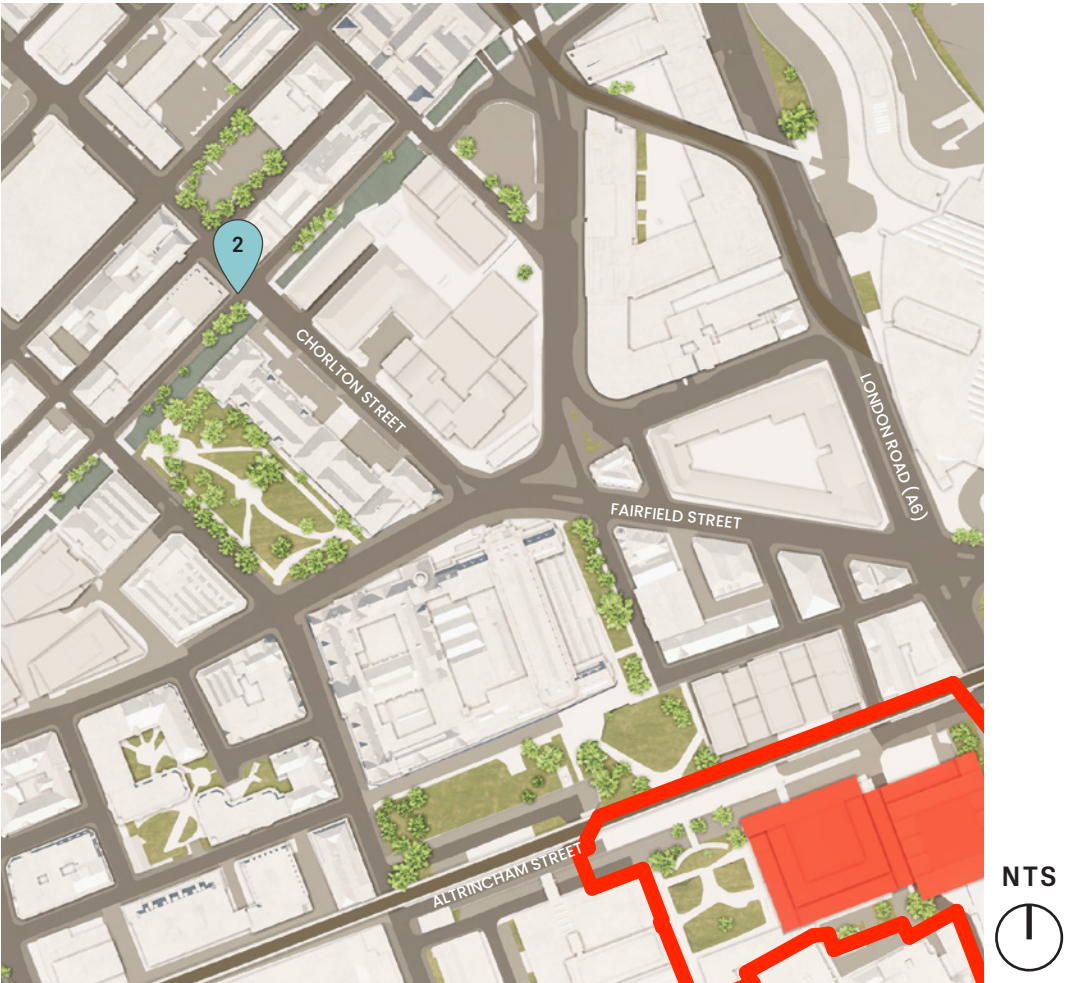
03 Viewpoint 2 - Chorlton Street

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03 Viewpoint 2 - Chorlton Street

Baseline review table



Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
<p>View looks south east along Chorlton Street, from its junction with Canal Street. Shena Simon College building and boundary walls frame the right-hand side of Chorlton Street and a selection of heritage (Mintierna House & Minshull House) and modern brick buildings (Kampus) frame the left. At the bottom of the street, in the central mid distance, the Sackville building is clearly visible. Building heights and architectural style vary but with red brick and stone being the consistent and prominent building material, there are warm colour tones throughout the view. Just peeping into view are the upper storeys of the iQ student accommodation at Echo Street, which are currently under construction.</p> <p>This is Key Heritage View 2 of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>High</p> <p>Whitworth Street Conservation Area (right of foreground)</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Multiple Grade II listings in foreground including, Mintierna House, Minshull House, Shena Simon, Institute of Science & Technology (Sackville)	<p>High</p> <p>At ground level, this view will be experienced by pedestrians passing through the area and students using university buildings. The prevalence of listed buildings and a conservation area mean that people may also be drawn to the area to witness heritage assets.</p>	<p>High</p>

03 Viewpoint 2 - Chorlton Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>The vast majority of construction activity will be screened from view by the Sackville building and iQ student accommodation at Echo Street. Tower cranes for Phase A may be visible above the roofline.</p>	High	Negligible	Minor/moderate	Neutral
<p>Scenario 5: Operational</p> <p>The uppermost storey of Phase A will just be visible between the roofline of iQ student accommodation and the Sackville Building. Significance reduces from the construction phase as cranes are removed from the outlook.</p>		Negligible	Minor	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5. The purple outline represents the finished form of student accommodation at Echo Street which has been included in scenario the baseline position (scenario 1).</p>		Negligible	Minor	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Buildings in the foreground will likely block views of the IDM masterplan. The uppermost storeys of Development Zones B and H may creep into view, but magnitude of change is expected to be negligible. In combination, the significance of effect will be no greater than scenario 5.</p>		Negligible	Minor	Neutral

03 Viewpoint 2 - Chorlton Street

Scenario 1: Baseline

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03 Viewpoint 2 - Chorlton Street

Scenario 5: Phase A + B + C - Operational

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03 Viewpoint 2 - Chorlton Street
Scenario 6: Phase A + B + C - Cumulative

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— IQ Student Accommodation Echo Street



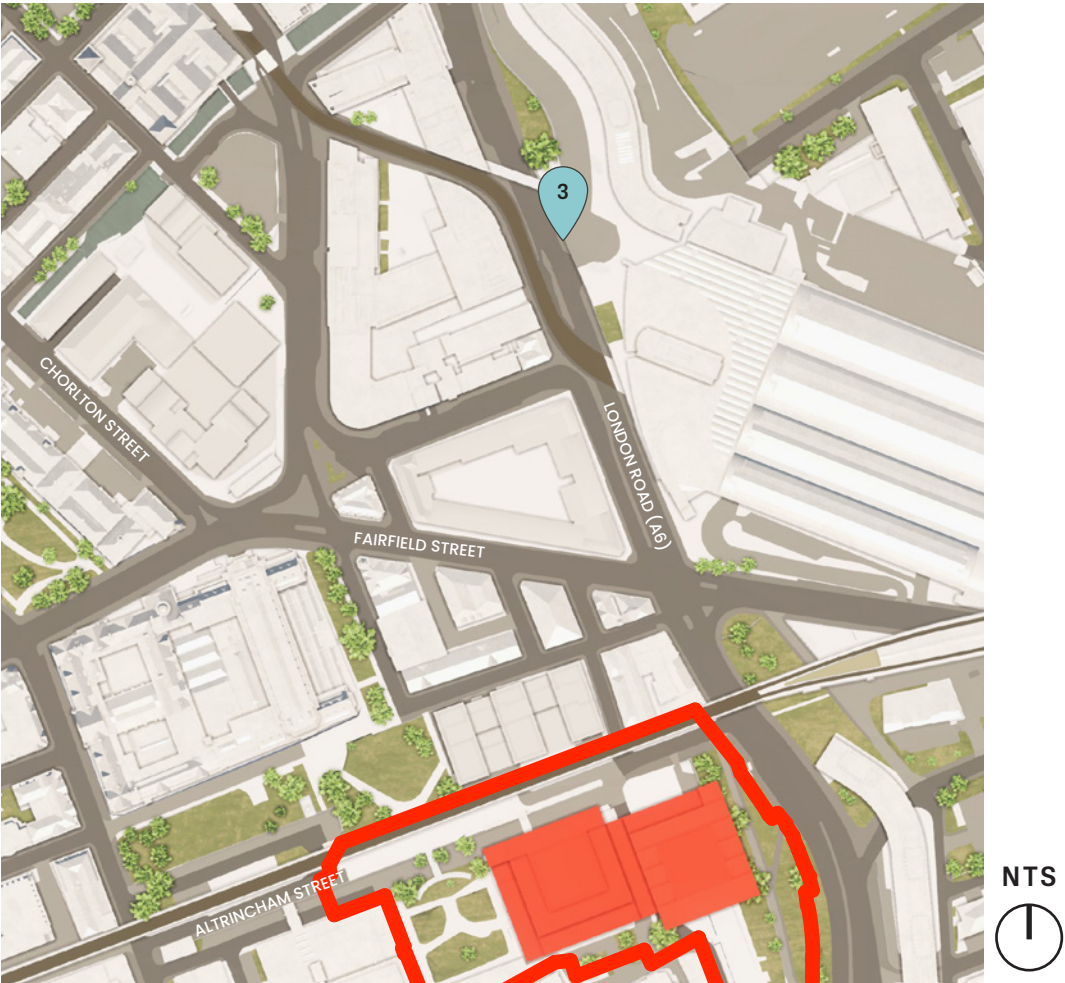
04 Viewpoint 3 - London Road

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04 Viewpoint 3 - London Road

Baseline review table



Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
<p>Looking south east, this view is positioned on London Road where it meets Store Street. The view is framed on the left by the railway viaduct which is punctuated in the foreground by Store Street, easily identified by a large billboard fixed under the arches. Further into the mid distance, beyond a set of traffic lights, viaduct underpasses allowing Metrolink access are just visible. London Road is a dual carriageway that features much street furniture and signage that clutters the view. Fronting the opposing side of the road, framing the right-hand side of view are buildings of varying age, height and style. Nearest camera is Motel 1 which overshadows Piccadilly Central pub next door. Beyond this, is the grade II* listed London Road Police & Fire Station which is backdropped by high rise iQ student accommodation, currently under construction at Echo Street. The view terminates at the (listed) railway viaduct at Altrincham Street. Poor quality public realm in the foreground detracts from listed buildings in the middle distance. At night, illumination of Motel One and the railway viaduct create highlights in the foreground. Once complete, IQ student accommodation will create light at higher level in the distance, behind London Road Fire Station. This is Key Heritage View 3 of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>Medium</p> <p>Whitworth Street Conservation Area (right of mid distance)</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">• Mid distance - London Road Police & Fire Station (grade II*)• Foreground - Former goods offices to Piccadilly Station (grade II) <p>Foreground detractors including tram infrastructure, traffic lights & signage</p>	<p>Low</p> <p>Receptors experiencing this view are people using the A6, either as a motorist or pedestrian.</p>	<p>Low/Medium</p>

04 Viewpoint 3 - London Road

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Phase A and C are screened from view by existing buildings. Phase B will become evident once upper storeys are under construction and height exceeds that of London Road Fire & Police Station. Tower cranes will likely be part of the view.</p>	Low/Medium	Moderate	Minor/Mod - Moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase A and C are screened from view by existing buildings. Phase B will be visible, central to the far distance, dropping in behind London Road Fire Station but at a lower overall height than the neighbouring iQ student accommodation. Phase B backdrops the listed London Road Fire & Police Station, meaning the domed belfry towers are no longer silhouetted on the skyline. The dark understated facade of C2 does however serve as a contrasting backdrop meaning that nature of effect is neutral. At night, the illuminated windows of Phase A and B backdrop the listed London Road Fire and Police Station.</p>		Moderate	Minor/Mod - Moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.</p>		Moderate	Minor/Mod - Moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Much of the ID masterplan will not be visible from this location. Depending on finished height, some of Development Zone F may come into view above Phase B. In combination, the significance of effect will be no greater than scenario 5.</p>		Moderate	Minor/Mod - Moderate	Neutral

04 Viewpoint 3 - London Road
Scenario 1: Baseline, by day

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04 Viewpoint 3 - London Road
Scenario 1: Baseline, by night

SISTER - PLOT C



04 Viewpoint 3 - London Road
Scenario 5: Phase A + B + C - Operational, by day

SISTER - PLOT C



04 Viewpoint 3 - London Road
Scenario 5: Phase A + B + C - Operational, by night

SISTER - PLOT C



04 Viewpoint 3 - London Road
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

— IQ Student Accommodation Echo Street



05 Viewpoint 4 - Fairfield Street

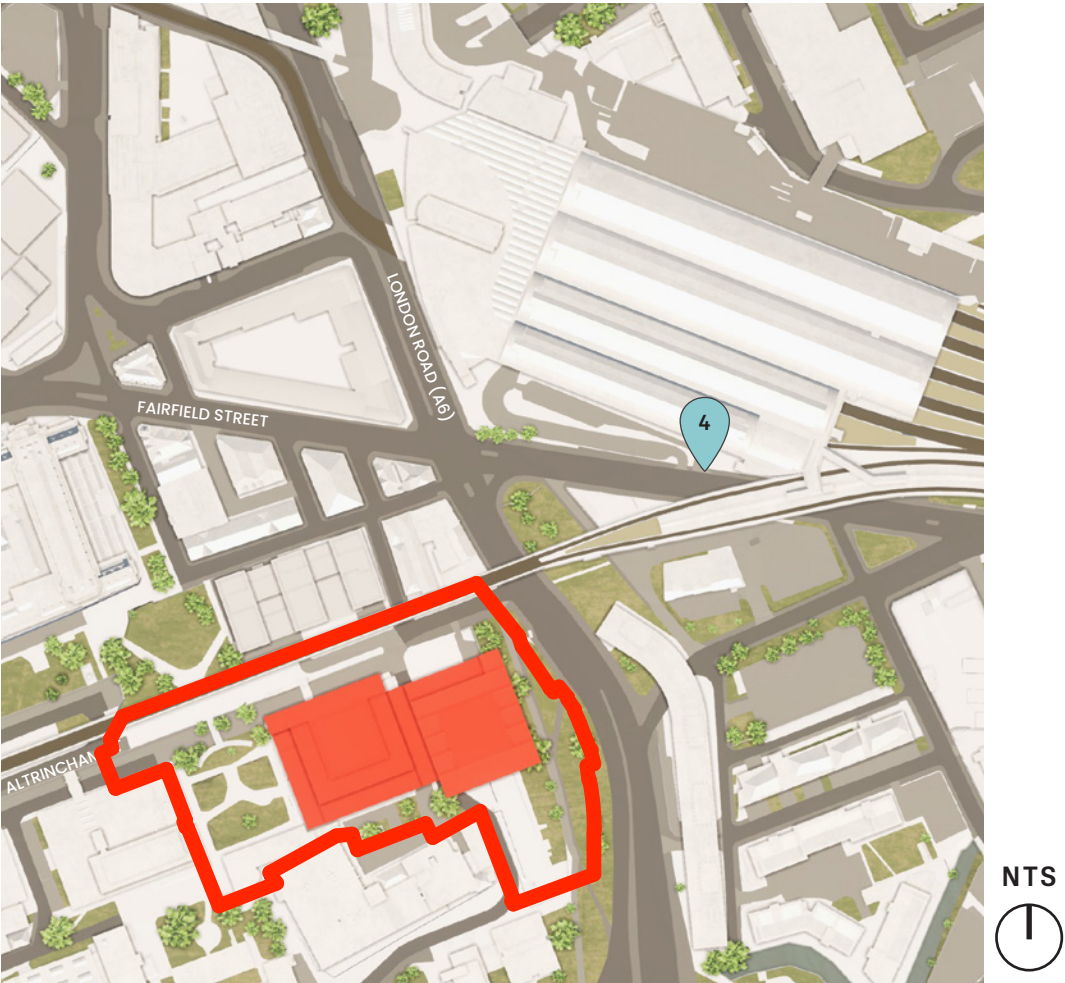
SISTER - PLOT C



05 Viewpoint 4 - Fairfield Street

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
<p>Positioned close to grade II listed Piccadilly Station, this view looks north west, centred on Fairfield Street, at the end of which is Sheena Simon College (also grade II listed). The station building itself flanks the right-hand side of view and is fronted by the station forecourt used for vehicular drop off, which by the nature of its operation, hosts an array of street signage and furniture. On the other side of the view, station platform 13/14 is located at elevated level on a railway viaduct that continues into the mid distance. At a greater height than surrounding buildings, iQ student accommodation is currently under construction, centre left of view and is the most prominent feature.</p> <p>This is Key Heritage View 3 of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>Medium</p> <p>Whitworth Street Conservation Area (mid distance)</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">• Foreground - Piccadilly Station (grade II)• Mid distance - London Road Police & Fire Station (grade II*)• Far distance - Sheena Simon College (grade II)	<p>Medium</p> <p>Receptors experiencing this view are predominantly people using the station. The number of listed buildings warrants a grading greater than "low".</p>	<p>Medium</p>

05 Viewpoint 4 - Fairfield Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Once construction reaches the upper storeys, Phase A and B will be partially visible above the railway viaduct to the far left of view.</p>	Medium	Low	Minor/moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase A and B will be visible above the railway viaduct and frame the far left of view. Phase C will not be visible. Views of the listed railway station are not impacted.</p>		Low	Minor/moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>Student castle and Viadux are partially visible in the far distance but in combination, the magnitude of change is no different than scenario 5.</p>		Low	Minor/moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Few buildings of the ID masterplan will be visible. Depending on their finished height, Development Zone H may creep into the far distance view above the line of the railway viaduct. As a benchmark, Renold is not visible within the baseline view so proposed buildings would need to be much taller to come into view. Even so, in combination, the significance of effect will be no greater than scenario 6.</p>		Low	Minor/moderate	Neutral

05 Viewpoint 4 - Fairfield Street

Scenario 1: Baseline

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05 Viewpoint 4 - Fairfield Street

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



05 Viewpoint 4 - Fairfield Street
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

— Student Castle, Hulme Street — IQ Student Accommodation Echo Street — Viadux Phase 2



06

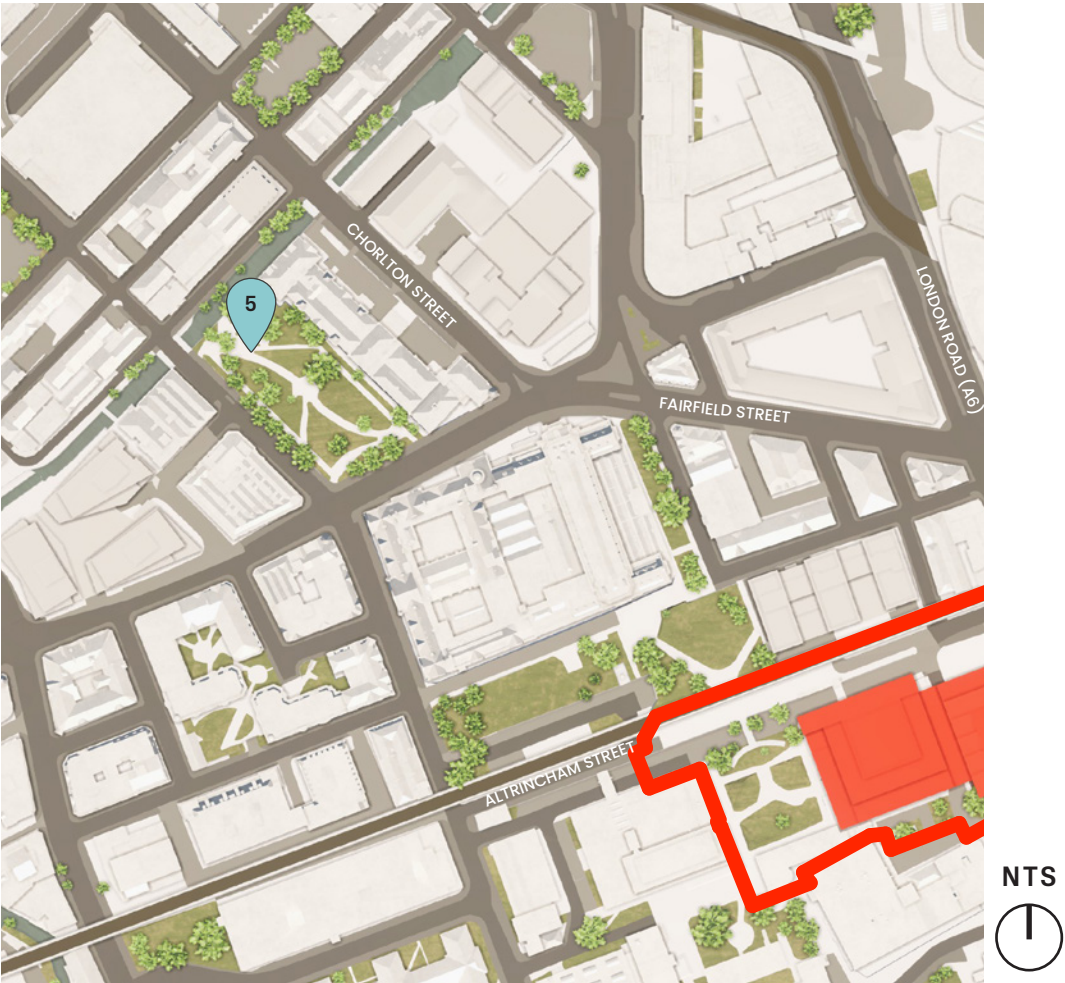
Viewpoint 5 - Sackville Gardens

SISTER - PLOT C



06 Viewpoint 5 - Sackville Gardens

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
<p>Taken from within Sackville Gardens, the view is enclosed on all sides by listed buildings including the Sackville Building (centre), Sheena Simon College (left) and Regency House (right). They were all built in the late 19th century, dressed with red brick and to a similar scale and height. As a result, these buildings heavily influence the character of the park itself. Existing mature trees will offer greening during the summer months and will screen much of the surrounding built form.</p> <p>This is Key Heritage View 5 of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>High</p> <p>Whitworth Street Conservation Area</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Multiple Grade II listings including, Institute of Science & Technology (Sackville), Sheena Simon College, Regency House 42-44 Sackville Street and 46 Sackville Street	<p>High</p> <p>Recipients of this view are people using the park for amenity, quite likely selecting it as a destination, rather than somewhere to transiently pass through.</p>	<p>High</p>

06 Viewpoint 5 - Sackville Gardens

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
Scenario 5 Construction (not visualised) Phase A, B and C will not be visible from this location.	High	Nil	n/a	n/a
Scenario 5: Operational Phase A, B and C will not be visible from this location.		Nil	n/a	n/a
Scenario 6: Cumulative No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.		Nil	n/a	n/a
Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Depending on finished height, Development Zone building/s may come into view above the roofline of the Sackville building. It is likely that some of Development Zone H will be seen between gaps in the mid distance built form. This will lead to a greater magnitude of change than scenario 5.		Negligible	Minor/moderate	Neutral

06 Viewpoint 5 - Sackville Gardens *Scenario 1: Baseline*

SISTER - PLOT C



06 Viewpoint 5 - Sackville Gardens

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



06 Viewpoint 5 - Sackville Gardens

Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



07

Viewpoint 6 - Altrincham St, Hollaway Wall

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07 Viewpoint6-AltrinchamSt,HollawayWall

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
<p>Looking west, this view is positioned alongside the grade II listed Deansgate-Castlefield railway viaduct and looks over the A6. Across much of the mid distance view is the Hollaway Wall, a grade II listed concrete wall, built in the 1960s as a sound buffer. Behind the wall, buildings of the former university campus can be seen including the low rise Moffat and taller Barnes Wallis, both centrally positioned in the view. To the far left the Maths & Social Sciences building stands tallest with Morton Labs fronting the A6, partially visible through existing roadside vegetation. Visibility of the wall and buildings of the former university campus will be restricted during the summer when trees are in leaf and offer greater screening potential. In addition, the right-hand side of this view features Altrincham Street, a pedestrian route that connects with Sackville Street in the far distance. At the end of Altrincham Street, taller buildings of west Manchester are visible. At night, highway lighting to London Road creates glare in the foreground. Column lighting to Altrincham Street illuminates the pedestrian route with tall buildings providing further lighting in the far distance.</p> <p>This is Key Heritage View 6 of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>High</p> <p>Whitworth Street Conservation Area</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Deansgate-Castlefield Viaduct (grade II)Hollaway Wall (grade II)	<p>Low</p> <p>Receptors experiencing this view will be passers by using the A6 (and/or adjoining routes)</p>	<p>Medium</p>

07 Viewpoint6-AltrinchamSt,HollawayWall

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Construction of all phases will be partially visible from this location, along with the associated tower cranes. Depending on position, height and material, site hoarding may limit visibility of Phase C works to the railway arches. Construction of Phase A and B will be prominent to the centre view. Constructed first but set back from the A6, Phase A will be evident in the mid distance. Phase B will however screen the majoity of this building as it will be constructed closer to the viewer, fronting onto the A6. Existing trees will be felled and the Hollaway Wall internalised within the new building. Access to Altrincham Street will be periodically restricted to enable construction of new buildings and public realm. The long distance view towards tall buildings in the west will be temporarily disrupted.</p>	Medium	High	Moderate/major	Adverse
<p>Scenario 5: Operational</p> <p>The view will be shortened by Phase B as it fronts the A6 in the central foreground. The northern facade of Phase A will be visible as it fronts Altrincham Street. Activation of the viaduct arches and upgraded public realm will make for a more welcoming environment for pedestrians and cyclists. After dark, illumination of the railway arches, ground floor and public realm presents a more welcoming environment for pedestrians.</p>		High	Moderate/major	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.</p>		High	Moderate/major	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>The full length of Altrincham Street will have been upgraded therefore strengthening the public realm appeal. Development Zone H will likely be visible in the distance to the left of Altrincham Street. It will be set in the context the city’s taller buildings and therefore magnitude of change is no greater than scenario 6.</p>		High	Moderate/major	Neutral

07 Viewpoint6-AltrinchamSt,HollawayWall

Scenario 1: Baseline, by day

SISTER - PLOT C



07 Viewpoint6-AltrinchamSt,HollawayWall
Scenario 1: Baseline, by night

SISTER - PLOT C



07 Viewpoint6-AltrinchamSt,HollawayWall
Scenario 5: Phase A + B + C - Operational, by day

SISTER - PLOT C



07 Viewpoint6-AltrinchamSt,HollawayWall
Scenario 5: Phase A + B + C - Operational, by night

SISTER - PLOT C



07 Viewpoint6-AltrinchamSt,HollawayWall
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



08

Viewpoint 7 - Mancunian Way

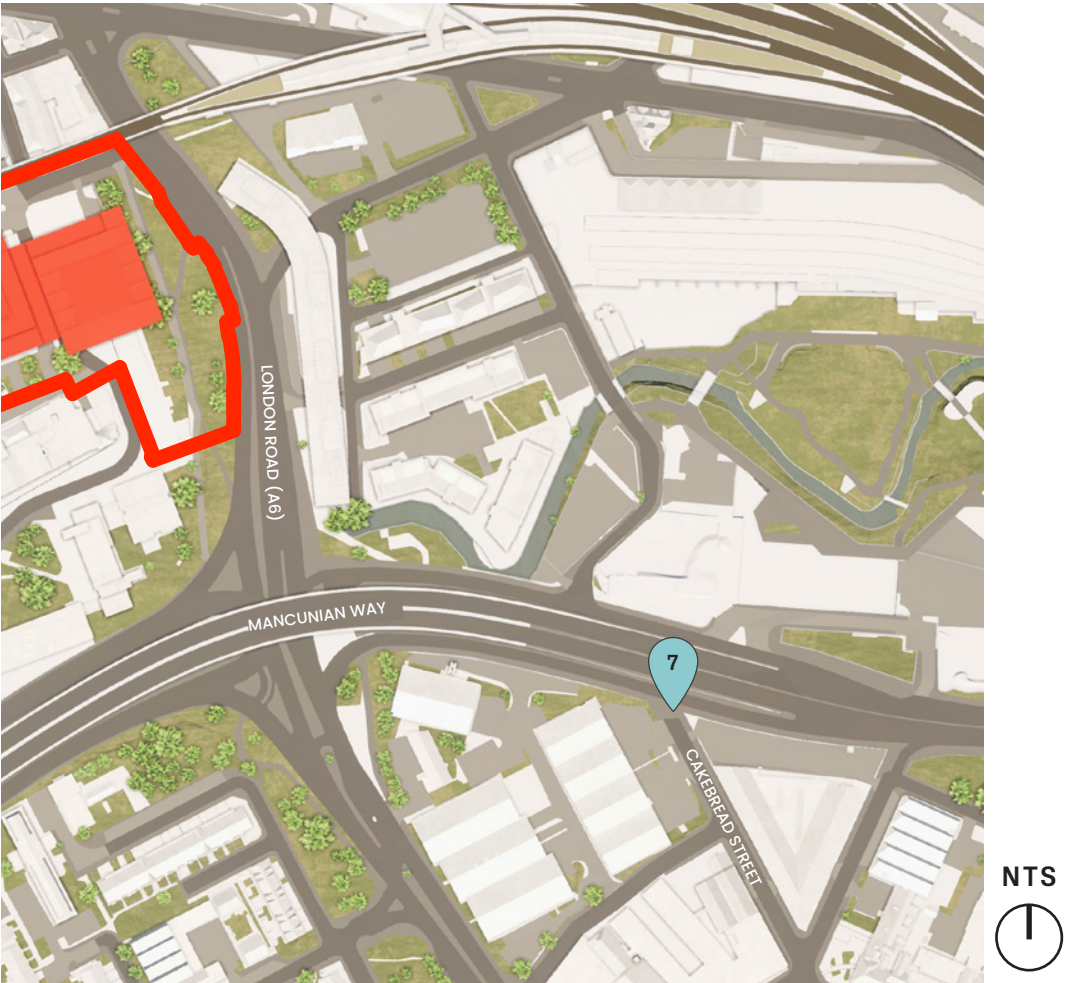
SISTER - PLOT C



08 Viewpoint 7 - Mancunian Way

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
Looking north west from the end of Cakebread Street, this view considers the experience of those travelling along Mancunian Way. With no pedestrian access to the flyover, this location is a useful alternative. Mancunian Way crosses the width of the mid distance view, passing in front of a cluster of buildings located to the south of Piccadilly Station including Marriott hotel, Mill Point and Piccadilly Point student apartments. Breaking the established roofline are the upper stories and cranes of the iQ Student accommodation development at Echo Street. Bookending the far right of view is the red brick of Freight island (formerly Mayfield depot) and to the far left is the former Maths & Social Sciences building at the university campus.	Low	Low Receptors are motorists, with a transient experience of this view.	Low

08 Viewpoint 7 - Mancunian Way

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Similarly to the baseline position, tower cranes will be evident. Low level works will be screened from view by intervening buildings but once Phase A and B reach their upper levels, building construction will be visible beyond the Marriott hotel, central to the view.</p>	Low	Moderate	Minor/moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase A and B will be visible central to the mid distance, screened in part by the Marriott hotel. Phase A will not punctuate the roofline of the hotel but Phase B is taller and will rise above the hotel and finish marginally higher than student apartments. The height variation between Phase A and B presents good cadence alongside the baseline of existing buildings.</p>		Moderate	Minor/moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>Mayfield Baring Street Car Park will frame the far left of view, blocking the longer distance connection to Piccadilly Station. A tiny part of Viadux Phase 2 peeps into view, above vegetation to the far left. When considered in combination, the magnitude of change is the same as scenario 5.</p>		Moderate	Minor/moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Development Zone F will be visible centre left of view, blocking views of Phase A. The ID masterplan suggests that buildings in this area will be taller those in Development Zone C and because they're located closer to camera, magnitude of change will be greater than scenario 5. Positioning, massing and architecture will have a bearing on nature of effect, which if treated insensitively could be adverse.</p>		Moderate/high	Moderate	Neutral

08 Viewpoint 7 - Mancunian Way

Scenario 1: Baseline

SISTER - PLOT C



08 Viewpoint 7 - Mancunian Way

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



08 Viewpoint 7 - Mancunian Way
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

Viadux Phase 2

Mayfield Baring Street Car Park



10

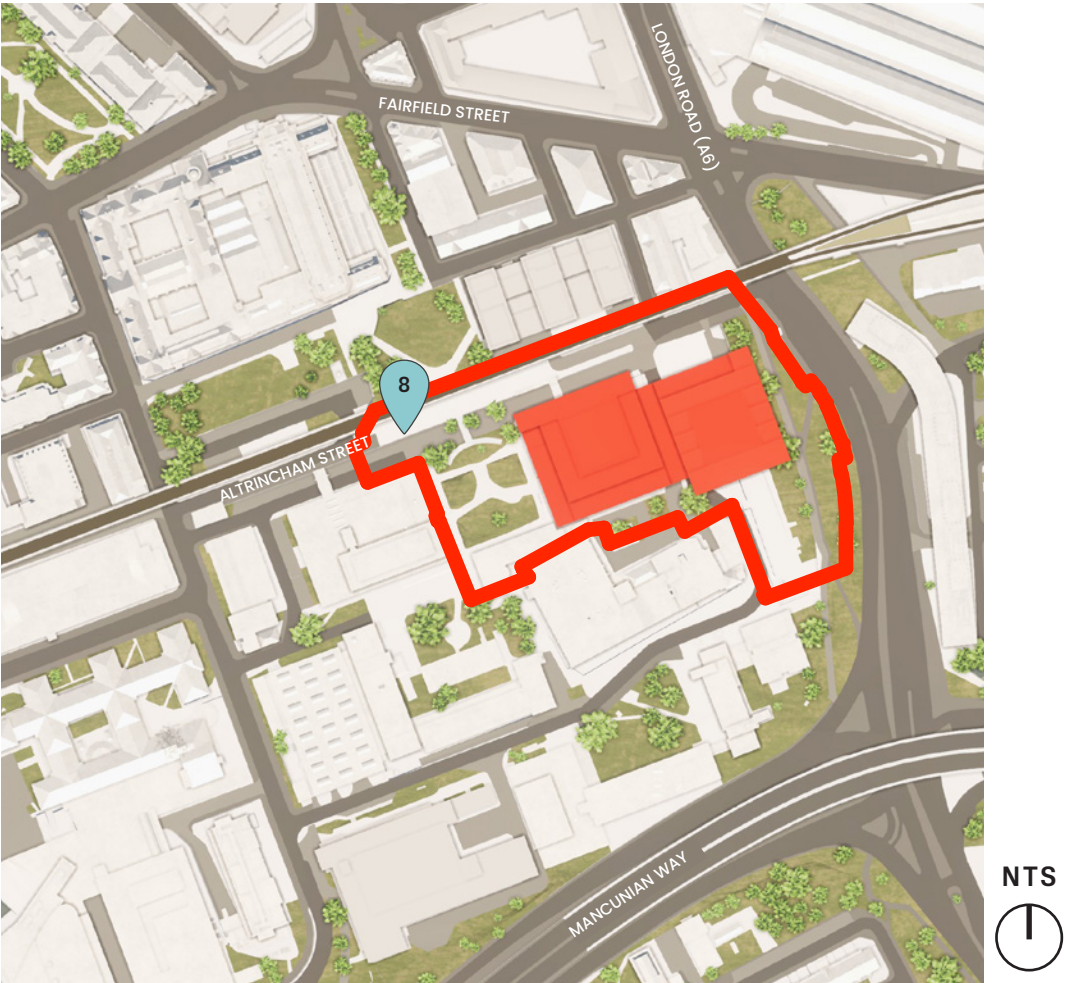
Viewpoint 8 - Former Bowling Green

SISTER - PLOT C



10 Viewpoint 8 - Former Bowling Green

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Positioned close to the Renold building, this view looks east along Altrincham Street with the railway viaduct framing the far left of the view. Central to the view is the Barnes Wallis building which may be accessed at upper level via Altrincham Street or at lower level from the former bowling green public space. To the right of view, The Mill bounds the southern edge of this public space with the Maths and Social Sciences building creeping into view above the roofline. Mature trees to the former bowling green mean that both Barnes Wallis and The Mill are partially screened by vegetation. Once in leaf, trees will become a more effective screen. Partially visible through foreground balustrading are the “butterfly stairs” that provide a pedestrian connection between Altrincham Street and the former bowling green.	Medium Whitworth Street Conservation Area	Medium Receptors who experience this view are typically passing on foot or by bike. Adjacency to the conservation area warrants a score greater than low.	Medium

10 Viewpoint 8 - Former Bowling Green
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Being in close proximity to The Site, construction activity will be visible from this location but programme and the position of site hoarding has a bearing on how much will be seen. At some points during Phase A the viewpoint may well be inside the site boundary with public access restricted (Viewpoint 15 considers a position further east). Regardless of this, the scale of the Phase A building means that it will soon rise above the fence line and be clearly visible in the foreground. Assuming Phase B is constructed second, most of the new building will be screened from view by Phase A. Crane towers will become a temporary characteristic of the view during both Phase A and B. Visibility of Phase C will depend on height, type and location of site hoarding but there will be visual disturbance along Altrincham Street as part or all of the public realm is fenced off to enable construction under the railway arches. Owing to the extent of disruption within the view and clear line of sight to construction activity, nature of effect is considered adverse (and temporary).</p>	Medium	High	Moderate/Major	Adverse
<p>Scenario 5: Operational</p> <p>Phase A will be clearly visible from this location including the proposed building and new public realm to Altrincham Street and Sister Square. Changes to the railway viaduct arches implemented through Phase C will also be visible and frame the left of view. Architecture and adjoining streetscape will be more cohesive and offer a more enriched experience to pedestrians and cyclists. Nature of effect is therefore considered beneficial.</p>		High	Moderate/Major	Beneficial
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.</p>		High	Moderate/Major	Beneficial
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Change in Development Zone E will be clearly visible from this location. Tall buildings of Development Zone F will likely rise above those in the foreground. These changes will unlikely be great enough to increase magnitude of change to substantial. In combination effects are therefore no greater than scenario 6.</p>		High	Moderate/Major	Beneficial

10 Viewpoint 8 - Former Bowling Green

Scenario 1: Baseline

SISTER - PLOT C



10 Viewpoint 8 - Former Bowling Green

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



10 Viewpoint 8 - Former Bowling Green *Scenario 6: Phase A + B + C - Cumulative*

SISTER - PLOT C



11

Viewpoint 9 - Piccadilly Station Approach

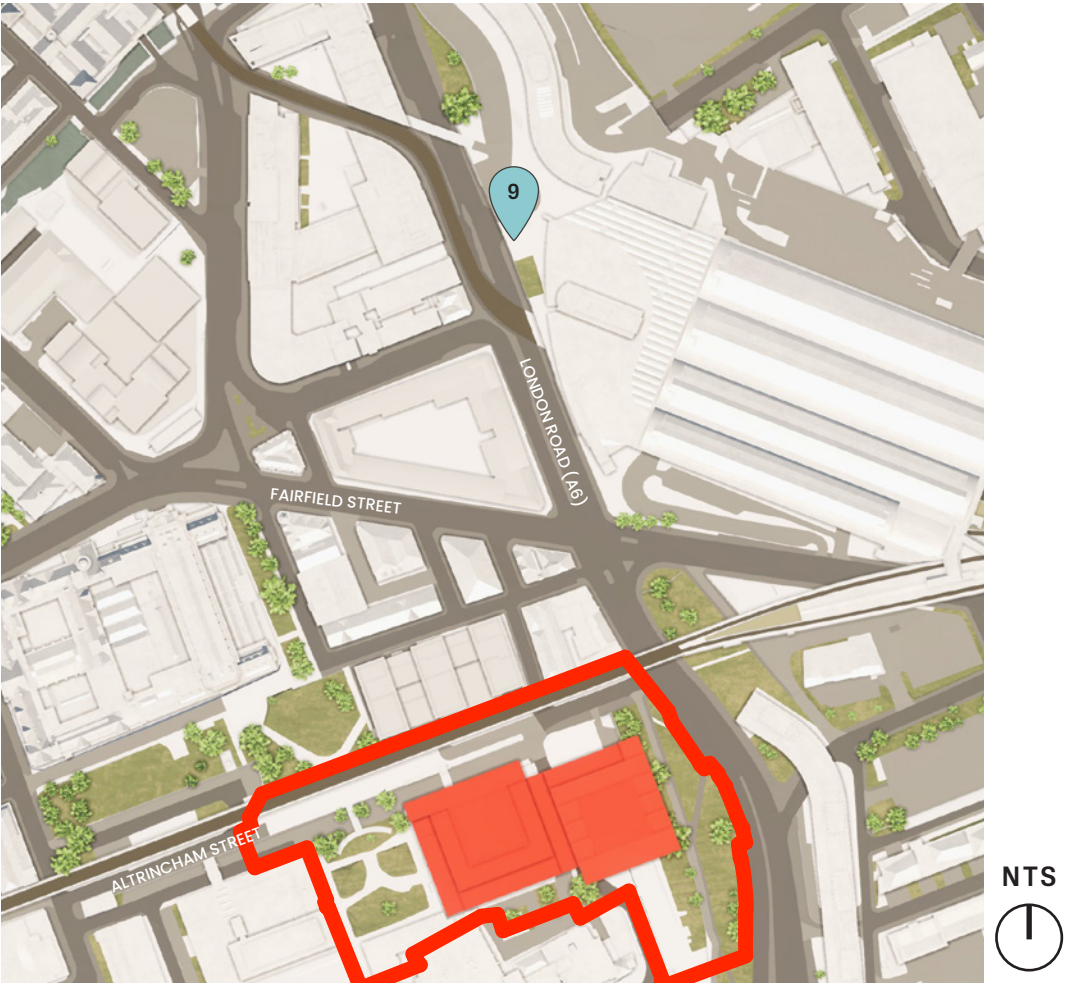
SISTER - PLOT C



11 Viewpoint9-PiccadillyStationApproach

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
Located at the southern end of Station Approach, this viewpoint is in an elevated position, looking south, above the A6. The foreground comprises infrastructure associated with cycling including bike stands, shelters and pumps. Further furniture such as lighting columns and concrete barriers create visual clutter, detracting from the ornate railings that bound the edge of the station plaza. Looking through and beyond this balustrading, the upper storeys of city centre buildings are partially visible. In the mid distance is the grade II listed London Road Police & Fire Station, behind which the much taller iQ student accommodation at Echo Street is under construction. The the right of view, the Sackville building (grade II) creeps into view and to the centre left of view, the university Maths & Social Sciences building is visible.	Medium Listed Buildings (mid distance): <ul style="list-style-type: none">Piccadilly Station (grade II)London Road Police & Fire Station (grade II)	Low The viewpoint is located in an area frequented by few people, most of whom are passing through whilst using the train station	Low/medium

11 Viewpoint9-PiccadillyStationApproach
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Phase A and C are screened from view by existing buildings. Phase B will come into view beyond London Road Fire & Police Station, once construction reaches broadly speaking, the upper two thirds.</p>	Low/medium	Low	Minor/Moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase B will be partially visible through foreground clutter to the centre left of the far distance view, beyond the roof of London Road Police & Fire Station. The new building will fill the space that the university Maths & Social Sciences building currently holds within the baseline view. It is marginally larger but transitions appropriately to the taller forms of iQ student accommodation (Echo Street). Phase A and C are screened from view by intervening buildings.</p>		Low	Minor/Moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5. The purple outline represents the finished form of student accommodation at Echo Street which has been included in scenario the baseline position (scenario 1).</p>		Low	Minor/Moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>On the basis that Renold is not visible within the baseline view, it is not expected that proposed buildings within the centre of the ID masterplan will be visible. If Development Zones B and D are developed to be taller than the illustrative masterplan suggests, they could creep into view above the roofline of London Road Police and Fire Station. Taller buildings of Development Zone H will likely be screened from view by existing buildings in the foreground. Magnitude of change will be no greater than scenario 5.</p>		Low	Minor/Moderate	Neutral

11 Viewpoint9-PiccadillyStationApproach
Scenario 1: Baseline

SISTER - PLOT C



11 Viewpoint9-PiccadillyStationApproach
Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



11 Viewpoint9-PiccadillyStationApproach
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

— IQ Student Accommodation Echo Street



12 Viewpoint 10 - Station Platform 13/14

SISTER - PLOT C



12 Viewpoint 10 - Station Platform 13/14

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
Taken from the perspective of someone using the railway, this viewpoint is located at the end of platform 13/14 at Piccadilly Station. Elevated above street level and looking west, the view takes in the upper storeys of city centre buildings, framed on the left by Marriott hotel and to the right by iQ student accommodation, currently under construction at Echo Street. Looking to the centre mid distance, the Barnes Wallis building is visible. To the right of this, the view extends towards the far distance where tall buildings at Circle Square and Great Jackson Street can be seen. Architecture within the view is varied and includes contemporary glazed façades, 1960s brutalist concrete and late 19th Century red brick buildings.	Low	Low People who experience this view are users of the railway. Access to the platform is restricted to those who have a ticket to travel.	Low

12 Viewpoint 10 - Station Platform 13/14

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Demolition will temporarily open up views and establish short term visibility of the Renold building. The elevated psotion of the railway means that construction at ground level will not be visible but there will be a clear line of sight to tower cranes and Phase A and B once they are tall enough to break the line of the viaduct walling.</p>	Low	High	Moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase A and B will be clearly visible and equate to a high magnitude of change. The view will be shortened and enclosed by new built form but a long distance connection with tall buildings in the west is maintained along the length of the railway line. The height and scale of proposed buildings is congruent with those that bookend both sides of the baseline view.</p>		High	Moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>Student Castle and Hotspur House can be seen in the far distance amongst other tall buildings to the west of the city. The are congruent with their surroundings and therefore the magnitude of change is no greater than scenario 5.</p>		High	Moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Tall buildings within Development Zone H will likely be visible in the far distance, between overhead railway infrastructure. The distant location and detracting features in the foreground mean that the magnitude of change will be no greater than scenario 6.</p>		High	Moderate	Neutral

12 Viewpoint 10 - Station Platform 13/14

Scenario 1: Baseline

SISTER - PLOT C



12 Viewpoint 10 - Station Platform 13/14

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



12 Viewpoint 10 - Station Platform 13/14
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

Student Castle Hulme Street Hotspur House IQ Student Accommodation Echo Street



13

Viewpoint 11 - Morton Labs, London Rd

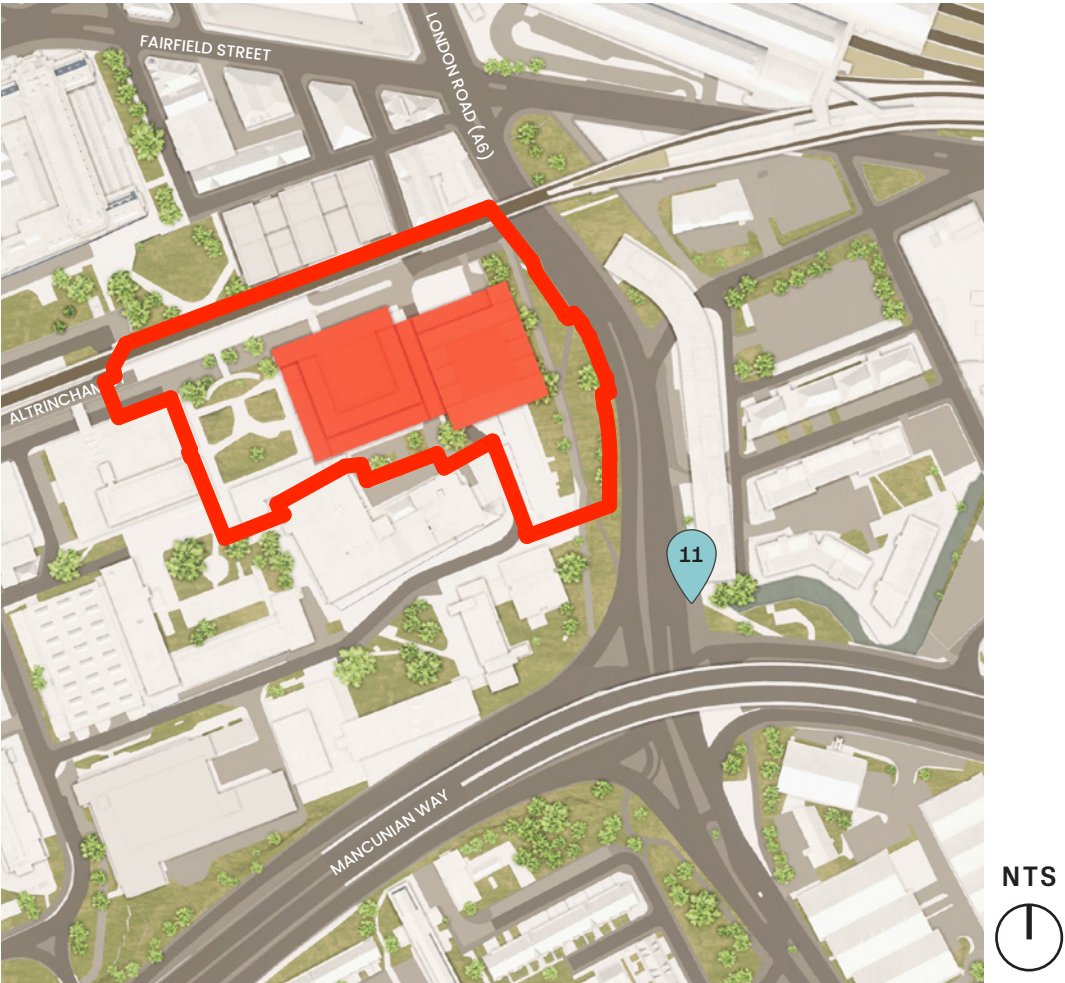
SISTER - PLOT C



13 Viewpoint 11 - Morton Labs, London Rd

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
Located at the southern end of the Marriott hotel, this views looks north along the A6. The dual carriageway dominates the foreground with Armco and an overhead gantry reiterating the presence of a large arterial route in and out of the city. A cluster of university buildings including Morton Labs, Barnes Wallis and The Mill combine with iQ student accommodation (under construction) to form a cluster of buildings to the left-hand side of the view. In summer, visibility will be restricted by a line of roadside mature vegetation. On the right-hand side of the view, the eye follows the A6 into the mid distance, past the glazed facade of Marriott and towards the railway viaduct and taller parts of Piccadilly Station.	Low	Low Receptors are users of the A6 as a motorist or pedestrian, with a transient experience of the view.	Low

13 Viewpoint 11 - Morton Labs, London Rd

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
Scenario 5 Construction (not visualised) Demolition of Morton labs and Barnes Wallis, as well as the felling of trees alongside the highway will temporarily open up views to Altrincham Street and the railway viaduct. Construction of Phase A and B will be clearly visible across the A6 with magnitude of change increasing as buildings get taller. Tower cranes and site hoarding will add the to appearance of a construction site.	Low	High	Moderate	Neutral
Scenario 5: Operational Building mass will be closer to the highway but overall height will not be disimilar to the tallest tower that forms part of the iQ student accommodation. Changes will be focused on the left-hand side of the view but remian in keeping with the sity centre setting.		High	Moderate	Neutral
Scenario 6: Cumulative No other committed development visible. Magnitude, significance and naure of effect as per scenario 5.		High	Moderate	Neutral
Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Taller buildings of Development Zone F will be visible in the foreground across London Road. This new built form will likely screen most of Phase A and part of Phase B. The scale of new buildings in the foreground will increase the magnitude of change from scenario 6. Positioning, massing and architecture will have a bearing on nature of effect, which if treated insensitively could be adverse.		Substantial	Moderate/major	Neutral

13 Viewpoint 11 - Morton Labs, London Rd *Scenario 1: Baseline*

SISTER - PLOT C



13 Viewpoint 11 - Morton Labs, London Rd *Scenario 5: Phase A + B + C - Operational*

SISTER - PLOT C



13 Viewpoint 11 - Morton Labs, London Rd

Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



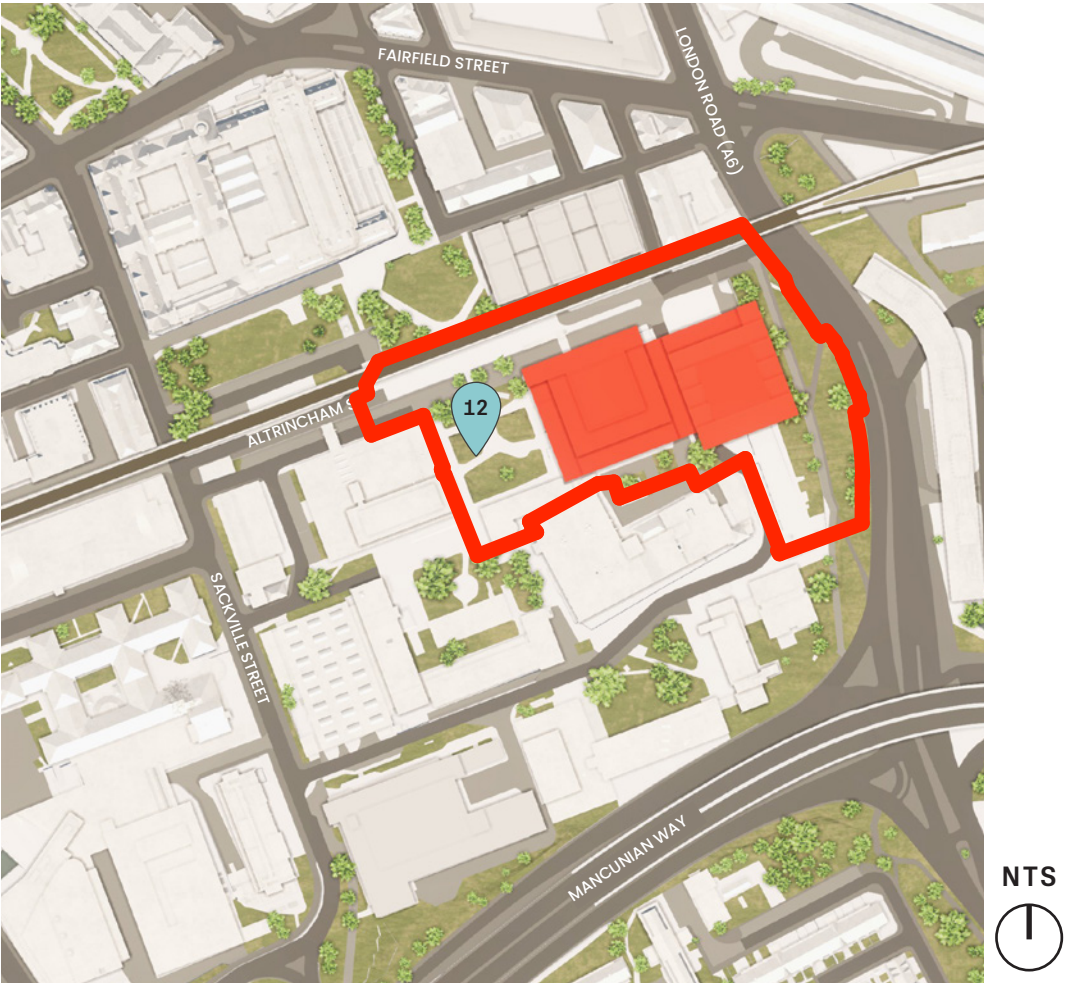
14 Viewpoint 12 - Former Bowling Green

SISTER - PLOT C



14 Viewpoint 12 - Former Bowling Green

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Positioned within the former bowling green, this short distance view looks east at Barnes Wallis building. The foreground comprises public realm including paving and soft landscape as the meanwhile use, recently implemented in advance of longer term development. To the far left, the “butterfly stairs” that connect this space to Altrincham Road are just visible to the far left of view. The construction of iQ student accommodation is clearly visible, made evident by tower cranes and the bright coloured insulation. The grade II listed railway viaduct is partially visible at the base of this building.	Low Listed Buildings: <ul style="list-style-type: none">Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors are pedestrians passing through the public realm or users of the surrounding buildings (students & staff)	Low

14 Viewpoint 12 - Former Bowling Green
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Located inside The Site, construction activity will be clearly visible in the foreground. Detailed phasing and the position of site hoarding will likely mean that this position will be inaccessible to the public during the construction phase.</p>	Low	Substantial	Moderate/Major	Adverse
<p>Scenario 5: Operational</p> <p>This viewpoint is located in the middle of the new Sister Square meaning that changes to the public realm will be clearly visible. New steps will create a more legible pedestrian connection with Altrincham Street at the upper level. Variation, texture and warm colours combine to have a beneficial impact on this view.</p>		Substantial	Moderate/Major	Beneficial
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5. The purple outline represents the finished form of student accommodation at Echo Street which has been included in scenario the baseline position (scenario 1).</p>		Substantial	Moderate/Major	Beneficial
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Changes to Development Zone E would be visible to the far right of the foreground. The magnitude of change would be no greater than scenario 5.</p>		Substantial	Moderate/Major	Beneficial

14 Viewpoint 12 - Former Bowling Green *Scenario 1: Baseline*

SISTER - PLOT C



14 Viewpoint 12 - Former Bowling Green *Scenario 5: Phase A + B + C - Operational*

SISTER - PLOT C



14 Viewpoint 12 - Former Bowling Green
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

— IQ Student Accommodation Echo Street



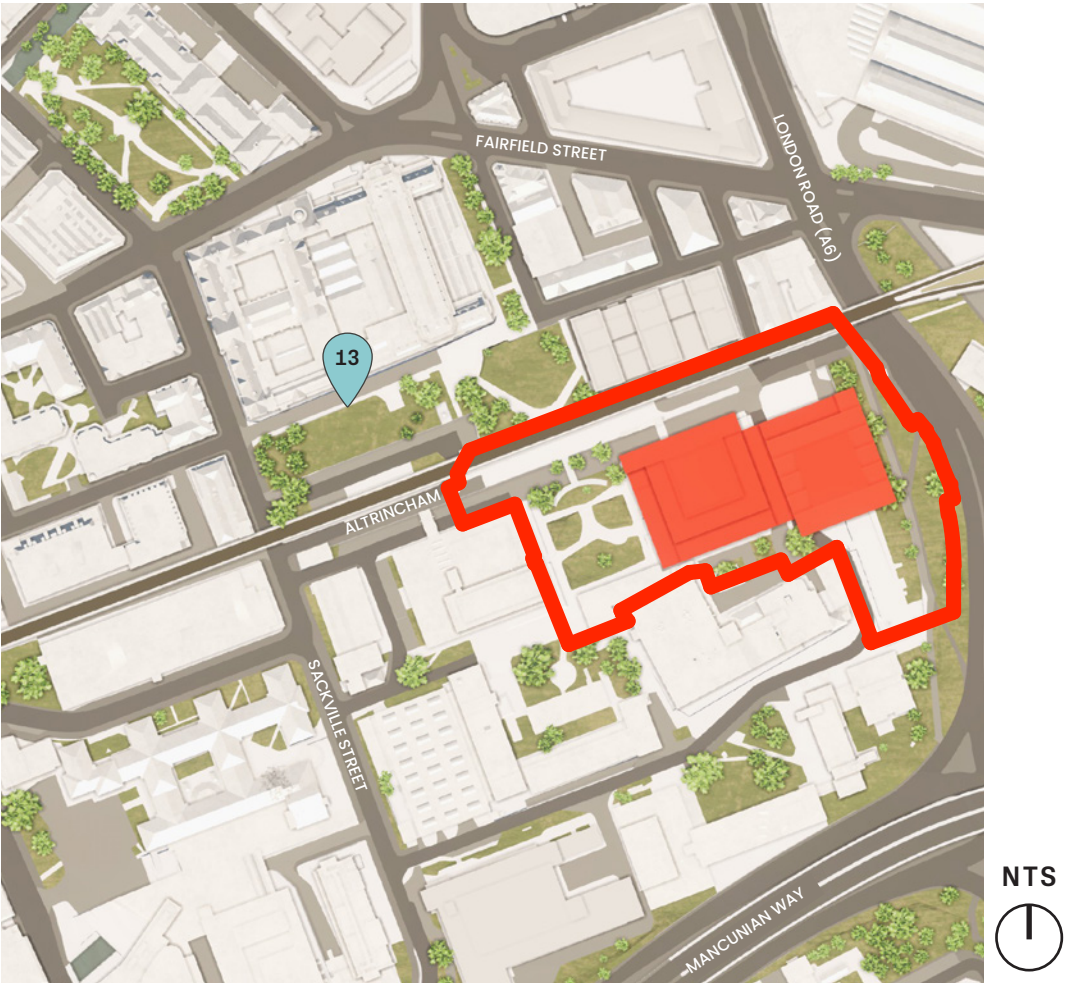
15 Viewpoint 13 - Vimto Park

SISTER - PLOT C



15 Viewpoint 13 - Vimto Park

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Located on Granby Row, in the shadow of the grade II listed Sackville building, this view looks east across Vimto Park, bounded to the south by the brick Deansgate-Castlefield viaduct. The foreground features the park’s lawn and mature trees, which during the summer will screen much of the mid distance. The Vimto sculpture appears centrally within the foreground and serves as a monument to the soft drink. Bookending the eastern side of Vimto Park is the partially completed iQ student accommodation. Further built form is partially visible across the mid distance view and includes Renold to the right and Barnes Wallis to the centre.	High Vimto Park, though not registered, connects visitors to the original site of the factory where the soft drink was produced. Whitworth Street Conservation Area Listed Buildings: <ul style="list-style-type: none">Deansgate-Castlefield Railway Viaduct (grade II)	Medium Whilst the majority of users will experience the view transiently, the park’s historical connection to Vimto and conservation area status warrants a grading greater than low.	Medium/high

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Once it exceeds that height of the railway viaduct, the construction of Phase A will be visible through the tree canopies of Vimto Park. Before this juncture, tower cranes will be visible and present characteristics of an active construction site.</p>	Medium/High	Moderate	Moderate/Major	Adverse
<p>Scenario 5: Operational</p> <p>Phase A building will be visible in the mid distance beyond the railway viaduct. Form and scale of Phase A creates a staggered transition between iQ student accommodation to the left of view and Renold building to the right. Due to their maturity, mature trees within Vimto Park provide effective screening and maintain a soft backdrop to the greenspace.</p>		Moderate	Moderate/Major	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5. The purple outline represents the finished form of student accommodation at Echo Street which has been included in scenario the baseline position (scenario 1).</p>		Moderate	Moderate/Major	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Development Zone E will be visible to the centre of view, to the right of Phase A. Taller buildings of Development Zone F will likely be taller and evident in the distance. Changes to public realm in and around Vimto Park will be clearly visible in the foreground and some viaduct arches opened up, creating visual permeability to Altrincham Street.</p>		Moderate	Moderate/Major	Beneficial

15 Viewpoint 13 - Vimto Park *Scenario 1: Baseline*

SISTER - PLOT C



15 Viewpoint 13 - Vimto Park

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



15 Viewpoint 13 - Vimto Park
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

IQ Student Accommodation Echo Street



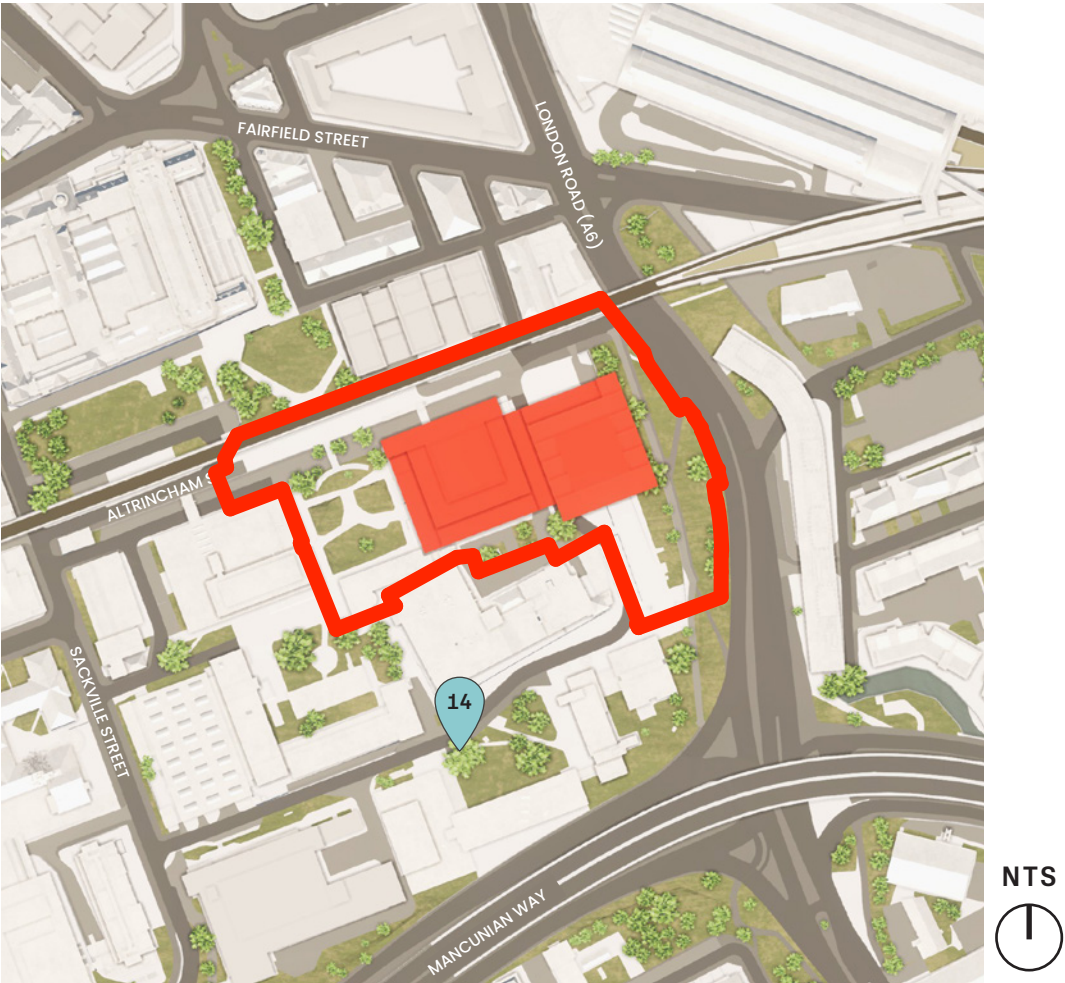
16 Viewpoint 14 - The Mill

SISTER - PLOT C



16 Viewpoint 14 - The Mill

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Located on a service road, this view is located to the rear of The Mill. The building dominates the foreground and is of a scale and form that prevents visibility to the mid distance and beyond. Morton Labs can be seen to the far right of view.	Low	Low Receptors are people passing through the campus.	Low

16 Viewpoint 14 - The Mill
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
Scenario 5 Construction (not visualised) Most construction activity will be hidden from view by The Mill but the uppermost floors of Phase B will be visible as they break the roofline.	Low	Low	Minor	Adverse
Scenario 5: Operational The top of Phase B will be visible above the roof of The Mill. The foreground tree canopy will provide some screening during the summer.		Low	Minor	Adverse
Scenario 6: Cumulative No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.		Low	Minor	Adverse
Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Development Zone F will be visible to the far right of view. the ID masterplan proposes buildings of greater height and mass than the existing Morton Labs and so magnitude of change will be greater than scenario 5.		Moderate	Minor/moderate	Adverse

16 Viewpoint 14 - The Mill

Scenario 1: Baseline

SISTER - PLOT C



16 Viewpoint 14 - The Mill

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



16 Viewpoint 14 - The Mill

Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



17

Viewpoint 15 - Altrincham St, Renold Building

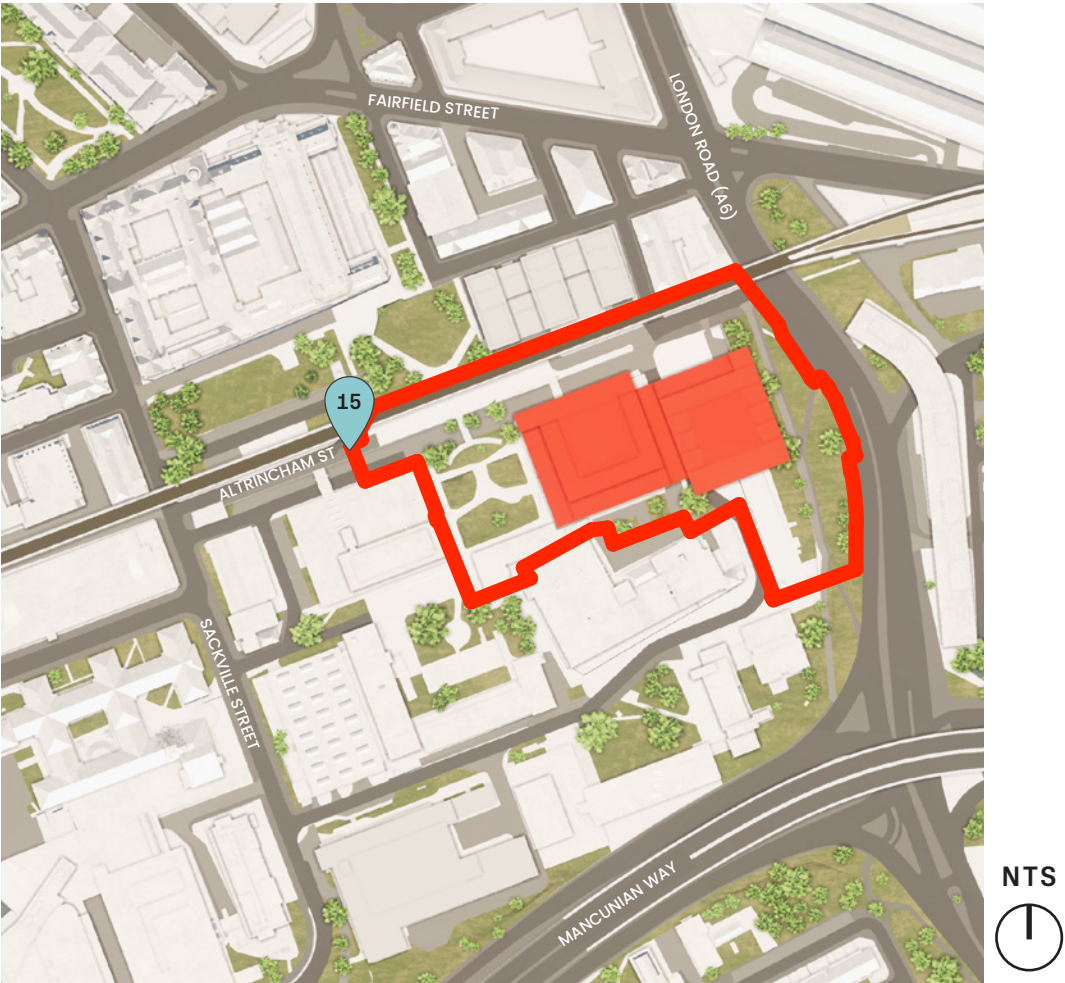
SISTER - PLOT C



17 Viewpoint15-AltrinchamSt,RenoldBuilding

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
<p>Positioned to the north of Renold building, this view looks east along Altrincham Street, flanked on the left by the brick arches of the Castlefield-Deansgate railway viaduct. Towering over this grade II listed structure is the partly constructed iQ student accommodation at Echo Street. The right-hand side of the view comprises buildings of the former university campus including the concrete form of Barnes Wallis (centre) and the Renold building (far right). Steel balustrading marks the change in level between the elevated Altrincham Street and the former bowling green at lower level. These two areas are connected by the “butterfly steps” which are partially visible centre right of view. In summer, when trees are in leaf, visibility of the stairs and Barnes Wallis will be restricted.</p> <p>This is Key Heritage View E of the ID Manchester Strategic Regeneration Framework (page 41)</p>	<p>Medium</p> <p>Whitworth Street Conservation Area</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Deansgate-Castlefield Viaduct (grade II)	<p>Medium</p> <p>Receptors who experience this view are typically passing through on foot or by bike. Adjacency to the conservation area warrants a score greater than low.</p>	<p>Medium</p>

17 Viewpoint15-AltrinchamSt,RenoldBuilding
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Being in close proximity to The Site, construction activity will be visible from this location but programme and the position of site hoarding has a bearing on how much will be seen. Regardless of this, the scale of the Phase A building means that it will soon rise above the fence line and be clearly visible in the mid distance. Assuming Phase B is constructed second, most of the new building will be screened from view by Phase A. Crane towers will become a temporary characteristic of the view during both Phase A and B. Visibility of Phase C will depend on height, type and location of site hoarding but there will be visual disturbance along Altrincham Street as part or all of the public realm is fenced off to enable construction under the railway arches. Owing to the extent of disruption within the view and clear line of sight to construction activity, nature of effect is considered adverse (and temporary).</p>	Medium	High	Moderate/Major	Adverse
<p>Scenario 5: Operational</p> <p>Phase A will be clearly visible in the centre of the view with a finished height that is in keeping with iQ student accommodation to the far left of view. Having activated the viaduct arches and implemented new public realm, the view will present a more considered and cohesive street scene that is welcoming to pedestrians and cyclists.</p>		High	Moderate/Major	Beneficial
<p>Scenario 6: Cumulative</p> <p>The committed development Fairfax creeps into view above the railway viaduct to the far left. The magnitude of change will not increase on scenario 6.</p>		High	Moderate/Major	Beneficial
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Changes to Development Zone E will be visible from this position. Completion of the ID masterplan will see the entirety of public realm to Altrincham Street and the railway arches enhanced creating a legible, welcoming and cohesive setting for new buildings. In combination effects will be beneficial.</p>		High	Moderate/Major	Beneficial

17 Viewpoint15-AltrinchamSt,RenoldBuilding *Scenario 1: Baseline*

SISTER - PLOT C



17 Viewpoint15-AltrinchamSt,RenoldBuilding *Scenario 5: Phase A + B + C - Operational*

SISTER - PLOT C



17 Viewpoint15-AltrinchamSt,RenoldBuilding
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C

IQ Student Accommodation Echo Street Fairfax



19

Viewpoint 17 - Ardwick Green South

SISTER - PLOT C



19 Viewpoint 17 - Ardwick Green South

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
Located on Ardwick Green South at its junction with Hamsell Road, this view looks north west along the highway. The dual carriageway 'A' Road and pedestrian island is the prominent foreground feature, flanked on the left by three storey brick buildings and on the right by Ardwick Green Park. In addition to mature trees, the park is home to the grade II listed, Portland Stone war memorial, evident to the centre right of view. A further listed building, Ardwick Drill Hall (grade II) is central to the mid distance, but partially screened by vegetation of the park. Rising above the drill hall, is the red brick chimney of the adjacent building.	Medium Listed Buildings: <ul style="list-style-type: none">Ardwick Drill Hall (grade II)Ardwick Park War Memorial (grade II)	Low	Low/medium

19 Viewpoint 17 - Ardwick Green South
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Phase B will creep into view towards the end of the construction phase, once the building is tall enough to break the roofline of Ardwick Drill Hall. Trees within the adjacent park provide partial screening during the winter and much more effective screening in the summer.</p>	Low/medium	Negligible	Negligible/Minor	Neutral
<p>Scenario 5: Operational</p> <p>The upper storeys of Phase B will be visible above the roofline of Ardwick Drill Hall. Magnitude of change is negligible as it will be viewed through the canopy of mature trees to the park. During the summer when trees are in leaf, screening from vegetation will be more effective. Phase A is not tall enough to be visible from this location.</p>		Negligible	Negligible/Minor	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and nature of effect as per scenario 5.</p>		Negligible	Negligible/Minor	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Taller buildings of the ID masterplan may punctuate the mid distance roofscape but the distance location means that magnitude of change will not increase on scenario 5.</p>		Negligible	Negligible/Minor	Neutral

19 Viewpoint 17 - Ardwick Green South

Scenario 1: Baseline

SISTER - PLOT C



19 Viewpoint 17 - Ardwick Green South

Scenario 5: Phase A + B + C - Operational

SISTER - PLOT C



19 Viewpoint 17 - Ardwick Green South
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



20

Viewpoint 18 - Lockton Close

SISTER - PLOT C



20 Viewpoint 18 - Lockton Close

Baseline review table

SISTER - PLOT C



Baseline Description	Value	Susceptibility	Sensitivity
This view considers the outlook from residential properties of Brunswick. Located on Lockton Close, it looks north towards the city centre. In the foreground is the gable end of a typical two storey home, edged by a local road, separated from the A6 by a grass verge and trees. Mancunian Way crosses the width of the mid distance view, establishing a distinct horizontal element in front of the cityscape beyond. Most prominent among these buildings is the university's Maths & Social Sciences building and the iQ student building, currently under construction at Echo Street. To the far right the curved, glazed form of the Marriott hotel flanks the view and to the left, the Ferranti build and Mill are partially visible through trees in the mid distance.	Low	High The view considers residents of Brunswick.	Medium

20 Viewpoint 18 - Lockton Close

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Phase A + Phase B + Phase C				
<p>Scenario 5 Construction (not visualised)</p> <p>Construction of Phase B, including the assoicated tower cranes will be visible in the mid distance. Trees to the foreground will restrict this view during the summer.</p>	Medium	Medium	Moderate	Neutral
<p>Scenario 5: Operational</p> <p>Phase B will be visible in the central mid distance beyond Mancunian Way. Trees in the foreground partially filter the view during the winter and will become more effective screening during the summer. A small section of Phase A is partially visible through these trees but the majority of this new element is hidden by the Maths and Social Sciences building.</p>		Medium	Moderate	Neutral
<p>Scenario 6: Cumulative</p> <p>No other committed development visible. Magnitude, significance and naure of effect as per scenario 5. The purple outline represents the finished form of student accommodation at Echo Street which has been included in scenario the baseline position (scenario 1).</p>		Medium	Moderate	Neutral
<p>Scenario 7: Cumulative + IDM masterplan (not visualised - assessed qualitatively)</p> <p>Development Zone F will be clearly visible from this location and although foreground vegetation will offer some screening during the summer, proposed buildings on the illustrative masterplan will above the tree line and dominate the left hand side of view. Refining the position and form of new architecture will be critical to minimising impact on this receptor.</p>		High	Moderate/major	Adverse

20 Viewpoint 18 - Lockton Close
Scenario 1: Baseline

SISTER - PLOT C



20 Viewpoint 18 - Lockton Close

Scenario 5: Phase A + B + C - Operational

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20 Viewpoint 18 - Lockton Close
Scenario 6: Phase A + B + C - Cumulative

SISTER - PLOT C



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