

Google Viewshed Plan



Proposed Viewpoints

1. View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.
2. View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.
3. View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St. Peters House and University Green.
4. View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.
5. View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.
6. View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.
7. View from pedestrian walkway in Garside Park adjacent to western entrance point and seating - looking west to Site.
8. View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.

Indicates a 62m tall structure located on the Oxford Road Frontage
Green shading indicates potential visibility in the surrounding context.

Viewpoint Plan

Key

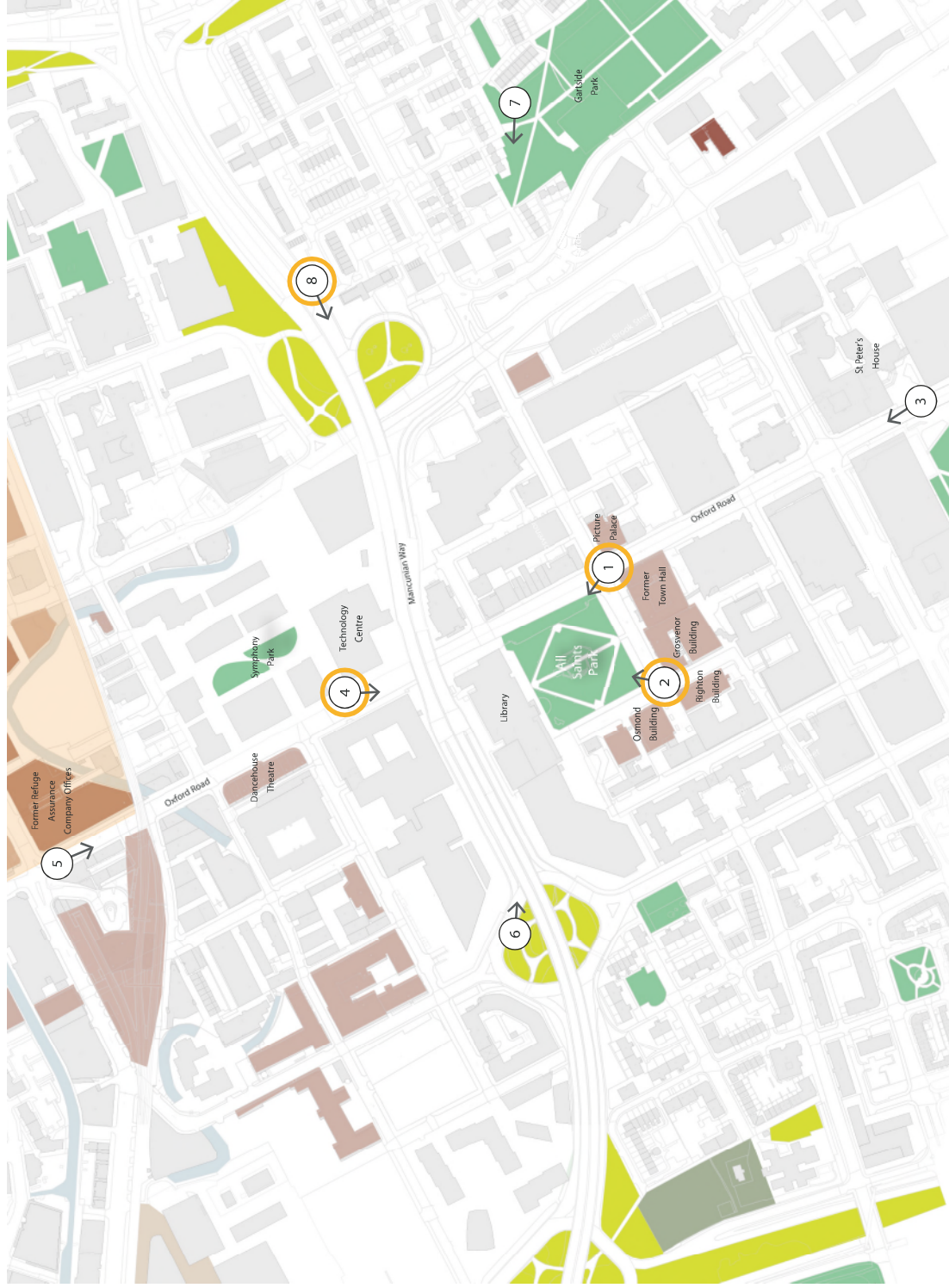
- Site Boundary
- Grade 2 Listed Building
- Grade 2* Listed Building
- Whitworth Street Conservation Area
- Railway
- Railway station
- Pedestrian link Cheshire Ring canal Walk
- National cycle route 6
- Parks and gardens
- Amenity green space
- Playing fields
- Public squares

Proposed Viewpoint - AVR3 - Full Render

Proposed Viewpoint - AVR1 - block Model View

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View 1: Baseline

View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park.
Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.



View 1: Photomontage

View from corner of Oxford Road/ Grosvenor Street Junction looking north over All Saints Park.
Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.



View 2: Baseline

View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton and Grosvenor Buildings.



View 2: Photomontage

View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton and Grosvenor Buildings.



View 3: Baseline

View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.



View 3: Photomontage

View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.



View 4: Baseline

View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.



View 4: Photomontage

View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.



View 5: Baseline

View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.



View 5: Photomontage

View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.



View 6: Baseline

View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.



View 6: Photomontage

View from footway adjacent to Cambridge Street Junction & Mancunian Way looking east to Site.



View 7: Baseline

View from pedestrian walkway in Gartside Park adjacent to western entrance point and seating - looking west to Site.



View 7:Photomontage

View From pedestrian walkway in Gartside Park adjacent to western entrance point and seating - looking west to Site.



View 8: Baseline

View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.



View 8: Photomontage

View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.



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