10 Viewpoint 8 - Sackville Gardens

Scenario 1: Baseline, by day



10 Viewpoint 8 - Sackville Gardens

Scenario 2: Proposed Development, by day



10 Viewpoint 8 - Sackville Gardens

Scenario 3: Proposed Development + Cumulative

Weston Halls

(24) Upper Brook Street, Kincardine Road & Grosvenor Street



10 Viewpoint 8 - Sackville Gardens

Scenario 2: Baseline, by night



10 Viewpoint 8 - Sackville Gardens

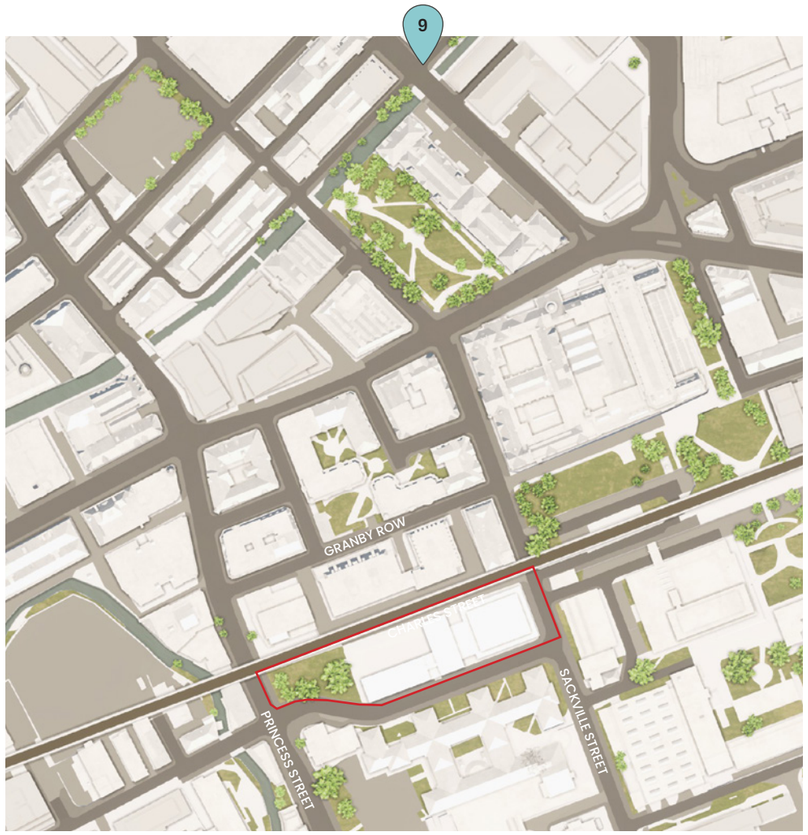
Scenario 2: Proposed Development, by night



11 Viewpoint 9 - Chorlton Street

11 Viewpoint 9 - Chorlton Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
Positioned on the junction of Chorlton Street and Canal Street, this view looks south and experiences an oblique view of the listed Shena Simon College. The view is populated with further listed buildings including The Institute of Science & Technology at the end of Chorlton Street (centre left) and Minshull House and Mintierna House (far left). To the far right, Canal Street and its associated trees are visible. This is Key Heritage View 2 of the ID Manchester Strategic Regeneration Framework (page 41)	Medium Whitworth Street Conservation Area Listed Buildings: • Institute of Science & Technology (grade II) • Minshull House (grade II) • Mintierna House (grade II)	Medium Receptors are pedestrians and motorists passing through the area.	Medium

11 Viewpoint 9 - Chorlton Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development The Proposed Development cannot be seen from this location. No change to baseline view.	Medium	No change	n/a	n/a
Scenario 3: Proposed Development + Cumulative No committed development is visible from this postion and so the magnitude of change does not differ from scenario 2.		No change	n/a	n/a
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) No aspect of the masterplan is visible from this location and so the magnitude of change does not differ from scenario 2.		No change	n/a	n/a

11 Viewpoint 9 - Chorlton Street

Scenario 1: Baseline



11 Viewpoint 9 - Chorlton Street

Scenario 2: Proposed Development



11 Viewpoint 9 - Chorlton Street

Scenario 3: Proposed Development + Cumulative

Sheet left blank intentionally - No other committed development visible from this position

12 Viewpoint 10 - London Road

12 Viewpoint 10 - London Road

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
Taken from London Road, this view looks towards the listed London Road Police & Fire Station. Detracting from this grade II* listed building is foreground infrastructure associated with the public transport network including tram tracks, road markings, overhead lines, supporting poles and signage. To the left of view, London Road continues south towards Mancunian Way. To the right of view, the three storey Piccadilly Central pub sits alongside the higher rise Motel One. This is Key Heritage View 3 of the ID Manchester Strategic Regeneration Framework (page 41)	Medium Listed buildings: • London Road Police & Fire Station (grade II*) • Former goods offices to Piccadilly Station (grade II)	Low People who experience this view are passing through the area.	Low/medium

12 Viewpoint 10 - London Road
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development The tiniest fragment of Tower 3 will creep into view between parapet roof detailing. During construction, cranes may be visible above the roofline of London Road Fire Station.	Low/medium	Negligible	Negligible	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 18) Sister Plot C will be clearly visible to the left of view. The Weston Halls & Pendulum Hotel proposal will not be visible from the viewpoint		Minor	Minor - Minor/ moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) It is not expected that masterplan buildings will be visible from this location. Magnitude as per scenario 3.		Minor	Minor - Minor/ moderate	Neutral

12 Viewpoint 10 - London Road

Scenario 1: Baseline



12 Viewpoint 10 - London Road

Scenario 2: Proposed Development



12 Viewpoint 10 - London Road

Scenario 3: Proposed Development + Cumulative

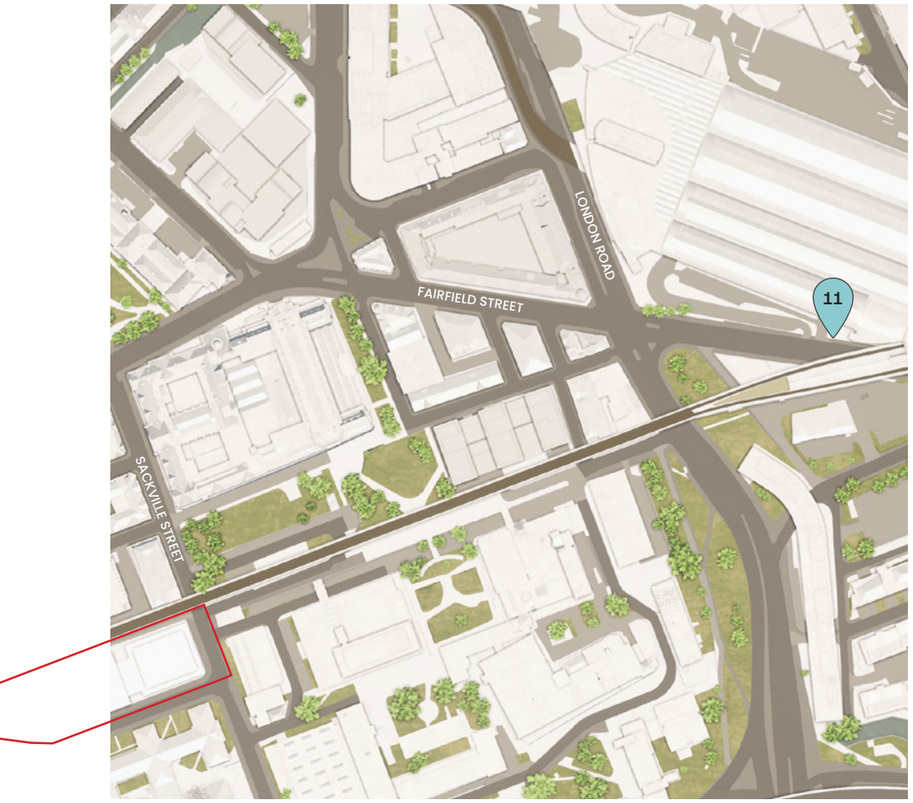
(18) Sister Plot C



13 Viewpoint 11 - Fairfield Street

13 Viewpoint 11 - Fairfield Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
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. This is Key Heritage View 4 of the ID Manchester Strategic Regeneration Framework (page 41)	Medium Whitworth Street Conservation Area(mid distance) Listed Buildings: • Foreground - Piccadilly Station(grade II) • Mid distance - London Road Police & Fire Station (grade II*) • Far distance - Sheena Simon College (grade II)	Medium Receptors experiencing this view are predominantly people using the station. The number of listed buildings warrants a grading greater than “low”.	Medium

13 Viewpoint 11 - Fairfield Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be visible to the left of view, aligned with the railway viaduct and lower than IQ student accommodation in the mid distance. Tower 3 screens towers 1 and 2 from view.	Medium	Minor	Minor/moderate	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 18) Sister Plot C will frame the left of view, above the railway viaduct with the proposal at Weston Halls & Pendulum Hotel just coming into view between towers associated with Sister Plots C and H. Committed development 42) Viadux Ph2 extends above rooflines central to the view.		Minor	Minor/moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) It is not expected that masterplan buildings will be visible from this location. Magnitude as per scenario 3.		Minor	Minor/moderate	Neutral

13 Viewpoint 11 - Fairfield Street

Scenario 1: Baseline



13 Viewpoint 11 - Fairfield Street

Scenario 2: Proposed Development



13 Viewpoint 11 - Fairfield Street

Scenario 3: Proposed Development + Cumulative

(18) Sister Plot C

Weston Halls

(42) Viadux Phase 2



14 Viewpoint 12 - Altrincham Street

14 Viewpoint 12 - Altrincham Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
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. This is Key Heritage View 6 of the ID Manchester Strategic Regeneration Framework (page 41)	High Listed Buildings: • Deansgate-Castlefield Railway Viaduct (grade II) • Hollaway Wall (grade II)	Low Receptors experiencing this view will be passers by using the A6 (and/or adjoining routes)	Medium

14 Viewpoint 12 - Altrincham Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 is seen central to the far distance, provding a focal point at the western end of Altrincham Street, whilst not stopping off longer distance vistas towards tall buildings on the other side of Manchester. Facade materials mean that it does not over dominate and allows heritage features in the foreground to remain distinguishable. Tower 3 presents at a similar height to Renold building and iQ Echo Street making its scale feel appropriate.	Medium	Minor	Minor/moderate	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 18) Sister Plot C will become a prominent building in the foreground which, when combined with public realm enhancements, will funnel the view west along Altrincham Street. These new buidlings are large in scale but provide good cadance as their height steps down towards Plot H.		High	Moderate/major	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The full length of Altrincham Street will have been upgraded therefore strengthening the public realm appeal. Magnitude of change is no greater than scenario 3.		High	Moderate/major	Neutral

14 Viewpoint 12 - Altrincham Street

Scenario 1: Baseline



14 Viewpoint 12 - Altrincham Street

Scenario 2: Proposed Development



14 Viewpoint 12 - Altrincham Street

Scenario 3: Proposed Development + Cumulative

(18) Sister Plot C

(27) Hotspur House



15 Viewpoint 13 - Mancunian Way

15 Viewpoint 13 - Mancunian Way

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Looking north west from the end of Thirsk Street, this view considers the experience of those travelling along Mancunain May. 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. There are many detracting features within this view including road signage, street lighting and billboards.	Low	Low Receptors are motorists, with a transient experience of this view.	Low

15 Viewpoint 13 - Mancunian Way

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be visible above the Maths and Social Sciences Building, centre left of view. This will be bearely perceptible as the receptor experiences the view transiently (often at speed) with their focus at road level.	Low	Negligible	Negligible/Minor	Neutral
Scenario 3: Proposed Development + Cumulative There will be much change to the city's built form and roofscape visible from this location, with the most prominent buildings being committed development 28) Mayfield Baring Street car park and 5) The Republic. Other notable additions are 17) Energy Centre and the proposal at Weston Halls & Pendulum Hotel which will be visible to the left of the Maths and Social Sciences Building and appear more prominent than development subject to the current application.		High	Moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Depending on their finished height, masterplan buildings will likely be visible to the cnetre of this view. This could increase magnitude to substantial.		High	Moderate	Neutral

15 Viewpoint 13 - Mancunian Way

Scenario 1: Baseline



15 Viewpoint 13 - Mancunian Way

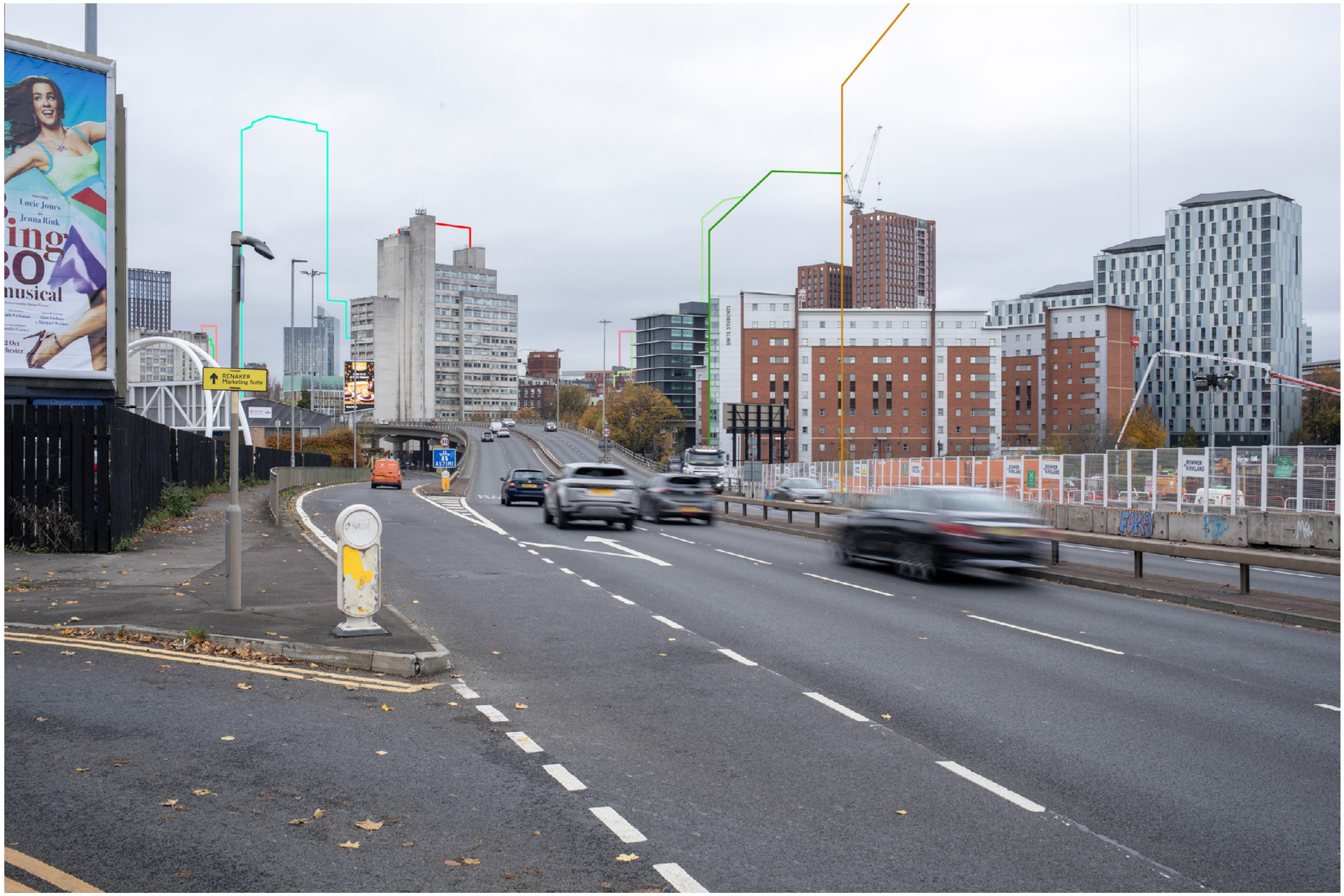
Scenario 2: Proposed Development



15 Viewpoint 13 - Mancunian Way

Scenario 3: Proposed Development + Cumulative

(36) Plot 11 Block C First St South
Weston Halls
(40) Uno
(18) Sister Plot C
(28) Mayfield Baring St car park
(5) The Republic



16 Viewpoint 14 - Skerry Close