16 Viewpoint 14 - Skerry Close

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Located in a residential area to the south of the city, this photo looks north from a position on Skerry Street. The view is flanked on both sides by three or four storey properties with small front gardens and parked vehicles either on plot or on street. Housing continues into the distance and screens views of the city. The apartment block at Silkin Close dominates the centre of the distance view.	Low	Low Receptors are people passing through the campus.	Low

16 Viewpoint 14 - Skerry Close

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 is partially visible above the roofline and around the right hand side of the Silkin Close apartments. The Proposed Development presents marginally taller than houses in the foreground.	Low	Minor	Negligible/minor	Neutral
Scenario 3: Proposed Development + Cumulative Peeping into view above the roofline of apartments to the far left of view, will be committed development 24) Upper Brook Street, Kincardine Road & Grosvenor Street. This will be barely noticeable compared to the proposal at Weston Halls & Pendulum Hotel where both phases will rise above the Silkin Close apartments with the 50 storey tower becomming the tallest landmark within the view.		Moderate	Minor/moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The wider IDM site is not likely visible from this location. Magnitude, significance and nature of effect as per scenario 3.		Moderate	Minor/moderate	Neutral

16 Viewpoint 14 - Skerry Close

Scenario 1: Baseline



16 Viewpoint 14 - Skerry Close

Scenario 2: Proposed Development



16 Viewpoint 14 - Skerry Close

Scenario 3: Proposed Development + Cumulative

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

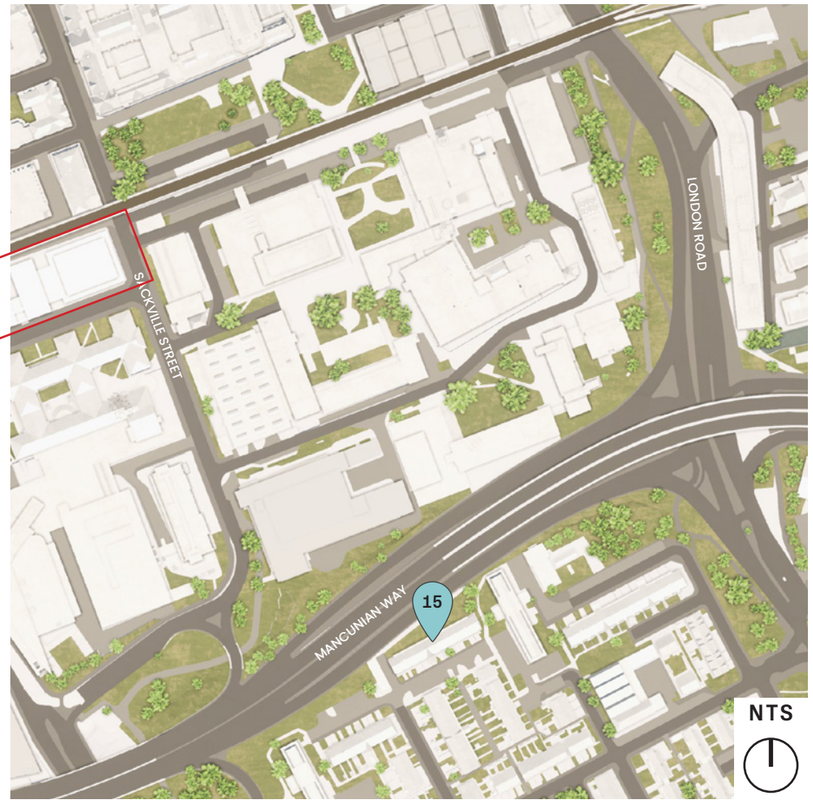
Weston Halls



17 Viewpoint 15 - Mancroft Walk

17 Viewpoint 15 - Mancroft Walk

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
This view considers the outlook from residential properties of Brunswick. Located on Mancroft Walk, it looks north towards the city centre. In the foreground is a line of parked cars and grass verge ahead of Mancunian Way which 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 Faraday Tower followed by the iQ student building, currently under construction at Echo Street. There are a lot of detracting elements within the view including street furniture, road signage and passing traffic on the Mancunian Way.	Low	High The view considers residents of Brunswick	Medium

17 Viewpoint 15 - Mancroft Walk
Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 is visible to the immediate right of the Faraday Tower, with both buildings presenting at a similar height and utilising a similar colour palette, which on an overcast day, blend well with the backdrop. Other parts of the Proposed Development are not tall enough to be visible above existing built form.	Medium	Minor	Minor/moderate	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 14) No. 2 St Michael's and 18) Sister Plot H will bookend both sides of the view but their height and peripheral location won't have significant impact. The proposal at Weston Halls & Pendulum Hotel will be taller than existing buildings and drop in front of Tower 3 and behind the Faraday building, thus becoming the most prominent feature within the mid distance.		Moderate	Moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Various elements of the wider IDM Masterplan will likely come into view.		High	Moderate/major	Neutral

17 Viewpoint 15 - Mancroft Walk

Scenario 1: Baseline



17 Viewpoint 15 - Mancroft Walk

Scenario 2: Proposed Development



17 Viewpoint 15 - Mancroft Walk

Scenario 3: Proposed Development + Cumulative

(14) No.2 St Michael's, Jackson Row

Weston Halls

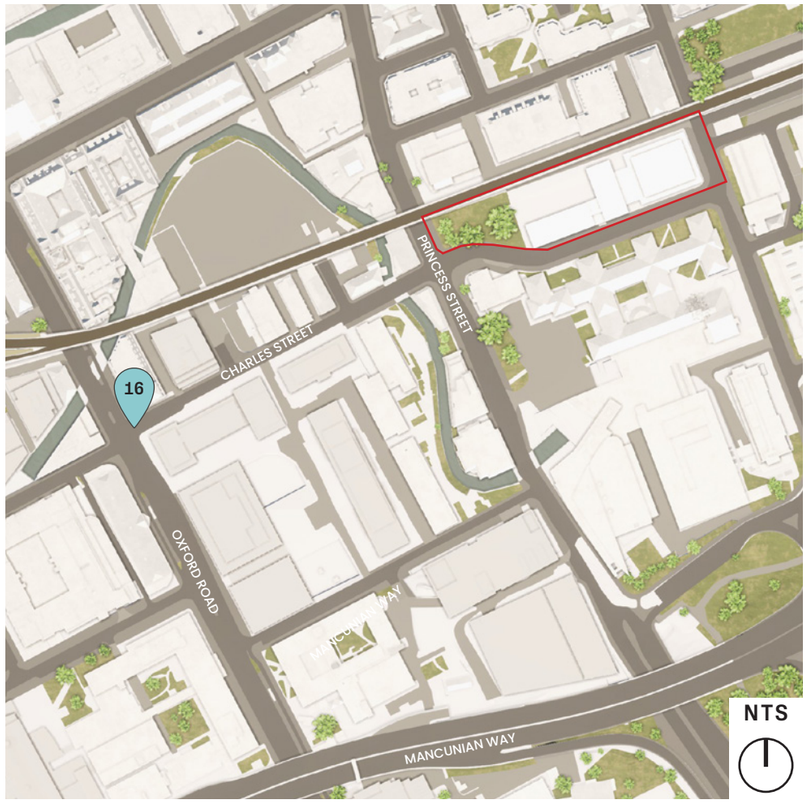
(18) Sister Plot C



19 Viewpoint 16 - Oxford Road

19 Viewpoint 16 - Oxford Road

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
Located on Oxford Road this view looks east between tall buildings of Charles Street. On the left is Oxford Place and on the right is the north western building of the Circle Square development. The Site's existing multi storey car park is partially visible central to the distance view.	Low No listed buildings or conservation areas	Low	Low

19 Viewpoint 16 - Oxford Road

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Towers 1, 2 and 3 will be clearly visible at the end of this view, presenting at a similar height to existing buildings. The proposed Development provides a focal point without distracting from features in the foreground.	Low	Moderate	Minor/moderate	Beneficial
Scenario 3: Proposed Development + Cumulative Committed development 18) Sister Plot C will just be visible to the right of Tower 1. The change will be barely perceptible so magnitude is the same as per scenario 2.		Moderate	Minor/moderate	Beneficial
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The wider IDM site is not visible from this location. Magnitude, significance and nature of effect as per scenario 2.		Moderate	Minor/moderate	Beneficial

19 Viewpoint 16 - Oxford Road

Scenario 1: Baseline



19 Viewpoint 16 - Oxford Road

Scenario 2: Proposed Development



19 Viewpoint 16 - Oxford Road

Scenario 3: Proposed Development + Cumulative

(18) Sister Plot C



20 Viewpoint 17 - Upper Brook Street

20 Viewpoint 17 - Upper Brook Street

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
This view considers the outlook for those approaching the city from the south via Upper Brook Street. The left hand side of the view focuses on the highway and looks towards the Mancunian Way flyover. On the right, the view is dominated by informal amenity greenspace including mature trees which, during the summer, provide effective screening to the city centre beyond.	Low	Low Receptors experiencing this view are predominantly motorists or pedestrians passing through transiently.	Low

20 Viewpoint 17 - Upper Brook Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development The Proposed Development is partially visible through foreground vegetation. The view is experienced transiently with the receptors view focused at a lower level and along the carriageway.	Low	Negligible	Negligible/minor	Neutral
Scenario 3: Proposed Development + Cumulative The proposal at Weston Halls & Pendulum Hotel will be visible through foreground vegetation., clustered with buildings of the current application. Phase A appears taller than other built form nearby.		Moderate	Minor/moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Further development at Sister will be difficult to see from this location, due to the presence of intervening buildings and mature trees. Magnitude as per scenario 3.		Moderate	Minor/moderate	Neutral

20 Viewpoint 17 - Upper Brook Street

Scenario 1: Baseline



20 Viewpoint 17 - Upper Brook Street

Scenario 2: Proposed Development



20 Viewpoint 17 - Upper Brook Street

Scenario 3: Proposed Development + Cumulative

Weston Halls



21 Viewpoint 18 - Oxford Road Station

21 Viewpoint 18 - Oxford Road Station

Baseline review table



Baseline Description	Value	Susceptibility	Sensitivity
This view considers the outlook as passengers leave Oxford Road Station. The foreground is dominated by Station Approach, drop off and short term parking. As levels fall away into the mid distance, the rear of buildings to Oxford Street fill the width of the view. This built form is then backdropped by the listed Kimpton Clock Tower Hotel	Medium Listed buildings • Former Refuge Assurance Company Offices (grade II*)	Medium Receptors experience the view transiently amongst the backdrop of a listed building.	Medium

21 Viewpoint 18 - Oxford Road Station

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will just come into view above the Kimpton Clock Tower Hotel roofline.	Medium	Negligible	Minor	Neutral
Scenario 3: Proposed Development + Cumulative The Weston Halls & Pendulum Hotel proposal will project above the roofline of Kimpton Clock Tower, higher than Tower 3 of the current application. Magnitude, significance and nature of effect as per scenario 2.		Minor	Minor/moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The wider IDM site is not visible from this location. Magnitude, significance and nature of effect as per scenario 2.		Minor	Minor/moderate	Neutral

21 Viewpoint 18 - Oxford Road Station

Scenario 1: Baseline



21 Viewpoint 18 - Oxford Road Station

Scenario 2: Proposed Development



21 Viewpoint 18 - Oxford Road Station

Scenario 3: Proposed Development + Cumulative

Weston Halls



MANCHESTER

+44 (0)1625 523 157
manchester@layer.studio

8b Grove Street
Wilmslow
Cheshire
SK9 1DR, UK

NEWCASTLE

+44 (0)1625 523 157
newcastle@layer.studio

Studio 29
39 High Bridge Works
Newcastle-upon-Tyne
NE1 1EW, UK

BRISTOL

+44 (0)1625 523 157
bristol@layer.studio

Generator Building
Counterslip, Redcliffe
Bristol
BS1 6BX, UK

FOLLOW

Instagram, LinkedIn

VISIT

www.layer.studio

Layer.studio