Townscape and Visual Impact Assessment

Weston Halls and Pendulum Hotel

November 2025

Turley

Contents

1.	Introduction	1
2.	Planning Policy Context	5
3.	Townscape Baseline	11
4.	Visual Amenity Baseline Appraisal	30
5.	Townscape and Visual Assessment of Effects	40
6.	Summary and Conclusions	56
Appendix 1:	Townscape and Visual Impact Assessment Methodology	60
Appendix 2:	Supporting Figures and Photography	72
Appendix 3:	Zone of Theoretical Visibility	73
Appendix 4:	Visualisations	74

Client
iQ Student Accommodation

Our reference
03517

November 2025

1. Introduction

1.1 This Townscape and Visual Impact Assessment (TVIA) has been prepared by Turley Townscape and VIA on behalf of iQ Student Accommodation (the 'Applicant') to accompany a full planning application for the proposed Purpose-Built Student Accommodation (PBSA) (the 'Proposed Development), at Weston Halls and Pendulum Hotel in Manchester ('the Site').

1.2 The purpose of this report is to identify the existing townscape character and visual amenity of the Site and its context; and assess the effect of the Proposed Development on the townscape and visual amenity of the Site and its surroundings. It should be read in conjunction with the appended methodology (**Appendix 1**) and is supported by a series of figures which are provided in **Appendix 2.**



Figure 1.1: Site Location Plan shown with townscape and visual study areas also shown of Figure 1 of Appendix 2

Description of Development

1.3 The Applicant is seeking planning permission for the construction of a student living building comprising of 2,511 bed student accommodation units and associated amenity facilities rising to a maximum of 50 storeys in height (the 'Proposed Development').

1.4 The Proposed Development is split into two phases, Phase A to the east and Phase B to the west, each comprising of a tower and adjoining lower - level buildings.

1.5 The description of development is as follows:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works."

Structure of Report

1.6 The TVIA forms the evidence base for **Chapter 8** (Townscape and Visual) of the Environmental Statement (ES) which has been produced as part of the Environmental Impact Assessment (EIA) process and submitted with the planning application. The TVIA has been undertaken to identify the townscape and visual receptors, ascertain the likely effect of the Proposed Development on townscape and visual receptors and determine which effects are considered significant. The Significant effects are documented in the **Chapter 8: Townscape and Visual** of Volume 1 of the ES.

1.7 The TVIA is arranged in six sections. Section 2 provides a summary of the planning policy context in relation to townscape and visual matters. This should be read alongside the Planning Statement that supports this application, also by Turley. The third and fourth sections discuss the baseline situation of the Site and the surrounding area in terms of its townscape characteristics and local visual amenity. The fifth section provides an appraisal of effects of the Proposed Development on the previously identified baseline situation and representative views. Finally, a summary of the findings and conclusions are set out at the end of the document in Section 6.

1.8 **Appendix 1** sets out our methodology for the assessment of townscape and visual impacts. Supporting figures are set out in **Appendix 2**. A ZTV is included in **Appendix 3.** Visualisations of the Proposed Development have been prepared for the representative views by specialist visualisation consultant Virtual Planit. These are provided, alongside the methodology used for producing the visualisations, in **Appendix 4**.

1.9 This report should be read in conjunction with the separate Heritage Statement which has been prepared by Turley Heritage to address the potential impacts of the proposals on the heritage assets within the local area.

1.10 The assessment of effects set out in this report are based on the drawings and design and access statement prepared by Simpson Haugh, architects, the landscape drawings prepared by Planit, landscape architects and the verified visualisations (**Appendix 4**) prepared by Virtual Planit, visualisation consultants.

Site Location and Description

1.11 The Site is located to the south-east of Manchester City Centre, within the University of Manchester's City Centre Campus, directly adjacent to a strategic regeneration area known as Sister (formerly ID Manchester). The Site occupies a broadly rectangular block bounded to the north by Charles Street, to the west by Sackville Street, and to the east by a vacant tarmacked area formerly used for parking and by Princess Street. To the south, it is bounded by a pedestrianised area linking Princess Street and Sackville Street. A Site location plan and study areas are shown in **Figure 1, Appendix 2.**

1.12 The Site currently comprises a mixed-use building constructed in the 1990s, designed in an architectural style typical of that period, with brick and concrete façades consistent with institutional buildings in the area. The building has a fragmented form made up of multiple rectangular and trapezoidal wings arranged in a radial pattern around a central corridor. Three wings extend northwards toward Charles Street, while two extend southwards toward Drover Lane and the Pendulum Hotel. A further two wings project eastwards toward Sackville Street. Landscaped courtyards and open spaces with grassed or paved surfaces are located between the wings.

1.13 Current building uses include student accommodation and a nursery (within the northern portion of the building, Weston Hall), and conference facilities and hotel accommodation (within the southern portion, the Pendulum Hotel).

Study Area

1.14 The 'Townscape Study Area' includes the townscape elements within 500 metres radius of the Site and the local townscape character areas (LTCA) also within 500 metres. This is an appropriate area of study in terms of the enclosure of the Site and the scale of the potential development (**Figure 4, Appendix 2**).

1.15 The 'Visual Study Area' includes the visual receptors and a selection of representative views that have views to the Site within a 1km radius of the Site. This area has been determined by first establishing a Zone of Theoretical Visibility (ZTV) (**Appendix 3**) to identify the theoretical extent of visibility of the Proposed Development followed by a Site visit to review and verify the findings of the ZTV. An area 1km radius from the Site (**Figure 5, Appendix 2**) was identified as a suitable study area for the visual impact assessment (the Visual Study Area). For viewpoints at distances of over 1km from the Site the changes to views and visual amenity resulting from the Proposed Development would result in only a small or very small change to the character and appearance of the view and are therefore not likely to result in significant visual effects. The ZTV has also been used as a tool in helping to understand the likely effects of Proposed Development on the townscape character areas and heritage assets as part of the scoping process. **Figure 6, Appendix 2** shows the viewpoint locations overlayed on the ZTV.

Surveys

1.16 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings along with potential key visual receptors. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. A field study was undertaken by an experienced chartered landscape architect from Turley Townscape and VIA in September and October 2025 during which visibility was good.

The field study recorded the Site and surrounding context's townscape features and verified the key visual receptors identified in the desk study. It involved travelling through the study area and producing a working photographic record of the area.

Methodology

1.17 The methodology and approach in undertaking this Townscape and Visual Appraisal uses structured, informed and reasoned professional judgement, considering a combination of quantitative and qualitative factors. The TVIA is based on the methodology set out in the following guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017); and
- Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).

1.18 The full TVIA methodology is set out at **Appendix 1** to this report.

Consultation

1.19 This application submission has been informed by a positive process of pre-application engagement with officers of the local planning authority, Manchester City Council (MCC). The Proposed Development has evolved throughout this process in response to written feedback received following a series of meetings.

1.20 Representative viewpoint locations and visualisation types for assessment within the TVIA were agreed with MCC during a pre-application meeting on 01/10/2025. During this meeting, MCC confirmed that the proposed viewpoint locations were acceptable, subject to any further comments from Historic England.

1.21 A meeting was subsequently held with Historic England on 15/10/2025, during which the viewpoint locations were shared. Following this meeting, Historic England confirmed in writing that they "*would like to see an additional viewpoint included at the entrance to Oxford Road Station at the top of the slope, in order to assess the view towards the Site with the Former Refuge Assurance Company Offices (Grade II* listed building) in the foreground*." This viewpoint was therefore added to the list of verified viewpoints and has been included within both the Heritage Statement and this TVIA.

2. Planning Policy Context

European Landscape Framework

2.1 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition to landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

2.2 The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors" and it includes 'townscape', as well as all forms of rural landscape.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) 2025

2.3 The National Planning Policy Framework (NPPF) was first introduced in March 2012 and has subsequently been revised on a number of occasions, most recently in January 2025. The new NPPF provides a full statement of the Government's planning policies.

2.4 Chapter 11 of the Framework sets out the Government's policy in relation to 'Making effective use of land'. This sets out the importance of promoting the effective use of land including that planning policies and decision should '*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housi*ng *where land supply is constrained and available sites could be used more effectively' (para 125d).*

2.5 Guidance in relation to 'Achieving appropriate densities' is then set out in paras 129 – 130. This states that planning policies and decisions should support development that makes efficient use of land, taking into account a number of factors including: the identified need for different types of housing, and '*the desirability of maintaining an area's prevailing character and setting…**or** of promoting regeneration and change'*;

2.6 Chapter 12 of the Framework outlines the Government's policy regarding achieving well-designed places.

2.7 **Paragraph 131** establishes that for the Government the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

2.8 **Paragraph 135** sets out that planning policies and decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.9 **Paragraph 137** establishes that design quality should be considered throughout the evolution and assessment of individual proposals.

2.10 **Paragraph 139** states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, because of changes being made to the permitted scheme.

2.11 **Paragraph 139b** also sets out that in determining applications, significant weight should be given to '*outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surrounding's*.

National Planning Practice Guidance

2.12 National Planning Practice Guidance (PPG) was first issued by the Government in 2014 as a web-based resource and living document. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

2.13 In **paragraph 003** the design guidance category supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. **Paragraph 007** goes on to state that views into and out of larger sites should be carefully considered from the start of the design process.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019 (updated January 2021)

2.14 The previous government published the National Design Guidance to underpin the NPPF design policies. The purpose of this document is to set out how well-designed places are recognised, and to assist policy makers, decision takers and applicants preparing applications.

2.15 The document outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics which form an overarching framework.

*"Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate.** They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."*

2.16 The ten characteristics are summarised as follows:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Guidance on Tall Buildings, CABE 2007

2.17 The document out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process. In relation to design and siting of tall buildings CABE and English Heritage set out the following criteria for evaluation of tall buildings:

- The relationship to context;
- The effect on the historic context;
- The effect on world heritage sites;
- The relationship to transport infrastructure;
- The architectural quality of the building;
- The sustainable design and construction of the proposal;
- The credibility of the design;
- The contribution to public space and facilities;
- The contribution made to the permeability of a Site and the wider area; and
- The provision of a well-designed environment.

Historic England: Advice Note 4 (2nd Edition): Tall Buildings 2022

2.18 This Historic England Advice Note updates previous guidance by English Heritage and CABE produced in 2007 and replaces the first edition published in 2015. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered

in a sustainable and successful way through the development plan and development management process. It states that the advice is for all relevant developers, designers, local authorities and other interested parties. Advice on making a planning application for a tall building, as well as assessing the impact of development proposals is set out.

Local Planning Policy

Core Strategy Development Plan Document

2.19 The Core Strategy[1] was adopted in July 2012 and sets out a vision and strategic objectives, and a range of policies under each objective.

2.20 The Core Strategy Vision states inter alia that:

"By 2027 Manchester will be:

- a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced."

2.21 **Spatial Objective 06** seeks to protect and enhance both the natural and built environment within the City. The objective also notes the importance of protecting and enhancing townscape character by securing a high standard of design in development proposals.

2.22 **Policy CC6 City Centre High Density Development** seeks to maximise the efficiency of land within the City. The policy notes that the '*scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City*.' Regard should also be had to the Council's approach to tall buildings (Policy EN2).

2.23 **Policy CC9 Design and Heritage** seeks to retain the townscape character of the City through high quality design, and states *'the standards and guidance explained in the other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character*.'

2.24 **Policy EN 1 Design Principles and Strategic Character Areas** sets out seven urban design principles of the former National Planning Guidance PPS1 that should be considered in all developments. These are as follows:

- *"Character: a place with its own identity*
- *Continuity and enclosure: a place where public and private places are clearly distinguished*
- *Quality of public realm: a place with attractive, and successful outdoor areas*

[1] Manchester's Local Development Framework: Core Strategy Development Plan Document (11 July 2012) Manchester City Council

- *Ease of movement: a place that is easy to get to and move through*
- *Legibility: a place that has a clear image and is easy to understand*
- *Adaptability: a place that can change easily*
- *Diversity: a place with variety and choice."*

2.25 The policy also gives detailed guidance for specific character areas in the city. The Application Site is situated within 'The City Centre Character Area', and the area-specific policy states that:

- *'Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*
- *While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*
- *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.'*

2.26 **Policy EN 2 Tall Buildings** defines tall buildings *'as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'*.

2.27 The policy also states that tall buildings should demonstrate they:

- *'Are of excellent design quality*
- *Are appropriately located*
- *Contribute positively to sustainability*
- *Contribute positively to place-making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits.'*

2.28 In terms of siting tall buildings, the policy states *'suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can be easily served by public transport nodes.*'

2.29 **Policy EN9 Green Infrastructure** seeks to create an integrated network of high quality and multifunctional green infrastructure within the urban environment. It recognises the challenges with providing new green infrastructure in some parts of the City Centre but notes as a potential key feature: '*the encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.*'

Manchester Local Plan (Emerging)

2.30 Manchester City Council consulted on a new Manchester Local Plan in the summer of 2020, and are now in the drafting stage. This plan will run for next 15 years and provide more detail on how the city will manage the critical issues it is facing.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

2.31 The Guide to Development in Manchester SPD[2] expands on the urban design principles noted within Policy EN1 and provides additional guidance on the character of different areas within the city.

2.32 The Application Site and its immediate context forms part of The City Centre character type which includes distinct areas with their own unique character.

2.33 '*Manchester's City Centre is arguably the finest expression of a Victorian commercial district in England, and contains an exhilarating mix of uses housed in fine individual buildings. For the most part these buildings form a continuous "street wall", firmly establishing the urban character based on the Georgian and Victorian grid pattern of streets. It is essential to maintain and develop the City's identity and individuality when considering the future development*.'

2.34 The guidance for the City Centre also sets out a list of key issues for design including views, tall buildings and architectural styles which seek to respect the character.

ID Manchester Strategic Regeneration Framework (December 2023)

2.35 The Innovation District Manchester (ID Manchester) Strategic Regeneration Framework (SRF), formally adopted by Manchester City Council in December 2023, sets out a comprehensive vision for the transformation of the former North Campus into a globally significant, mixed-use innovation district.

2.36 The SRF establishes a framework for over 2 million square feet of commercial and research space, alongside more than 1,500 new homes and nine acres of high-quality public realm. It places strong emphasis on the integration of new development within the existing urban fabric, the sensitive reuse of key heritage assets such as the Sackville Street and Renold buildings, and the creation of a distinctive and inclusive townscape. The framework also promotes a 'living landscape' approach to green infrastructure, targeting a minimum 10% biodiversity net gain and enhancing visual connectivity across the site. Located adjacent to Piccadilly Station and within the Oxford Road Corridor, the development will play a key role in the city's innovation ecosystem. These principles form an important context for the assessment of baseline townscape character and visual receptors, as well as informing the expectations for quality, scale, and design integration of future development within the area.

[2] Guide to Development in Manchester Supplementary Planning Document, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007, April 2007, Manchester City Council

3. Townscape Baseline

Introduction

3.1 A baseline assessment of the local townscape around the Site was undertaken to understand the townscape character context of the Site and identify the key features and characteristics which contribute to this. This includes reference to existing published documents regarding townscape character in the City. These features also influence the visibility between the Site and the wider townscape.

3.2 The Site covers a broadly rectangular shaped block of 0.7ha; it is bound by to the north by Charles Street, to west Sackville Street, to the east by a vacant tarmacked area formerly used for parking and Princess St and to the south pedestrianised area including stepped/ ramped areas, benches and large areas of hard standing creating a link between Princess Street to Sackville Street.

Designations

3.3 The Site is not located within an area covered by a townscape designation; however, it lies in close proximity to the Whitworth Conservation Area, approximately 60 metres to the north. Several listed buildings are also located nearby, including Granby House (Grade II) and Orient House (Grade II), both situated to the north of the Site within the Whitworth Conservation Area, beyond the Altrincham Railway Viaduct (Grade II). The Lass O' Gowrie Public House (Grade II) is located approximately 90 metres to the west of the Site, beyond the River Medlock. The full extent of designations relevant to townscape value in the local area is illustrated on the Designations Plan provided at **Figure 2, Appendix 2**.

Townscape Character Context

3.4 A review has been undertaken of existing City scale townscape character assessments and the associated character areas that the Site falls within. Consideration has then been given to whether the Site's townscape elements reflect and contribute to the characteristics of the recognised areas at a city level prior to looking more closely at the townscape features of the Study Area and identifying Local Townscape Character Areas (LTCAs).

3.5 The Site and its study area are identified by Natural England as lying within National Character Area (NCA) 55 – The Manchester Conurbation.

3.6 The NCA covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester conurbation including Manchester City Centre, Salford, Stockport, Sale, Ashton-under Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.

3.7 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics described above. The Site and its immediate setting are urban, and university faculty buildings and student accommodation uses are typical of this character area.

3.8 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study[1] to identify the varied character across the city. The study sets out the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.

3.9 An Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy[3] is included in **Figure 3, Appendix 2**, the Site Location is indicated as a red dot

3.10 The Site is situated within the 'City Centre' Strategic Character Area and within the northwestern portion of the 'Higher Education Precinct (HEP)'.

3.11 The City Centre is described in the characterisation report as:

"Underlying natural form

The city centre stands on a gentle spur of land extending from the east within the area of gentle transition between the higher land to the north and lower, flatter land to the south and is bounded on three sides by the valleys of the Rivers Irwell, Medlock and Irk. The ground levels of the current day city centre also gently respond to the remaining impression left by lesser, and now culverted, water courses such as the River Tib and Shooters Brook that cross the area.

Urban form

The urban form is one of contrasts. Despite an urban history dating from Roman times, the principal remaining influence of the pre-Victorian era on the city centre urban form is the street pattern in the historic core and routes that radiate from it and that respond organically to topography and other landscape features.

While some built form remains of both Medieval and Georgian Manchester, the core area is principally a mix of development from the Victorian period onwards with some localities often displaying a predominance of a particular age and style of built form and others having a more eclectic mix. A series of colliding street grids - with origins in the Georgian period but mainly dating from the Victorian period - have informed both the original and subsequent built development and the legibility and permeability of the city centre. The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings. Other than open spaces relating to transport infrastructure, the core has a relatively modest amount of open space (when compared to built floorspace) principally in the form of larger, high quality civic spaces but also with some smaller, much greener and less formal public gardens. The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.

The urban form around the core reflects the economic, social and physical dynamic of the city's on-going evolution and transition from the core to the outer areas. It contains a mix of building ages, types and quality but with a predominance of often lower scale

[3] Local Development Framework: Strategic Level City – wide Urben Characterisation for Core Strategy, November 2010, Manchester City Council

built form a greater sense of space and lower density arising from areas of cleared, previously developed land. Mancunian Way forms a more distinct boundary to the southern edge of the City Centre than elsewhere along the remainder of the Inner Relief Route or along the River Irwell where the city centre character extends outwards.

Use, activity and movement

The diversity and intensity of use, including over extended periods of any 24 hour day, reflects the regional (as well as city) centre role of the area. The predominant use in any particular part of the city centre can vary in relatively short distances to give pockets with particular use and activity characteristics. However, the over-riding character of the core area is a dense mix of nonindustrial commercial uses, a predominance of regionally and locally significant uses and activities (including events) and a notable number of residential apartments. By comparison, outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use. The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards.

Activity in the city centre, in part, derives form the area as the focus of road, water and rail routes which often have historic origins that continue to both inform the development of the city centre and contribute to its distinctive appearance and character. Particular activity 'hot-spots' can occur where routes cross and opportunities to change travel mode are presented such as at railway stations, and tram and bus stops."

3.12 The HEP is described in the characterisation report as:

"*Underlying natural form*

The locality where the City Centre and HEP character areas merge is demarcated by the gentle, but noticeable, valley slopes in the immediate vicinity of the River Medlock from which the HEP stretches away southeastwards, following Oxford Road, as a relatively level area.

Urban form

The main Oxford Road highway runs centrally through the length of this area and, prior to the mid 1700's, would have passed through largely open countryside.

The character of the area today is very much linked to Oxford Road as the focus of the city's major education and medical facilities in a significant number of often large, institutional buildings. These clearly relate to and define the Oxford Road frontage and give the wider area a particular sense of scale and gravitas. A number of these imposing buildings date from the later 1800's and often are in stone but also some in red brick with Portland stone or terracotta detailing. Many are from the 1950's onwards and set in soft landscaped areas and represent every period of the modern era in terms of style and elevation materials, and this process of evolution continues today with recent and on-going development at the hospital and two universities.

There still remain some limited examples of the original development of the area for higher status villas and town houses for the wealthy moving out of the urban core as it began to industrialise. However, underlying the area is the still legible but fragmented grid-street pattern that was laid down when the area was subsequently overwhelmed by workers housing of the 1800's including to serve new mills in the vicinity of the township of Chorlton-upon Medlock. Virtually all trace of the residential areas was swept away as part of their 1950's and 1960's comprehensive redevelopment, but vestiges of often domestically scaled civic and commercial buildings that served the township still survive - principally along the Oxford Road frontage and around All Saint's Square that was an integral part of the grid-iron.

Use, activity and movement

Not unexpectedly the area is dominated by the educational and hospital uses either directly or with ancillary uses and activity. The HEP, particularly during university term-time, is a highly active and vibrant extension to the city centre including into the night-time. The Oxford Road frontage is particularly busy with a host of student facilities, performance venues, museums, shops and bars. In contrast, since being established in the late 19th Century, Whitworth Park (at the southern extent of the HEP) has remained as a large and more relaxed green public space of sweeping lawns and mature tree planting for recreation and occasional events.

Oxford Road is an extremely busy pedestrian and vehicle route which heightens the overall sense of activity along its entire length. Other than for a limited number of east-west roads it is pedestrians that predominantly permeate the area between (but without often reaching) the Cambridge Street and heavily trafficked Upper Brook Street routes that broadly define the HEP to the west and east respectively."

Townscape Elements

3.13 The following elements have been identified as contributing to the townscape character of the Site and surrounding area. They also influence the visibility between the Site and the wider townscape.

Land Use

3.14 The buildings within the Site are used for student accommodation and a nursery (within the northern portion of the building in Weston Hall), and conference halls and a hotel accommodation (within the southern half of the building Pendulum Hotel).

3.15 The Site sits within an area dominated by university (education) buildings with associated ancillary uses, including student accommodation and faculty buildings. A multistorey car park is located along the northern boundary. Beyond this car park and the railway line lies the Whitworth Conservation Area, where land uses comprise high-density residential blocks and office buildings. Another hotel (the Ibis) is located at the north-western tip of the Site, outside the Site boundary.

3.16 The area to the south of the Site, beyond the Mancunian Way, comprises relatively low-density residential areas made up predominantly of terraced buildings. Building heights in this area generally range from two to three storeys, interspersed with some 8–9 storey blocks of flats. Buildings typically have a domestic character; the terraced

properties are primarily constructed of red brick, some with rendered elevations, and feature tiled pitched roofs and brick chimney stacks.

Urban Structure and Built Form

3.17 The Site itself forms a broadly single rectilinear block, surrounded by development ranging from 2 to 9 storeys, particularly to the north. There are, however, several taller buildings associated with the University in relatively close proximity.

3.18 The existing development within the linear block has limited architectural and townscape value. The Site comprises four- to six-storey buildings situated along a broadly east–west alignment and arranged around a series of courtyards and open spaces. Access to the development is from a central arrival point on Sackville Street; to the south is a glazed entrance to the Pendulum Hotel, while the entrance to Weston Hall is concealed within an internal arrival courtyard. Due to the level changes across the Site, there are limited windows on the building perimeter facing surrounding roads, resulting in largely private but generally inactive frontages around the Site. Some incidental lawn areas adjacent to the street and within the Site are accessible to students.

3.19 The surrounding townscape comprises a large, regular grid pattern generally located to the north of the Mancunian Way and west of Upper Brook Street. These areas are permeated by pedestrianised routes, public realm and urban squares, including Sackville Gardens and Vimto Park. Buildings within this wider area include grand institutional structures alongside more domestically scaled buildings. Directly adjacent to the Site to the south is the Faraday Building (12 storeys), and to the west Circle Square (36 storeys) forms a prominent skyline feature.

3.20 To the south, beyond the Mancunian Way, lies the residential area of Ardwick, characterised by a finer urban grain with rectilinear blocks defined by narrow residential streets arranged in a grid pattern. This area is predominantly composed of residential terraces on small-scale plots, interspersed with occasional high-rise blocks of flats. A cluster of industrial and commercial buildings is located adjacent to the Mancunian Way, north of the main residential area. Ardwick Green South (A6), a key commuter route into the city, runs through Ardwick and is heavily trafficked. The area also contains several public open and amenity spaces, including Gartside Gardens and Ardwick Green Park, which incorporate play areas and MUGAs.

3.21 The Site sits within an area increasingly referred to as the “southern arc”, which is experiencing significant high-rise development. Situated between the Mancunian Way and the Altrincham Viaduct, this area is visually and physically separated from the historic cores to the north while providing a logical location for sustainable development and the creation of an emerging city skyline.

Movement and Connectivity

3.22 The courtyards within the Site are not publicly accessible and are intended for residents’ use only.

3.23 route abuts the southern boundary of the Site. This raised area includes a paved walkway with benches, planters, and cycle storage. The route is publicly accessible, connecting Sackville Street to Princess Street and the wider highway network beyond.

While the route provides convenient access, it is not particularly attractive or vibrant, with limited active frontage onto the space, except for a single entrance to the Manchester Institute of Biotechnology building.

3.24 There is no vehicular access into the Site. However, Charles Street and Sackville Street directly abut the northern and eastern Site boundaries. A car park lies along the western boundary, accessed from Princess Street; this car park is currently not in use and forms a gap Site adjacent to the Site boundary.

3.25 Beyond the immediate Site setting, the surrounding roads connect to main commuter routes and the wider highway network, including Princess Street, Upper Brook Street, and the Mancunian Way.

Vegetation and Open Space

3.26 Vegetation within the Site is limited to the amenity spaces, consisting of ornamental shrubs and incidental lawned areas.

3.27 Public open space within the immediate surrounds of the Site and the wider Study Area includes:

- **Sackville Gardens** (located c.740m to the north of the Site) – a relatively small public park in central Manchester, situated next to Canal Street in the city's Gay Village and within the Whitworth Conservation area flanked on most sides by listed buildings. The park features open lawns, trees, flowerbeds, and benches. The park includes the Alan Turing Memorial, a bronze statue , as well as the Beacon of Hope, sculpture. The park includes landscaped areas and connecting footpaths through desire lines across the area. It has a vibrant setting, and serves as both a place of reflection and a symbol of LGBTQ+ pride and community.

- **Vimto Park** (located c.100m to the north west of the Site) – A small open green space on Sackville Street, adjacent to the University of Manchester and the Altrincham Viaduct, within the Whitworth Conservation Area. The space provides a modest area of open grass with several mature trees, seating, and informal pathways. Its most notable feature is the "Vimto Monument," a carved wooden sculpture of the Vimto soft drink. Although limited in scale and facilities, Vimto Park contributes positively to the local townscape by providing visual relief, biodiversity, and a quiet recreational space.

- **Altrincham Street and amenity spaces within the University Campus** (located c.55 north west and west of the Site) - Pedestrian routes adjacent to the viaduct and through gardens set around university buildings. These spaces include benches and lawned areas for relaxation, but their primary purpose is to provide traffic-free linkages between campus facilities and the wider townscape.

- **Circle Square** (approximately 250m west the Site) – Public open space within the innovation district of the City Centre, near the university area. The space is surrounded by a mix of residential, commercial, and leisure facilities. The central green comprises two large lawned areas lined with trees, planters, and seating..

- **Amenity Space within the Residential Area of Ardwick** (located c.500 – 600m to the south and south east of the Site) – A mixture of small informal open spaces throughout the residential area and local parks, including play areas and sports facilities.

Topography

3.28 The Site falls from the northeastern corner at 35.9 AOD to 32.2 AOD at the southwestern corner, in line with the wider townscape setting where the land generally falls towards River Medlock.

3.29 The pedestrian link to the south of the Site sits at a raised level and views from this area overlook the Site. The River Medlock which once crossed the Site, has been culverted at the southwest corner and diverted away from the Site. Other than the presence of a bridge along Princess Street the River Medlock cannot be perceived from within the Site and the majority of the immediate townscape setting.



Figure 3.1: Weston Halls viewed from Sackville Street, demonstrating a lack of active frontage at street level



Figure 3.2: **Pendulum Hotel visible in the middle distance, with glazed entrance onto Sackville Street; ramp up to the pedestrian route to the south of the Site can be seen in the middle distance.**



Figure 3.3: **Existing building within the Site visible from Princess Street, steps and ramps to the pedestrian link along the southern boundary visible in the foreground. Road level bridge over River Medlock also visible in the foreground.**



Figure 3.4: **Weston Halls viewed from Charles Street, demonstrating a lack of active frontage at street level due to the level changes across the Site**



Figure 3.5: Raised walkway providing east – west connection and area of public realm located to the south of the Site.

Local Townscape Character Areas (LTCAs)

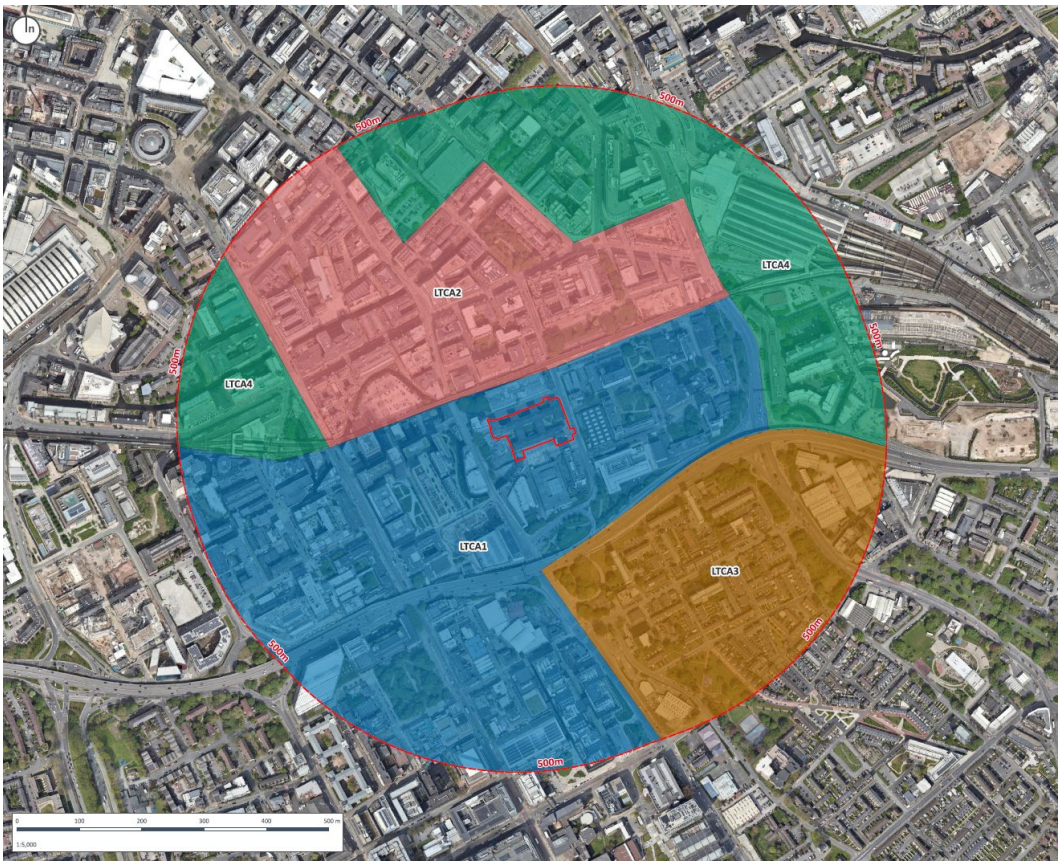
3.30 In order to define townscape character receptors at a scale appropriate to the Site and surrounding context, a townscape character assessment has been undertaken as part of the baseline townscape assessment. This identified local townscape character areas (LTCAs) in the area surrounding the Site.

3.31 The LTCAs are local areas of townscape which share common qualities and characteristics and provide a finer grained analysis to that set out in the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) and the National Landscape Character Assessment. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. The LTCAs are largely characterised by the mix of land uses and scale of existing development.

3.32 The Townscape Study Area for assessment of potential impacts of the Proposed Development on townscape character has been defined as the area within 500m radius from the centre of the Site. This is the area within which the Proposed Development has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Development would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

3.33 Within the Townscape Study Area, four LTCAs which share common features and characteristics have been identified. Theses LTCAs are illustrated at **Figure 4, Appendix 2** and listed below:

- LTCA1 – University Buildings, Living and Ancillary Uses;
- LTCA2 – Whitworth Conservation Area (includes part of George Street Conservation Area);
- LTCA3 - Residential area of Ardwick; and
- LTCA4 – Manchester City Centre.



LTCA1 – University Buildings, Living and Ancillary Uses

3.34 This townscape character area includes the Site and the streets which extend east and west across Oxford Road and Princess Street and north off the Mancunian Way towards the City Centre. The character area covers the various university buildings including lecture halls and the library, and student accommodation. With Manchester Metropolitan University – All Saints Campus located to the southwest of the Site and University of Manchester (formerly UMIST) abutting the Site to the south and east.

Photographs demonstrating the character of LTCA1 - Universities Area

	
The existing Weston Halls and Pendulum Hotel viewed from Sackville Street.	Large institutional buildings adjacent to the Site
	
Pedestrianised route on the edge of the Conservation Area looking east towards the City Centre and university campus' and recent development at Circle Square.	Amenity spaces within the University of Manchester campus, enclosed by facility buildings.

	
Faraday Building located within the character area to the south of the Site.	Renold Building, recently listed as a Grade II listed building in the University of Manchester Campus (former UMIST).

3.35 The key characteristics of LTCA1 include:

- A city centre fringe area, the buildings are predominantly formed by institutional buildings associated with the universities.
- Gently falling topography, north, towards the River Medlock.
- Oxford Road And Princess Street are a primary link through the area. Oxford Road has two lanes for traffic, a bus lane, as well as generous wide footpaths and segregated cycle lanes on both sides of the route; this is a popular and well-known link between the City Centre and universities. Princesses Street varies from two lane and single lane for traffic, with footpaths; it is also a key arrival route into and through the city.
- Built form is laid out on a fragmented grid street pattern.
- Built form generally has large footprints, interspersed with smaller scale buildings of student accommodation.
- Some Grade II listed buildings are located within the area located to the south west generally focused around the All Saints campus of Manchester Metropolitan University; with a cluster of Grade II listed assets (including the Renold Building) and locally recognised non designated heritage assets to the east of the Site at the University of Manchester.

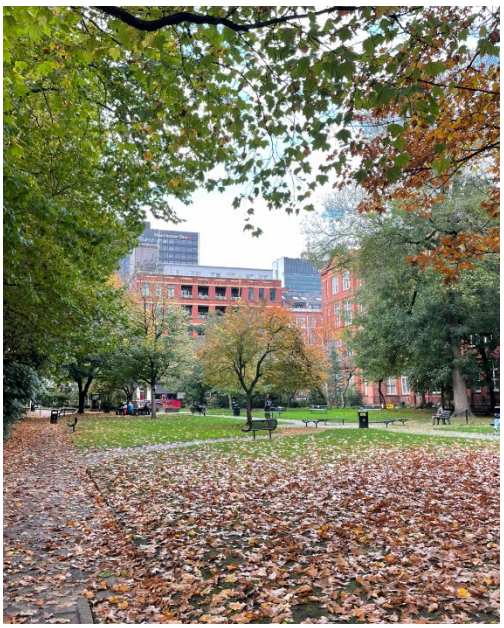
- Recent development has introduced height to character area, with development at Circle Square reaching up to 36 storeys.

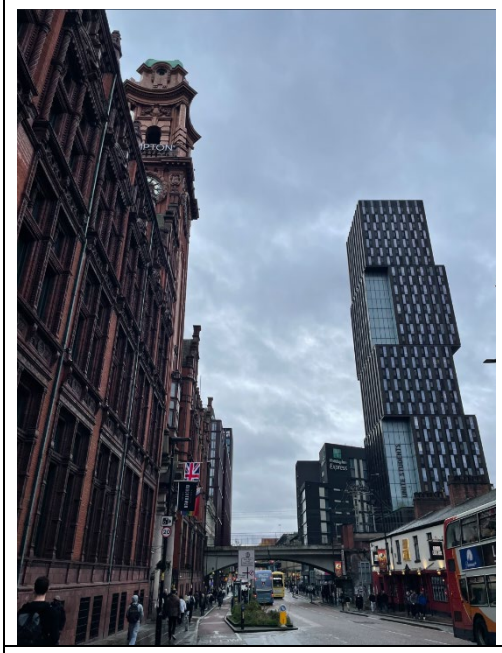
- Areas of public realm includes Circle Square, the pedestrianised areas of Altrincham Street and the small amenity lawned space associated with the university of Manchester campus. To the south west of LTCA is All Saints Park, located centrally to Manchester , Metropolitan University, All Sanits Campus.

3.36 LTCA1 is considered to be of **Medium Value** contains some isolated townscape features which relate to designated heritage assets and the universities; generally an unremarkable/ordinary townscape, some recent regeneration has introduced vibrancy and a sense of place to the area.

LTCA2 – Whitworth Conversation Area

3.37 This LTCA2 lies to the north of the Site, and comprises follows the extent of the Whitworth Street Conservation Area and partially into the George Street Conservation Area.

Photographs demonstrating the character of LTCA2 - Whitworth Conversation Area	
	
Buildings filling street block to back of pavement	Sackville Gardens

	
View from the edge of the Conservation Area looking along Oxford Road towards the university campus	Distinctive warehouse buildings along Whitworth Street

3.38 The key characteristics include:

- The area comprises a generally rectilinear grid system that overlays the River Medlock.
- The topography in the area generally sloped down towards the river to the south.
- The built form comprises predominantly Victorian and Edwardian listed buildings (Grade II and Grade II*) erected between 1850 and 1920 and reflect the historical importance of the textile industry in the city.
- The buildings tend to fill the street block with the built form covering the entire Site up to the back of pavement, in some location service access is at ground level and passing right though the buildings creating a large opening at the street level with decorative iron gates.
- The materiality, detailing and heights of the warehouses along Princess Street and Whitworth Street are distinctive to this area and this era of development.
- Public realm includes the vibrant Gay Village and open spaces along the canal; Sackville Gardens and the Vimto Park .

- There is a large area of hard standing void of development that lays between the Site and the railway viaduct, and the River Medlock; this space is currently used for city centre car parking.

3.39 LTCA2 is considered to be of **High Value** as it is covers both the Whitworth Street Conservation Area and George Street Conservation Area

LTCA3 – Ardwick Residential and Commercial Areas

3.40 This townscape character area lies to the south east of the Site and comprises the northern fringes of Ardwick residential and commercial areas.

Photographs demonstrating the character of LTCA3 - Ardwick Residential and Commercial Areas	
	
Gartside Gardens, surrounding by 2-3 Storey terraced housing with high density flats visible in the distance	Cars and roads dominant, terraced housing and blocks of flats typical of the area

	
Typical terraced housing of the Ardwick area	View from Ardwick Green Park, urban park, with cranes visible on the sky line

3.41 The key characteristics of LTCA3 include:

- A city centre fringe area of residential development with varying townscape quality.
- Separated from the main City Core by the Mancunian Way and traversed by the Ardwick Green South / A6.
- Buildings are generally 2-3 storeys in higher, terrace blocks with back gardens, interspersed with some taller (8 - 10 Storey) large-scale residential apartment blocks. Car parking on the road and car parks at the apartment blocks are a prominent feature in the street scene.
- There is a small area to the east of the character area that comprises of low rise commercial units with large building footprints.
- Gartside Gardens and Ardwick Green Park located to the south and east of the residential estate provides some amenity.
- Channelled views along the routes through the area towards the city centre and university campus, views often include tall buildings in the background.

3.42 TCA3 is considered to be of **Low Value** based on the varied condition of the townscape, generally ordinary townscape area with some degraded and rundown areas including vacant plots.

LTCA4 – Manchester City Centre

3.43 This townscape character area is located to the north-west and north east of the Site, either side of the Whitworth Conservation Area. It covers the areas around Oxford Road Station to the west and Piccadilly Station to the east and extents north towards the city centre.

Photographs demonstrating the character of LTCA4 – Manchester City Centre	
	
Contemporary residential development along Whitworth Steet	View from the Station Approach at Oxford Road Station

	
Pedestrian links and public realm on the station approach at Picadilly Station	

3.44 The key characteristics of the area include:

- Outer edge of the vibrant city centre area of Manchester.
- 7 – 10 storeys developments including former industrial warehouse converted to office uses with more contemporary residential development located along Whitworth Street and Aytoun Street.
- Primary arrival into the City Centre, including primary road Whitworth Street (B6469), and train viaduct into Oxford Road Station to the west, and Piccadilly Station to the east.
- Limited areas of public realm except for the towpath walking routes along the Rochdale Canal and station approaches.
- Some listed buildings interspersed through the area, including The Tootal Buildings Grade II* to the west and the City Police Courts Grade II* to the east.

3.45 LTCA4 is considered to be of **Medium Value** as it contains some isolated townscape features which relate to designated heritage assets, and its vibrant city centre character, but is otherwise of unremarkable quality.

4. Visual Amenity Baseline Appraisal

4.1 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site, key views in the vicinity of the Site (including protected views) and key visual receptors likely to be affected by the Proposed Development. In this context, the term 'Site' is used to refer to the full extent of the Site and the existing buildings within this.

4.2 Key 'representative views' were identified which reflect the character and quality of typical views from the key visual receptors, and to form the baseline against which the visual effect of the Proposed Development could be assessed. As mentioned in the introduction the selection of representative views to be included within this TVIA were discussed and agreed with officers at MCC as part of the pre-application discussions and the EIA Scoping Process. As well as through liaison with Historic England.

Local Visual Amenity

4.3 The Site itself is unremarkable, the development is dated but in use; the pedestrian link to the south of the Site provides a convenient link through the university campus but dominated by hard surfacing and dated street furniture and provide little visual amenity. The closed off areas of planting to the perimeter of the Site mainly comprise of small lawn areas with hedgerows set behind iron railings adding limited visual amenity to the development.

4.4 Key positive contributors to the visual amenity of the area surrounding the Site include: the listed buildings located to the north of the Site, and Vimto Park and Sackville Gardens to the north and north east.

Extent of Visibility

4.5 Due to the existing built-up area and the relatively low rise built form within the Site, views of the Site are limited to the immediate vicinity. The principal views of the Site are currently experienced from the roads that directly border the Site.

4.6 Zone of Theoretical Visibility (ZTV) mapping of the Proposed Development has been undertaken to understand the potential future extent of visibility of the Proposed Development and to identify visual receptors with potential to be affected by the proposals. The ZTV mapping was also based on the available lidar data of the existing buildings within the study area. It provides sufficient information to allow the general extent of visibility of the proposals to be understood and to assist in the identification of visual receptors and selection of representative viewpoints.

4.7 The ZTV mapping for the Proposed Development is included at **Appendix 3** and has been used to identify the key visual receptors with potential to be affected by the proposals which are set out below.

Visual Receptors

4.8 Visual receptors are defined as the groups of people who may be affected by changes in views and visual amenity. They include people passing through publicly accessible places e.g. by foot, car, bicycle or public transport, people living and working in an area and people visiting or engaged in recreational activities.

4.9 The key visual receptors which have been identified with the Study Area with the potential to be affected by the Proposed Development are set out in the **Table 4.1** below.

Table 4.1: Key Visual Receptors

Receptor	Commentary
1. Open Space users in Sackville Gardens	The area of public open space is central to the Whitworth Conservation Area and located north of the University of Manchester, immediately to the north of the Site. The gardens are partially enclosed by surrounding buildings and mature trees within the space. Users of the gardens benefit from views framed by mature tree cover, open lawns, and landmarks such as the Alan Turing statue and the Beacon of Hope memorial, which provide focal points of both visual and cultural interest. The mature tree canopy along the edges of the gardens contributes positively to local visual amenity, softening the surrounding hard urban edges and enhancing the character of adjacent streetscapes. Looking south from within the gardens, views are channelled along Sackville Street towards the Altrincham Viaduct and the Site beyond. The existing building within the Site is set back from the road and is not clearly visible in these views. The scene is characterised by a strong urban composition, framed in the foreground by mature trees. The tree canopy provides a soft foreground element, partially filtering views while still allowing visual connections to the surrounding townscape. In the distance, the views are terminated by mid- to high-rise university and commercial buildings, which contribute to a sense of enclosure and reinforce the gardens' setting within a dense city-centre environment. The variety of building forms and architectural styles adds visual interest, while these outward views of the surrounding built environment emphasise the gardens as a green space and an area of relief within the urban context. Views are likely to be of high importance to open space users.
2. Open Space users in Vimto Park	This area of public realm is located north-west of the Site, beyond the railway viaduct, within the Whitworth Street Conservation Area. The park comprises open grassed areas and mature tree cover, which frame a central Vimto Monument. The space is generally well enclosed by the viaduct, mature trees and vegetation, and surrounding built form. Long-distance views out of the park are limited, often foreshortened by intervening buildings or filtered through vegetation.

	However, in some locations, breaks in the tree cover allow southward views towards the Altrincham Viaduct and city centre developments rising above the horizontal line of the viaduct. From the central lawn, looking south and south-west, gaps in the vegetation and viaduct arches provide filtered views towards the Site. The existing building within the Site is visible through the viaduct arches but does not rise above this horizontal feature. In these views, additional buildings further south and west in the city centre and around the University Campus are also visible. Views are likely to be of high importance to open space users.
3. Open Space users in Gartside Gardens	This area of public open space located within the Ardwick and Brunswick area of Manchester, approximately 1 km south-east of the city centre and 500m from the Site. The topography is generally flat and provides a modest sense of openness within its urban residential context, on the fringe of a City Centre. Views across the park generally comprises the lawns, paths, and mature trees with the occasional areas of play equipment, outdoor gym equipment or sports pitches in the foreground of the view. The vegetation, particularly along the boundaries of the gardens, provides enclosure and softens the immediate views. Surrounding the park are low rise residential buildings forming the Ardwick/ Brunswick Estates, with occasional glimpsed views of midrise development, local streets and parked vehicles. These features in the view demonstrate an urban character in the verdant setting of the park. In some locations on the outer edges of the park, the skyline of Manchester City Centre is discernible above and between intervening buildings and vegetation. From this orientation, taller structures such as high-rise commercial and residential towers form distant focal points, although their prominence varies with the seasons. In summer months, the tree canopy partially screens these features, while in winter there are clearer view. The overall visual character of the view is one of transition from suburban green space to more urban city centre. Views are likely to be of high importance to open space users.
4. Open Space users in Ardwick Green Park	This is a formal public park located within Ardwick, approximately 1 km south-east of Manchester city centre and 600 m from the Site. The park occupies a gently undulating area framed by the surrounding residential streets of Ardwick, characterised by 19th-century terraces, institutional buildings, and mature tree planting. Views across the park offer open aspects over the central green spaces towards the city centre to the north and north-west. A Grade II listed war memorial is located in the north-western portion of the park, and a cluster of Grade II listed buildings lies adjacent to the northern tip of the park, some of which front directly onto the park itself. Views within the park include generally open lawns, mature trees, and pathways that traverse the space. The formal landscape structure, with

	symmetrical pathways, boundary railings, and well-established tree belts, provides a sense of enclosure, with some glimpsed views between tree trunks and breaks in the tree canopy. Beyond the park, in the middle distance, views are foreshortened by the perimeter streets and buildings enclosing the site. These comprise predominantly two- to four-storey residential and institutional properties, including both historic and more recent buildings, forming a varied urban edge. The buildings and tree-lined edges of the park create a visual threshold between this contained green space and the wider city beyond. In limited locations, particularly in the northern portion of the park, the city centre skyline emerges above the Ardwick residential area, particularly along the north-western aspect where the ground gently falls towards the River Medlock and the city core. In these views, a range of mid- to high-rise structures, including modern commercial and residential towers, are visible on the skyline. The taller buildings act as landmark features of the city centre and emphasise the proximity of the urban core to this suburban park. The extent of visibility of the surrounding townscape from the park varies seasonally: in winter, views are more open through the tree canopy, whereas in summer, foliage provides additional screening. The overall character of the view is that of a suburban park, offering a contained green space within close proximity to the city centre. Views are likely to be of high importance to open space users.
5. Open Space users in St Peters Square	This area of public open space is located approximately 750 m north of the Site, beyond the dense built form of the city centre, and the Whitworth Street and George Street Conservation Areas. The space lies within the south-western extent of the Albert Square Conservation Area and adjacent to the northern boundary of St Peter's Square Conservation Area. A Grade II listed Memorial Cross is located in the southern portion of the space. It is flanked by a series of listed buildings, including Manchester Central Library, the Manchester War Memorial, and the Town Hall Extension (all Grade II*), as well as high-rise office buildings, which provide a degree of enclosure. The varied architecture contributes visual interest. The space includes benches, a water feature set in raised planters, and large street trees that soften and frame views of the surrounding built form. The area is predominantly paved and also accommodates a Metrolink station, which is a prominent feature and a key arrival point into the city centre. Due to its central location and the presence of the Metrolink station, the space is vibrant and well-used, providing traffic-free routes and desire lines through the area towards popular destinations across the city. Views from the square are generally foreshortened by the surrounding buildings, although some channelled views exist along adjacent roads and through gaps in the built form. In these views, high-rise buildings and city centre developments form a dominant backdrop. In some

	locations, particularly when looking south, the taller buildings of the city often terminate views or are visible as skyline features. The overall character of the view is that of a vibrant, popular urban city-centre environment. Views are likely to be of high importance to open space users.
6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	Sackville Street and Charles Street are secondary routes through the southern portion of the City Centre, both linking into Princess Street and Whitworth Street, which are primary routes through the area. Both roads comprise two lanes of traffic and benefit from pavements on both sides. Sackville Street borders the eastern Site boundary, while Charles Street borders the northern boundary. Directly adjacent to the Site, the existing built form is clearly visible from these routes. Due to the levels across the Site and the design of the existing building, the street scene is not particularly attractive, with the building turning its back on the majority of the roads. Bedroom windows for the student accommodation and hotel rooms are set high on the building elevations, resulting in limited to no active frontages along the streets, with the exception of the Pendulum Hotel entrance at the south-western corner of the building fronting Sackville Street. Charles Street, in particular, suffers from a lack of active frontages, with a multistorey car park located on the northern side of the route. Away from the Site, these roads are generally flanked by coherent building frontages. There are channelled views along both routes when travelling south and east towards the Site. Sackville Street follows a north–south alignment, with the northern portion fronted by listed buildings and passing through the Whitworth Street Conservation Area. Charles Street follows an east–west alignment, lying to the south of the Whitworth Street Conservation Area boundary. Both routes are generally enclosed by tall buildings, becoming more open nearer to the Site. Views and visual amenity along these routes are likely to be of moderate importance to road users and pedestrians. Along the southern Site boundary is an area of public open space providing access to some university facilities and creating an east–west link between Sackville Street, the University of Manchester campus, Princess Street, and the wider townscape beyond. The route is elevated, with views southwards foreshortened by large institutional buildings and views northwards more open, looking towards the existing building within the Site. The area is paved, with benches, cycle storage, and small planters. The design of the space is dated, and the area lacks vibrancy, with limited active frontages onto the space. As a pedestrianised area the views are likely to be of high importance to users of this space along a locally walked route.
7. Residents and road users within Ardwick (Mawson Road)	The residential area of Ardwick is located to the south of the Site, beyond the Mancunian Way. It is characterised by a network of primary and tertiary routes, including Mawson Road and adjacent residential streets. These routes are typically enclosed by two- to three-storey

	terraced and semi-detached housing, with intermittent areas of modern infill and small-scale commercial premises. The built form generally restricts and foreshortens views through the area. In some locations, particularly along more open road corridors, channelled views northwards towards the city centre are possible, with glimpsed views of taller buildings associated with the university campus and student accommodation blocks, providing a visual connection to the broader urban skyline. The Mancunian Way forms a clear visual and physical boundary to the north, with elevated traffic and associated infrastructure occasionally visible above intervening rooflines. The streetscape is strongly influenced by vehicular activity, with cars parked along roads and driveways contributing to a cluttered appearance. There is limited roadside vegetation or street trees, which reduces overall visual amenity and sense of enclosure. Overall, the visual character of this area is that of a city fringe residential neighbourhood, with restricted outward views and limited landscape features. In some locations, particularly looking north and west, taller buildings are visible and form a backdrop to the view. Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.
8. Pedestrians on the station approach to Piccadilly Station	Views from Station Approach, outside Manchester Piccadilly Station, are representative of a busy city-centre gateway and arrival point. The views are strongly influenced by adjacent transport infrastructure and the high volume of pedestrian and vehicular movement associated with the station. The built form in the immediate foreground is dominated by modern commercial and transport-related buildings of medium to large scale, typically four to ten storeys in height, creating a sense of urban enclosure. Looking south-west along the approach, views extend towards the Whitworth Street Conservation Area and the wider university buildings beyond. Elevated views from the station entrance and immediate areas include a mix of historic brick and stone buildings associated with late Victorian and Edwardian development, which contribute positively to townscape character and provide visual interest. Beyond the conservation area, distant glimpses of the University of Manchester campus are visible, with taller student accommodation buildings in the middle distance adding to the evolving skyline on the southern edge of the city. The overall character of the view combines heritage assets with modern institutional and commercial buildings, reflecting the transitional character between the city-centre core and the university campus. The public realm at Station Approach is vibrant and busy, with signage, street furniture, and constant pedestrian activity creating visual clutter at street level. There is limited vegetation or soft landscaping, and vehicular movement associated with taxis and buses contributes to a sense of congestion.

	Views are likely to be of high importance to those arriving in the city, on a predominantly pedestrianised route/ open space.
9. Pedestrians and Road users Princess Street (A34)	Princess Street is a primary route into Manchester city centre, broadly aligned north–south, passing to the west of the Site beyond the western boundary and adjoining car park. To the north, the route extends through the Whitworth Street Conservation Area, George Street Conservation Area, and Albert Square Conservation Area. The townscape along this corridor therefore has a strong architectural and historic character, with many listed buildings contributing to a cohesive and attractive, yet distinctly urban, streetscape. The majority of the route is enclosed on both sides by continuous frontages of medium- to large-scale built form, creating a strong sense of containment and channelled views along the corridor. The route is heavily trafficked, accommodating cars and buses, and, to the north near St Peter's Square, the road is traversed by the Metrolink. As a result, the street is busy. Views along Princess Street are typically channelled by the alignment of buildings, with subtle changes in curvature and gradient causing views to terminate frequently on middle-distance buildings. Many of these terminating buildings are listed or of historic interest, providing visual punctuation and enhancing the character of the street. Due to this built enclosure, visibility towards the Site is limited for much of the route when travelling south. In close proximity to the Site, the existing building within the Site boundary becomes visible across a grass verge adjacent to the road. However, the building does not positively contribute to views, with service areas and inactive edges. Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.
10. Pedestrians and road users on Upper Brook Street (A34	This route is a primary road and a key commuter corridor into the city centre. It is generally wide, heavily trafficked, and in some sections forms a dual carriageway, with footpaths on both sides. When travelling north towards the city centre and the Site, the route is flanked by a variety of built forms with mixed uses. To the west, buildings associated with the University of Manchester range between four and six storeys in height, typically with large footprints set around areas of public open space. To the east, there is a mix of commercial premises and residential neighbourhoods, including parts of Ardwick and Brunswick. These areas are generally characterised by two- to three-storey terraced housing interspersed with occasional high-rise apartment blocks. Views along the route are typically channelled by the urban built form, with long-range views framed towards the Mancunian Way and the city centre beyond, where taller city-centre buildings form a backdrop. Occasional street trees and small areas of amenity green space provide

	moments of visual relief and help soften views within this city-fringe townscape. Views towards the Site itself are largely screened by intervening roadside vegetation, the elevated Mancunian Way, and surrounding buildings. Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.
11. Pedestrians and road users on Ardwick Green South (A6)	This route is a primary road and a key commuter corridor into the city centre. It is generally wide, heavily trafficked, and in some sections forms a dual carriageway with footpaths on both sides. When travelling north towards the city centre and the Site, the route is flanked to the west by a petrol station, a large school, commercial units, and student accommodation, while to the east lies Ardwick Green Park. Views along the route are typically channelled by the urban built form and the large, mature trees along the park's edge, which frame long-range views towards the city centre, with taller buildings forming a backdrop. The trees on the park edge, along with public open spaces to the north of the route, provide visual interest and help soften views through the urban setting. Views towards the Site itself are largely screened by intervening vegetation, the elevated Mancunian Way, and surrounding buildings. Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.
12 Pedestrians on the station approach to Oxford Road Station	Oxford Road Station Approach lies to the west of the Site, within the southern edge of Manchester's city centre. The area is busy, with high pedestrian activity associated with the station and frequent vehicular movement, primarily taxis. There is limited vegetation or tree cover, providing minimal softening or screening of the surrounding built form. Views from the station arrival space are characterised by transport infrastructure, including the elevated Oxford Road Station viaduct, associated stairways, and active ground-level frontages of cafés, bars, and small commercial units. The streetscape is narrow and enclosed by built form, typically four to six storeys in height, creating a strong sense of enclosure. Looking east from Station Approach, the Site itself is largely screened by intervening built form, including the cafés and bars in the foreground. Beyond these, a mix of historic and modern architecture rises above the immediate buildings. The prominent Kimpton Tower and the red- and buff-brick façades of former industrial and warehouse buildings within the Whitworth Street Conservation Area contribute to a distinctive and cohesive character. In the background, taller contemporary student accommodation and university-related developments are visible. These structures, generally ten to twenty storeys in height, introduce vertical elements to the skyline and serve as visual markers of the university campuses. Their larger scale and modern materials contrast with the finer-grained,

	traditional character of the conservation area buildings, creating a layered and evolving townscape composition. Views are likely to be of high importance to those arriving in the city, on a predominantly pedestrianised route/ open space.
13. Users of the Mancunian Way	The Mancunian Way is an elevated, heavily trafficked arterial route around the city centre. It is a dual carriageway, used exclusively by motorists, and is located to the south of the Site, beyond adjacent facility buildings. Views experienced by users of the road are dominated by a mix of modern commercial and residential buildings, including tall university campus structures. The character of views along the Mancunian Way varies: in some sections, the road is flanked by buildings and vegetation, reducing the sense of openness, while in others, users enjoy clear, elevated views across the city. In limited locations, oblique glimpsed views into the Site are possible, with the existing building visible. These views are experienced at speed and are therefore fleeting. Views and visual amenity likely to be of moderate importance to road users travelling along this route.

Representative Viewpoints

4.10 Twelve 'representative views' or 'RVs' have been identified, which demonstrate the character and quality of typical views from the key receptors and to inform the baseline against, which the visual effect of the Proposed Development could be assessed. The representative views are summarised in **Table 4.2** and a viewpoint location plan is provided at **Figure 5 and 6**, ***Appendix 2***. Photographs of each of the representative views are also included in **Appendix 4.**

4.11 **Table 4.2** also identifies the visualisation type that was recommended to be prepared for each RV. It was recommended that due to the planning permission being submitted in detail, a combination of Photowire and Photomontage Type 4 verified visualisations should be produced to support the TVIA work:

- Photowire will be used for longer distance views. The photowire views illustrate the massing of the Development and demonstrate how it is experienced in the wider townscape and in relation to other built form.
- Photomontage views will be used for close proximity views of the scheme, to illustrate the proposed appearance and façade treatment of the proposals.

Table 4.2: Representative Viewpoints

No.	Location	Visualisation Type	Commentary
RV1	Sackville Gardens	Type 4: Rendered photomontage	Representative of open space users of Sackville Gardens and LTCA 2
RV2	Vimto Park	Type 4: Rendered	Representative of open space users of

No.	Location	Visualisation Type	Commentary
		photomontage	Vimto Park and LTCA 2
RV3	Gartside Gardens	Type 4: Photowire	Representative of open space users of Gartside Gardens
RV4	Ardwick Green Park	Type 4: Photowire	Representative of open space users of Ardwick Green Park
RV5	St Peters Square	Type 4: Photowire	Representative of open space users of St Peters Square
RV6a	Sackville Street	Type 4: Rendered photomontage	Representative of users of Sackville Street and LTCA 2
RV6b	Sackville Street	Type 4: Rendered photomontage	Representative of users of Sackville Street and LTCA 2
RV6c	Charles Street	Type 4: Rendered photomontage	Representative of users of Charles Street and LTCA 1
RV6d	Locally walked route to the south of the Site	Type 4: Rendered photomontage	Representative of users of the locally walked route to the south of the Site and LTCA 1
RV7	Mawson Road	Type 4: Rendered photomontage	Representative of the residential views and views from the routes throughout the area of Ardwick and LTCA 3
RV8	Station approach to Piccadilly Station	Type 4: Rendered photomontage	Representative of the views experienced from the station approach, Piccadilly Station and LTCA 4
RV9a	Princess Street	Type 4: Photowire	Representative of users of Princess Street
RV9b	Princess Street	Type 4: Rendered photomontage	Representative of users of Princess Street and LTCA 2
RV9c	Princess Street	Type 4: Rendered photomontage	Representative of users of Princess Street and LTCA 2
RV10a	Upper Brook Street	Type 4: Photowire	Representative of users of Upper Brook Street
RV10b	Upper Brook Street	Type 4: Photowire	Representative of users of Upper Brook Street
RV10c	Upper Brook Street	Type 4: Rendered photomontage	Representative of users of Upper Brook Street and LTCA 1
RV11	Ardwick Green South	Type 4: Photowire	Representative of users of Ardwick Green South
RV12	Station approach to Oxford Road Station	Type 4: Rendered photomontage	Representative of the views experienced from the station approach, Oxford Road Station and LTCA 4

5. Townscape and Visual Assessment of Effects

Approach to Assessment

5.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken following design freeze. The assessment is based on the scheme information as set out in the Chapter 4: Development Specification of the ES and the planning application drawings produced by Simpson Haugh Architects and Planit Landscape Architect; together with the technical visualisations produced for the scheme prepared by Virtual Planit. Reference has also been made to the CGIs and detailed information on design quality and materials provided in the Design and Access Statement.

5.2 The methodology and approach in undertaking this impact assessment is summarised in ***Appendix 1*** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

5.3 A separate night-time assessment was not undertaken as it was considered that effects after dark would be no greater in magnitude than those described for the completed development. However, in general terms, the Proposed Development would be visible after dark as a result of internal lighting and external lighting in the surrounding public realm. This lighting would be seen in the context of other lighting in the surrounding urban area and would not appear out of place or incongruent in this city centre context.

Overview of Proposed Development

5.4 The Proposed Development for application submission is described as:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with a 8-storey intermediary link building, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of 24 storeys with a 8-storey intermediary link building, together with associated amenity space, external landscaping, and highways works."

Construction effects

5.5 The key aspects of the construction phase which have potential to affect the townscape and visual receptors have been identified as: demolition and groundworks associated with the removal of the existing building, temporary structures and hardstanding; construction machinery (including tower cranes), material stock piles, scaffolding, vehicle movements, contractor Site offices and compounds, and the incremental appearance of the new built form during the construction process. On

account of the existing construction works taking place in the City Centre, many of these elements are already present in the local surrounding townscape and form part of the existing baseline experience of views.

5.6 Any effects arising during the construction phase are regarded as short term or temporary effects and have therefore not been separately described. However, in general terms, the construction effects of the Proposed Development would be no greater in magnitude than those described below for the completed development but would generally be considered to be either Neutral or Adverse effects. The exception to this is effects caused by the tower cranes associated with the development. These would be visible from a wider area than the completed development itself; slightly increasing the magnitude of change. They would form noticeable skyline features in views from the surrounding area. However, tower cranes are temporary features, are relatively commonplace features within the city centre and they would be seen in the context of other cranes associated with other building works taking place in the surroundings. They would therefore not significantly alter the townscape character or views.

Operational effects

5.7 The key aspects of the Proposed Development, once complete and operational, that are likely to affect the townscape and visual receptors, have been identified as follows:

- **Introduction of a new PBSA development:** The scheme includes active frontages onto surrounding roads and a new semi-private garden area within the southern portion of the Site. While this space would not be publicly accessible, it would be visible and contribute to the perception of vibrancy and activity in and around the new building and adjoining streets.

- **Improved pedestrian experience and visual amenity:** High-quality architecture with active frontages will enhance streetscapes immediately adjacent to the Site. Tree and shrub planting will soften views of the development, provide visual interest, and allow glimpsed or elevated views into attractive open spaces and landscaped garden areas to the south of the Site.

- **Regeneration of the Site:** The Proposed Development will regenerate the existing block while respecting the established urban grain, in line with wider planned regeneration in this area.

- **Increased height and massing:** The scheme is delivered in two phases:

  - To the east of the Site - a 50-storey tower on the southeastern corner, a 17-storey building, and a connecting 8-storey element, fronting Charles Street and Sackville Street.

  - To the north and west of the Site – a 33-storey tower on the northwestern corner, a part-24 and part 8-storey, and a connecting 1-storey element, fronting Charles Street.

- **Use and quality of development:** The buildings will comprise student accommodation, semi-private amenity space, and the potential for publicly

accessible open space to the south as the area regenerates. All buildings and associated open spaces will be of high architectural and design quality, enhancing the built form and townscape of the immediate setting, affecting both local and long-distance views, and introducing new elements to the skyline.

- **Landscape improvements:** Existing low-quality shrub beds and lawns will be removed and replaced with extensive new green space, including tree planting, shrub areas, and lawns. These enhancements will improve visual amenity, provide biodiversity net gain, and compensate for the loss of existing vegetation.

Primary and Tertiary Mitigation

5.8 Effects on the identified townscape and visual receptors have been mitigated through the design and layout of the Proposed Development as defined in **Chapter 4: Development Specification** of the ES. Key primary mitigation elements which have been evaluated as part of the operational stage assessment are summarised below.

- **High architectural and design quality:** The proposed buildings and landscape, as set out in the submitted plans, elevations, and Design and Access Statement, would positively contribute to the immediate townscape through elevation articulation, detailing, material selection, roofline treatment, and hard and soft landscaping.

- **Height and massing integration:** The height and massing of the proposed built form have been designed to respond to the surrounding context. The Site is located on the edge of the city, within an area capable of accommodating taller development, and identified in policy for regeneration. Two taller elements, the northwestern and southeastern towers that act as visual anchors, defining the development block and balancing the composition within its setting.

- **Reactivation of Charles Street:** The northern elevation of the Phase A building is set back from the street edge along Charles Street, creating the main entrance to the development. This arrangement reactivates Charles Street and enhances the environment along this route.

- **High-quality open spaces and gardens:** New development incorporates open spaces and landscaped garden areas, providing a vibrant and attractive setting for roads and pedestrian routes immediately adjacent to the Site.

- **Semi-private amenity spaces:** These areas are designed to support studying, relaxation, and social interaction. The northern portion, adjacent to the building, forms a more formal garden space for residents, while the southernmost part, located beyond a retaining wall, features a less formal woodland character. The design also allows for potential future integration into the wider public realm, including the possibility of partial public access.

- **Contextual materials:** External elevation materials have been selected to reflect the local context, with a colour palette that complements Manchester's historic stock brick. Variation in materiality helps break up the overall massing and establishes a coherent architectural language. Upper floors are clad in blast-precast concrete, lower floors use polished concrete for ease of maintenance,

and decorative metal panels incorporate patterns inspired by historic cotton weaving designs. These features enhance design quality and visual interest.

- **Tower parapet design:** A scalloped decorative parapet encloses rooftop plant on the towers, maintaining visual amenity and adding architectural interest to the skyline.

5.9 There are no additional secondary mitigation or enhancement measures over and above that which has been evaluated as part of the Proposed Development and set out above.

Townscape Impacts

5.10 The assessment of townscape impacts likely to arise from the development comprised initially, an assessment of the likely changes to the key townscape elements and then an assessment of the impact of these changes on townscape character. The drawings and design and access statement prepared by Simpson Haugh, architects, the landscape drawings prepared by Planit, landscape architects and the verified visualisations (**Appendix 4**) prepared by Virtual Planit, visualisation consultants have been used to assess the effects of the development on the townscape.

Land Use

5.11 The proposed land use would comprise student accommodation, with attractive areas of semi-private spaces, some of which would have the opportunity to becoming publicly accessible as the wider masterplan for the area progresses. The semi-private would be positioned with a south facing aspect to optimise the amount of daylight and sunlight. The open spaces are separated into two characters areas; the courtyard space which are more formal garden spaces and the woodlands edge which is more natural in character.

5.12 These uses are considered appropriate to the local context with similar uses present in the surrounding townscape and the proposed regeneration strategy for this area. They would result in a substantial increase in the residential population and activity levels which would bring about positive changes to the vibrancy of the local area.

Topography

5.13 The Proposed Development would largely retain the existing levels the edges of the development to the north and east, however there would be significant level changes to the open space south of the Site and a retaining wall would be used to divide the two character areas. The proposed level changes would result in a c.5m level difference between the Site and the pedestrian route along the Site boundary; however in the long term there will be opportunities to connect these two spaces through future masterplanning of this area to create a more coherent interface with the Site.

Urban Structure and Built Form and Materials

5.14 The Proposed Development would introduce substantial building heights onto the Site; however, these would be located within the southern arc of the city, an area identified as being capable of accommodating taller built form without detriment to the historic core. The introduction of height in this location would contribute to visual interest and enhance the legibility of the city's skyline.

5.15 The Proposed Development would respect the existing urban grain and development block within which the Site is located. Its design has been informed by, and aligns with, the emerging masterplanning framework for this part of the city. The main entrance to the building would front onto Charles Street, where a fold in the Phase A building elevation creates an inviting and distinctive entrance feature, shrub beds and tree planting would be used to mark the entrance and threshold space to the building. This design approach would help to revitalise Charles Street by introducing new active frontages and would also respond positively to future development proposals to the north of the Site along Charles Street. The security fences and access gates into the Site would be decorative and attractive with patterns taking inspiration from textiles, weaving and fabrics that link to the historic context of the area.

5.16 The development would deliver a high quality built form that enhances the character of the townscape and improves both local and longer-distance views. The proposed buildings would integrate well with the existing skyline along the southern arc, and represent a positive change.

5.17 The massing of the Proposed Development has been carefully designed to integrate with its surrounding context. Two taller elements are positioned at the northwestern and southeastern corners of the Site, providing visual anchors that define the development block and establish a balanced coherent development within the wider townscape setting.

5.18 The material selection for the Proposed Development has been informed by the local heritage context, drawing on a colour palette inspired by the Whitworth Street Conservation Area and incorporating a variety of complementary materials. The tower elements would feature more reflective finishes, adding visual interest to the skyline and serving as a recognisable way marker within the city. Scalloped roof detailing would also be used on the tower buildings to screen the plant but provide visual interest in views from the wider townscape. In contrast, the lower-level buildings would employ warmer, more earthy tones that reflect the materiality and character of the adjacent Whitworth Street Conservation Area. Details within the building design, such as the scalloped finishes and the patterned decorative screens and vents, take inspiration from Manchester's Victorian cotton weaving heritage.

Vegetation and Open Space

5.19 The development includes the removal of existing low quality vegetation within the Site, but compensates for this loss with new tree planting, shrub areas, rain gardens and lawned areas. These features are designed to improve visual amenity, provide appropriate biodiversity net gain and SuDs, and enhance the immediate townscape. Additionally, the proposed landscape design includes semi private, as well as improvements to boundary edges.

5.20 The open space would incorporate cycle storage, loose furniture, ping pong tables, hammocks and tiered seating for the residents, activating the spaces. Centrally to the space would be a large open lawned area proposed to be used for playing games/ informal sports and relaxing. To the south western corner of the Site a tree house is proposed that will provide a sheltered area for relaxation or study at various times of the year.

Movement and Connectivity

5.21 The Site is currently not publicly accessible, and this would remain the case in the immediate term. The southern woodland character area would however include looped circulation routes for activity. The design and layout of the proposed built form and associated open spaces have been configured to focus the less formal space on the southern edge of the Site to allow for the potential future opportunities to connect these spaces into the wider townscape setting.

Impacts on Townscape Character Areas

5.22 **Table 5.1** below provides an assessment of the likely effects of the Proposed Development on the townscape receptors identified during the baseline study.

Table 5.1: Impacts on Townscape Character Areas

Receptor	Value	Susceptibility to Change	Sensitivity	Assessment of Effect	Commentary	Is this Effect Significant?
LTCA1 – University Buildings, Living and Ancillary Uses	**Medium** – Townscape of some character, which is attractive such as the heritage assets at University Campus', but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements such as the Mancunian Way, and variety in the condition of townscape features. Some presence of public realm or open space such as Circle Square and All Saints that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.	**Medium** – The townscape receptor has some relationship with the type of development proposed and existing variety of built form (including tall buildings) and the proximity to the City Centre. However, it also contains some townscape features and heritage assets which are sensitive and have a higher susceptibility to change.	**Medium**	The sensitivity of LTCA1 is considered to be **Medium**. The magnitude of change is considered to be **Medium.** The development resulting in a large positive change to the character of the Site itself and a small change to the character of the wider LTCA. There is likely to be a direct, permanent, long-term, **Beneficial** effect which is considered to be a **Moderate level of effect**.	The Proposed Development would directly influence the characteristics of LTCA1. The change would involve the introduction of a large PBSA development and an improved street scene along the immediate routes bordering the Site. The Proposed Development would replace the existing PBSA and hotel buildings, which are of limited architectural and townscape merit and currently provide only partial active frontage onto surrounding streets and public realm. Although the proposed buildings would be large in scale and form prominent new features in the townscape, they would be of high architectural quality and set within high-quality landscaped areas. Existing vegetation within the Site, which is generally of low quality, would be removed; however, this would be replaced with new tree and shrub planting. While the enhanced green spaces would be largely contained within the Site, they would remain visible and appreciable from the immediate surroundings, including Charles Street and the southern pedestrian route. The southern portion of the open space has also been designed to allow future adaptation as part of any wider public open space that may come forward through future masterplanning. The Proposed Development would introduce additional height and massing; however, this has been carefully designed to respond to the Site's location on the edge of the city centre, where taller development is appropriate. In this context, the new built form would contribute positively to the emerging city skyline. The proposed uses across the Site are reflective of the local context, complementing the character of nearby university buildings and other PBSA developments. These uses would generate increased activity and footfall, and combined with the introduction of active ground-floor frontages, would create a greater sense of vibrancy in the local area. Within the wider LTCA, effects on townscape character would be smaller in scale. In many locations, the Proposed Development would be visible in the background of views, but it would be experienced within the context of other large-scale and tall buildings already present in the local skyline. Overall, the proposals would result in a noticeable change to the character of LTCA1, representing an improvement over the existing baseline condition. The type of effect is therefore assessed as **beneficial**, with the Proposed Development enhancing the prevailing character of the area.	Yes
LTCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area)	**High -** Townscape of notable character with unique defining features and elements. Clearly coherent townscape character, with legible urban structure, a strong sense of architectural character and quality,	**Low** – LTCA2 has a tight-knit urban grain and a prevailing height which limit views out towards the surrounding townscape. The LTCA would be likely to accommodate the type of development proposed without unacceptable negative consequences	**Medium**	The sensitivity of LTCA2 is considered to be **Medium**. The magnitude of change is considered to be **Small.** Therefore, there is likely to be an indirect, permanent, long-term, **Neutral** effect which is	The Proposed Development would result in indirect changes to the character of LTCA2. Due to the enclosed nature of the townscape within this character area, much of the Proposed Development would not be readily perceived. Where visible, it would be experienced only in the background of views, appearing as a distant element beyond the conservation area. In these limited views, the development would introduce a new feature on the skyline; however, it would be perceived within the wider backdrop of	No

	and widespread use of high-quality materials. Typically in good condition. Presence of relatively good quality open space that contributes positively to the experience of the townscape. Limited potential for substitution.	for the maintenance of the baseline townscape character		considered to be a **Minor** level of effect.	existing modern and taller buildings that already form part of the established setting of the conservation area. As a result, although the Proposed Development would introduce a noticeable element to the background, it would not fundamentally alter the prevailing townscape character of LTCA2. Any influence on character would therefore be indirect and limited in extent. The increase in vibrancy and activity generated within the surrounding area may also create minor positive effects for the Whitworth Street Conservation Area due to its close proximity to the Site, although these benefits would be small in scale. Overall, the type of effect on LTCA2 is considered **neutral**, with the Proposed Development resulting in no overall harm or improvement to the prevailing character of the area.	
LTCA3 - Ardwick Residential and Commercial Areas	**Low** – Townscape of little scenic value or importance. The townscape is ordinary/commonplace. A coherent townscape that is commonplace and not locally distinctive. Presence of dominant detracting elements such as the Mancunian Way and townscape features in poor or declining condition. Considerable potential for substitution.	**Low** – Existing built form within the LTCA3 is residential and situated on outer edges of the city centre that comprises tall elements of built form. Taller buildings are often experienced in the backdrop to the character area. Development of the type and scale proposed in the setting of this character area is commonplace. The townscape receptor would therefore be able to accommodate development without undue negative consequences for the maintenance of the baseline townscape character.	**Low**	The sensitivity of LTCA3 is considered to be **Low**. The magnitude of change is considered to be **Small.** Therefore, there is likely to be an indirect, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect.	The Proposed Development would result in indirect changes to the character of LTCA3. Indirect effects on character would arise from the introduction of new development within the adjacent character area, including the additional movement and activity generated by future residents. This may lead to minor positive influences on local character through increased footfall and vibrancy around the LTCA; however, these benefits would be small in scale. The Proposed Development would also introduce a new noticeable element in the background of some views, forming a new feature on the skyline and appearing in the backdrop of views across Ardwick and Brunswick. In these instances, it would be perceived as part of a wider context of modern, taller buildings already present within the broader cityscape. Overall, the type of effect on LTCA3 is considered **neutral**, with the Proposed Development resulting in no overall harm or improvement to the prevailing character of the area.	No
LTCA4 – Manchester City Centre	**Medium -** Townscape of some character, which is attractive such as the heritage assets. Recognisable urban structure with a variety in architectural quality and materials. Some potential for substitution.	**Low** - LTCA 4 has limited invisibility with the Site the Site and therefore any development within it; in addition to this LTCA has a close relationship with the type of development proposed.	**Medium – Low**	The sensitivity of LTCA4 is considered to be **Medium - Low**. The magnitude of change is considered to be **Small.** Therefore, there is likely to be an indirect, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect	The Proposed Development would result in indirect changes to the character of LTCA4. For the most part, due to the distance from the Site and the intervening built form, the Proposed Development would not be perceived from within this LTCA, and therefore changes to townscape character would be very limited. Some indirect effects would arise where the development becomes a noticeable element on the skyline; however, within this city centre context, where taller buildings and varied building heights are characteristic, its presence would not significantly alter the prevailing townscape character. The key characteristics of LTCA4 would remain unchanged as a result of the Proposed Development, and the overall character of the area would not be materially affected.	No

Visual Impacts

5.23 The assessment of visual impacts likely to arise from the development comprised initially, an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and secondly, an assessment of the impacts on the views experienced by these visual receptors. The drawings and design and access statement prepared by Simpson Haugh, architects, the landscape drawings prepared by Planit, landscape architects and the verified visualisations (**Appendix 4**) prepared by Virtual Planit, visualisation consultants have been used to assess the effects of the development on the visual amenity.

5.24 This assessment should be read in conjunction with the Visual Representations of the Proposed Development and the Representative Views Appraisal set out at **Table 5.2** and full size at in the AVR document in **Appendix 4.**

Extent of Visibility of the Proposed Development

5.25 A ZTV (**Appendix 3**) was produced to demonstrate the potential extent of visibility of the Site with the Proposed Development in place. The blue area on the ZTV plans indicates the area from which it is anticipated that the Proposed Development would be visible. The grey areas indicate where the Proposed Development is likely to be obscured and the gradation of blue demonstrates the reduction in visibility due to intervening features in the townscape. The ZTV doesn't account for the inevitable reduction in visibility due to distance away from the Site.

5.26 The area which would experience the greatest level of change in views arising from the Proposed Development is that of the roads in the immediate context of the Site including the pedestrian link along the southern Site boundary and the roads that directly abut the Site boundary. Due to the scale of the development, the immediate streets surrounding the Site are likely to experience the most changes to views, with a marked increase in the visibility of built form when compared to the existing situation. In the wider townscape, the Proposed Development would also become visible on the skyline from areas of public open space, streets orientated towards the Site and other streets where the new built form would be seen above lower rooflines. This increase in development is likely to bring about both positive and negative changes to views which are described in greater detail within the assessment of effects on visual receptors below.

Assessment of Effects on Visual Receptors

5.27 **Table 5.2** below provides a summary assessment of the likely key effects of the Proposed Development on the visual receptors identified during the baseline study.

5.28 The visual receptors would experience a range of effects to visual amenity as a result of the Proposed Development. This range of effects is described in its entirety for the visual receptors. The representative views, and supporting Visual Representations demonstrate a snapshot of this experience and have been used to inform the overall assessment.

5.29 The type of effect for each receptor has been identified as overall beneficial, neutral or adverse; this is based on a professional judgement made by the assessor. The proposed changes to views as a result of the new built form is likely to have both beneficial and

adverse impacts and will be perceived differently by different individuals. Overall, the assessor considers that the architectural quality of the building design and its materiality would contribute positively to views and provide visual interest and that the height and form of the building is commensurate with the Site's location. However, it should also be noted that judgements on the appearance of the building will depend on the personal preferences of the individual. For some, the modern landmark qualities of the development would be seen as a positive addition to views and for others it would be seen as a negative addition.

Table 5.2: Visual Receptors Assessment

Receptor	Value	Susceptibility to Change	Sensitivity	Assessment of effect	Commentary	Is this Effect Significant?
1. Open Space users in Sackville Gardens	**Medium** – Views are not designated but they have some associated with some designated heritage assets adjacent the space and Whitworth Street Conservation Area.	**High** – Views and visual amenity likely to be importance to users of the open space	**Medium - High**	The sensitivity of Open Space Users in Sackville Gardens is considered to be **Medium - High**. Overall, the magnitude of change to views experienced by Open Space Users in Sackville Gardens would be **Small.** There is likely to be a direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor – Moderate** level of effect.	The Proposed Development would be visible from the central and southern extents of the park, where there are opportunities to view south along Sackville Street towards the Site. The existing built form that encloses the park, including several Grade II listed buildings, would screen the majority of the development. As illustrated in RV1, the upper storeys of the buildings on the eastern side of the Site, along with the two towers, would be visible rising above the existing built form in the middle distance. Mature trees within the park would filter these views, particularly during the summer months, and provide partial screening during winter. While the development would introduce additional built form into the view and reduce the amount of visible sky, it would also provide further articulation to the skyline. The variation in height and the gaps between buildings help to break up the massing, preventing the development from appearing dominant or overbearing in relation to the open space. The slender form of the two towers adds vertical emphasis and helping to integrate the uppermost elements of the development into the wider townscape . The decorative parapet treatments would screen rooftop plant and add visual interest. The Proposed Development would therefore introduce a new townscape feature in the backdrop of the park, adding visual interest and contributing to a more varied skyline. However, it would also be perceived as a detracting element when seen behind the listed buildings that frame Sackville Gardens. Given that taller buildings are characteristic features in views from the park and its immediate city centre context, and that views of modern high-rise development already form part of the established skyline, the overall nature of effect is assessed as **Neutral**. **Representative Views: RV 1**	No
2. Open Space users in Vimto Park	**Medium** – Views are not designated but they have some associated with some designated heritage assets adjacent the space and Whitworth Street Conservation Area.	**High** – Views and visual amenity likely to be importance to users of the open space.	**Medium - High**	The sensitivity of Open Space Users in Vimto Park is considered to be **Medium - High**. Overall, the magnitude of change to views experienced by Open Space users in Vimto Park would be **Medium**. There is likely to be a direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate** level of effect.	As demonstrated in the ZTV, the Proposed Development would be visible from the majority of Vimto Park. Although the space is enclosed by surrounding built form, the railway viaduct is a relatively low townscape element when looking south, allowing views towards the Site. The Proposed Development would be clearly visible through the viaduct arches and rising above the viaduct structure. The ground floor levels of the development would be screened by intervening buildings; however, the middle and upper storeys of both phases would be visible. Mature trees around the edges of the park would screen parts of the development and would filter views during the winter months. A typical view looking south towards the Site is illustrated in **RV2**. Once complete, the development would result in an increased sense of enclosure and a reduction in the amount of visible open sky, which is likely to be perceived as an adverse change. However, positive effects would also occur as a result of the removal of a low-quality building and the introduction of a contemporary, well-designed architectural form. Variation in heights, massing, and materiality would help to break up the overall bulk of the development, providing visual interest and further articulation on the skyline. Architectural details, including the decorative panel patterns and the scalloped parapets/roof crowns, would be perceptible at this distance and would contribute positively to the townscape.	Yes

					On balance, the type of effect is assessed as **Neutral**, reflecting a combination of adverse and beneficial influences with no overall improvement or deterioration in the quality of the view. **Representative Views: RV 2**	
3. Open Space users in Gartside Gardens	**Low** - Views not related to a designated or non-designated heritage asset. Views are pleasant through the open space but unremarkable with existing residential development fronting onto the space. In some location taller development of the city is visible in the backdrop and on the skyline.	**High** – Views and visual amenity likely to be importance to users of the open space	**Medium**	The sensitivity of Open Space users in Gartside Gardens is considered to be **Medium.** The magnitude of change to views experienced by Open Space users in Garside Gardens is considered to be **Small.** There is likely to be direct, permanent, long-term, **Beneficial** effect which is considered to be **Minor** level of effect.	As demonstrated in the ZTV, the Proposed Development would be visible from the majority of the park when looking north towards the Site. In these views, as shown in **RV3**, the ground-floor levels of the development would be screened by intervening built form, primarily two-storey residential housing within Ardwick, with some taller apartment blocks also present. However, the rooftops and upper storeys of the two proposed towers would be visible rising above Ardwick. Glimpsed views of the rooftops of the lower linking buildings would also be perceptible. The proposals would be viewed at a distance of approximately 500 m and would result in a small degree of change to the views experienced. The new buildings would lead to some reduction in visible open sky, although this would occur within the broader context of existing taller buildings that form part of the approach to the city centre. Mature trees within the park would provide additional screening of the development during the summer months and filtered views during the winter. The development would introduce further articulation and visual interest on the skyline, functioning as a landmark element that reinforces the sense of orientation towards the city centre. Architectural detailing such as the scalloped screening to the rooftop plant would be perceptible at this distance and would contribute to visual interest within the view. **Representative Views: RV 3**	No
4. Open Space users in Ardwick Green Park	**Low** – Views are not designated but they have some association with the adjacent designated heritage asset. Views through the park are pleasant but unremarkable, although in some locations to the north taller development of the city is visible in the backdrop and on the skyline.	**High** – Views and visual amenity likely to be importance to users of the open space.	**Medium**	The sensitivity of Open Space users in Ardwick Green Park is considered to be **Medium**. The magnitude of change is considered to be **Small - Negligible.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect.	As demonstrated in the ZTV, there are limited locations within the park from which the Proposed Development would be perceived. Upon completion, there would be occasional glimpsed views of the development when looking north towards the Site. In these views, as shown in **RV4**, only the upper storeys of the southern and tallest tower would be visible on the skyline. Intervening built form and existing vegetation within the park would screen the majority of the development, resulting in the proposals forming a small and distant feature within the view. The proposals would be experienced in the context of the park's position on the edge of the city centre. The general character of the view would be retained, with the Proposed Development appearing as a minor element in the background. While the development would introduce additional built form and lead to a small reduction in visible sky, it would also contribute visual interest and further articulation to the skyline. **Representative Views: RV 4**	No
5. Open Space users in St Peters Square	**Medium** – Views are not designated but they have some associated with some designated heritage assets adjacent the space and Alberts Square Conservation Area.	**High** – Views and visual amenity likely to be importance to users of the open space.	**Medium - High**	The sensitivity of Open Space users in St Peters Square is considered to be **Medium**. The magnitude of change is considered to be **Small - Negligible.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor Negligible** level of effect.	The Proposed Development would be completely screened by intervening built form from the majority of the square. However, there would be some channelled views looking southeast through gaps between the surrounding buildings. In these views, the majority of the Proposed Development would remain obscured by the intervening townscape, but the upper storeys and rooftop of the tallest tower would be visible in the distance when looking southeast towards the Site, at an approximate distance of 700 m. As demonstrated in **RV5**, the slender form of the southernmost and tallest tower would appear as a focal point at the end of the channelled view. The general character of views experienced within the square would be retained. Where visible, the development would introduce additional built form and result in a minor reduction in visible sky, but it would also add visual interest and further articulation to the skyline. **Representative Views: RV 5**	No

6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	**Medium** - Views not related to a designated but have some relation with the adjacent designated heritage asset. Views are unremarkable within the context of this part of the city and influenced by surrounding tall buildings ranging in age and style.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape. **High -** Views and visual amenity likely to be importance to users of the open space.	**Medium** (Sackville Street, Charles Street) **Medium - High** (pedestrian link and open space along the southern Site boundary)	The sensitivity of users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary) are considered to be **Medium** (Sackville Street, Charles Street and **Medium - High** (pedestrian link and open space along the southern Site boundary. The magnitude of change is considered to be **large.** There is likely to be direct, permanent, long-term, **Beneficial** effect which is considered to be a **Moderate** level of effect.	There would be direct, unobstructed views of the Proposed Development from the routes that directly abut the Site. Users of Sackville Street, immediately south of the Site, travelling north, would experience clear views of the development, including the new building, open views into internal amenity areas, and areas of shrub planting designed to soften the building's appearance, as illustrated in **RV6b**. Further north, travelling south along Sackville Street, users would be able to perceive the taller tower of the proposals, while other parts of the development would be partially screened by intervening built form, including buildings within the Whitworth Street Conservation Area and the Altrincham Viaduct (**RV6a**). Users of Charles Street directly adjacent to the Site would also obtain clear views of the proposals, including the building frontage and the new entrance, which is enhanced by tree and shrub planting to create a welcoming threshold space. Further west, travelling east along Charles Street, the lower levels of the development would be partially obscured by intervening buildings, but the northwestern tower would rise prominently above the middle-distance built form, as shown in **RV6c**. To the south, users of the pedestrian routes within the adjacent space would experience clear, elevated views of the buildings and direct views over and into the improved semi-private garden spaces. **RV6d**, taken from the southwestern tip of the Site, illustrates potential views from the southern pedestrian link. Across all viewpoints immediately surrounding the Site, the increased scale of the Proposed Development would result in a heightened sense of enclosure and a reduction in visible open sky, which could be perceived as an adverse change. However, these effects are balanced by positive aspects, including the replacement of existing low-quality buildings with well-designed contemporary architecture, enhancements to the public realm through new tree planting, and improved interfaces between the building and surrounding streets. At close range, the development would provide visual interest, with the detailing, materiality, and high-quality landscaped and semi-private garden spaces being readily appreciable. Overall, the resultant effects on visual amenity from these routes are considered beneficial. **Representative Views: RV 6a, b, c, & d**	Yes
7. Residents and road users within Ardwick (Mawson Road)	**Low** – Views does not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Low - Medium**	The sensitivity of residents and road users within Ardwick is considered to be **Low - Medium.** The magnitude of change is considered to be **Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be **Minor** level of effect.	As demonstrated in the ZTV, the Proposed Development would be visible from the residential streets of Ardwick, particularly where there are channelled views towards the Site and the city centre. A representative view is shown in **RV7**. In these views, the ground and lower levels of the development would be screened by intervening built form, while the rooftops and upper storeys of the two proposed towers would be visible rising above the surrounding Ardwick streetscape. There would also be glimpsed views of the rooftops of the lower linking buildings. The development would be viewed from a distance of approximately 500m, resulting in a minor change to the views experienced. While the proposals introduce additional built form on the skyline, they would be seen in the context of existing taller buildings within the city centre, limiting the perception of dominance. The development would provide visual interest and further articulation to the skyline, with the tallest tower acting as a landmark and helping to draw the eye towards the city centre. Architectural details, including the scalloped roof plant screening, would also be discernible in these views, adding further visual interest.	No

					Representative Views: RV 7	
8. Pedestrians on the station approach to Piccadilly Station	**Medium** – Views associated with some designated heritage assets visible from Picadilly Station and views towards the Whitworth Street Conservation Area	**Medium** – Views and visual amenity likely to be of medium importance to those arriving into the city via train.	**Medium**	The sensitivity of pedestrians on the station approach to Piccadilly Station is considered to be **Medium.** The magnitude of change is considered to be **Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect**.**	From views at Station Approach, looking south-west towards the Site, the Proposed Development would begin to emerge in the distance, rising above the built form in the middle distance. The lower storeys of the development would be completely screened by intervening built form. The upper storeys and towers would appear on the skyline, providing visual interest and serving as a wayfinding marker within the view. Glimpsed views of the lower levels may be possible through gaps in the foreground built form, although these would largely blend into the scene due to the materiality of the surrounding buildings. The Proposed Development would occupy a relatively small portion of the overall view, as demonstrated in **RV8**. Viewed from a distance of approximately 400m, it would be seen in the context of the wider city centre environment, with other taller buildings forming more dominant elements within the view.	No
					Representative Views: RV 8	
9. Pedestrians and Road users Princess Street (A34)	**Medium** - Views not related to a designated but have some relation with the adjacent designated heritage asset, and tracks through 3 different conservation areas. Views are experienced in the context of the city centre environment and influenced by surrounding tall buildings ranging in age and style.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Medium**	The sensitivity of pedestrians and Road users Princess Street (A34) is considered to be **Medium**. The magnitude of change is considered to vary between **Large (in close range views adjacent the Site) and Small (in more distant views).** Overall, the magnitude of change for users of this route would be **Medium.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Moderate - Minor** level of effect.	The representative views from Princess Street, including **RVs 9a, 9b, & 9c**, demonstrate sequential views along this route travelling south through the City Centre towards the Site. **RV 6d** illustrates views looking north from the outer edges of the city centre towards the Site. From the northern portion of Princess Street, glimpsed views of the upper storeys and rooftops of the tallest tower of the Proposed Development would be visible (**RV 9a**). Travelling further south, more of the development becomes apparent as the route falls towards the Site and the River Medlock (**RV 9b**). In these views, the Proposed Development would be seen in the context of existing listed warehouse buildings in the foreground, and within the broader city centre backdrop, which includes tall towers and other high-rise buildings. Further south, nearer to the Site and within the tighter urban grain of the Whitworth Street Conservation Area, views towards the development become largely screened by intervening built form. Only small glimpsed views of the rooftops of the two towers would be visible, rising above the existing buildings. These towers would introduce a new element to the skyline; while slightly detracting due to the change in typology, the high-quality design of the development and architectural details, including the scalloped plant screening, would provide visual interest (**RV9c**). Closer to the Site (**RV6d**), where views eastwards open out, the Proposed Development would be more clearly visible. Here, the replacement of existing built form with a larger, higher-quality building would increase enclosure and reduce visible sky, which could be perceived as an adverse change. However, this would be balanced by the removal of low-quality structures with inactive frontages and the introduction of well-designed contemporary architecture. In these close-range views, the detailed materiality and architectural articulation of the building and glimpsed views of the proposed soft landscaping and tree planted woodland edge would enhance visual interest and soften views of the development. Overall, the resultant effects on views along Princess Street are considered **neutral**, with the general character of the route, including a city centre backdrop with tall buildings, retained despite the introduction of the Proposed Development.	No
					Representative Views: RV 9a, b, & c; and 6d	
10. Pedestrians and road users on Upper Brook Street (A34)	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable and typical of	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians	**Low - Medium**	The sensitivity of pedestrians and road users on Upper Brook Street is considered to be **Low – Medium**.	The representative views from Upper Brook Street, including **RVs 10a, 10b, and 10c**, demonstrate sequential views along this route travelling north towards the Site and the city centre, from the residential area of Ardwick and the outer edges of the University of Manchester campuses.	No

	primary commuter route on the outer edge of the city.	travelling through the townscape.		The magnitude of change is considered to vary between **Medium (in closer range views adjacent the Site) and Small (in more distant views).** Overall, the magnitude of change for users of this would be **Medium – Small.** There is likely to be direct, permanent, long-term, **Beneficial** effect which is considered to be a **Moderate - Minor** level of effect.	Upon completion, the Proposed Development would be visible in the distance when travelling north. In these distant views, the lower levels of the development would be largely obscured by intervening buildings and roadside vegetation, as illustrated in **RV 10a**. The upper floors and rooftops of the two towers would be visible, with their slender forms contributing to articulation and visual interest on the skyline. While finer architectural details such as panel patterns would not be perceptible from this distance, the tone and materiality of the buildings would be appreciable. The taller towers are designed with a different tonal finish from the lower levels, which use earthy tones more akin to the surrounding conservation area, helping to break up the massing and establish a coherent architectural language. Further north, closer to the Site, clearer views of the upper storeys and rooftops of the towers would be available, as shown in **RVs 10b and 10c**. In these views, the development is seen in the context of existing city centre buildings, including other tall structures in the backdrop. Intervening built form continues to screen lower levels, and views are softened by roadside vegetation and ground-level landscaping, including public realm improvements. Where visible, the Proposed Development would contribute positively to the articulation of the skyline, integrating with the emerging cluster of tall buildings at the edge of the city centre. Its massing and height are consistent with adjacent tall buildings, while the separation into two slender towers reduces visual bulk and avoids an overbearing or blocky appearance, supporting a refined and contextually appropriate addition to the townscape. Overall, the character of the view along this primary route into the city, with taller buildings forming a backdrop, would be retained, and the development would provide additional visual interest without adversely affecting the prevailing townscape. **Representative Views: RV 10 a, b & c**	
11. Pedestrians and road users on Ardwick Green South (A6)	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable and typical of primary commuter route on the outer edge of the city.	**Medium** – Views and visual amenity likely to be of moderate importance to road users and pedestrians travelling through the townscape.	**Low - Medium**	The sensitivity of pedestrians and road users on Ardwick Green South (A6) is considered to be **Low - Medium**. The magnitude of change is considered to be **Small.** There is likely to be a direct, permanent, long-term, **Beneficial** effects which are considered to be a **Minor** level of effect**.**	Upon completion, the Proposed Development would be visible in the distance when travelling north towards the city centre. In these distant views, the lower levels of the development would be fully screened by intervening buildings and roadside vegetation, as illustrated in **RV 11**. The upper floors and rooftops of the two towers would be visible rising above the surrounding built form, with their slender form creating vertical emphasis on the skyline. The towers would act as visual markers within the wider townscape context, providing both orientation and a sense of arrival towards the city centre. The variation in building heights of the two towers, combined with articulated rooflines and subtle material differentiation, helps to break up the massing and introduces a layered composition that adds visual interest. The proposals would integrate into the backdrop of existing tall buildings, with the towers forming a complementary addition rather than a dominant or overbearing feature. The development would contribute positively to the articulation of the skyline, providing a new focal point and enhancing the sense of verticality in long-distance views. Overall, the effect is considered neutral to slightly beneficial, introducing visual interest and a discernible townscape feature without adversely affecting the prevailing character of the view along this route. **Representative Views: RV 11**	No
12. Pedestrians on the station approach to Oxford Road Station	**Medium** – Views are not designated but have association with designated heritage assets visible from Oxford Road Station and views	**Medium** – Views and visual amenity likely to be of medium importance to those arriving into the city via train.	**Medium**	The sensitivity of pedestrians on the station approach to Oxford Road Station is considered to be **Medium.**	In views from the station approach, when looking east, the development would begin to emerge in the distance, rising above the built form in the foreground.	No

	towards the Whitworth Street Conservation Area.			The magnitude of change is considered to be **Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be a **Minor** level of effect**.**	The intervening built form would completely screen the majority of the Proposed Development. However, the upper storeys and rooftop of the tallest towers would appear in the distance of the view, on the skyline, and would form a small portion of the overall view, as demonstrated in **RV 12**. The proposals would be viewed from a distance of c. 400m and seen in the context of the city centre environment and other taller buildings which are more prevalent in the view than the proposals. **Representative Views: RV 12**	
13. Users of the Mancunian Way	**Low** - Views not related to a designated or non-designated heritage asset. Views are unremarkable particularly in the areas near the Site, where modern development is present.	**Medium** – Views and visual amenity likely to be of moderate importance to road users travelling through the townscape.	**Low – Medium**	The sensitivity of users of the Mancunian Way is considered to be **Medium**. The magnitude of change is considered to be **Medium - Small.** There is likely to be direct, permanent, long-term, **Neutral** effect which is considered to be **Moderate – Minor**.	There ZTV demonstrates that the Proposed Development would be visible from approximately half of the journey along the Mancunian Way, when traveling both east and west along the route. Due to the intervening vegetation and built form the lower storeys and ground level of the development are unlikely to be visible, however the upper storeys and two towers of the proposals would be seen on the skyline. Due to the speed of the road users on this road, this receptor would experience fleeting and oblique views of the proposals when looking north towards the Site. Whilst the development would represent a change in some views this would be seen in the context of the evolving southern arc of tall buildings and university campuses, which feature large faculty buildings . Therefore, the effects are considered to be neutral. Due to accessibility of the Mancunian Way representative views have not been prepared for this receptor, this judgement is based on a study of the ZTV, desktop research, a Site visit and professional judgement.	No

6. Summary and Conclusions

6.1 A Townscape and Visual Impact Assessment (TVIA) has been undertaken for the Proposed Development . The TVIA has been founded on a thorough study of the Site, its townscape setting and its visual context. The TVIA has been prepared to accompany and inform the ES Chapter on Townscape and Visual matters for the Proposed Development which is described as:

"*Phased development comprising:*

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works."

6.2 The assessment included:

- A review of relevant policy and guidance;
- Production of a Zone of Theoretical Visibility plan using GIS modelling;
- A baseline appraisal which identified the baseline quality and characteristics of the local townscape character and local views and identified key visual receptors and representative viewpoints; and,
- Assessment of the impact of the Proposed Development on townscape character and visual receptors, including an assessment of changes to representative views (supported by the preparation of accurate visual representations of the proposals).

6.3 The Site is located to the south east of Manchester City Centre, within the City Centre Campus of the University of Manchester, directly adjacent to a strategic area of regeneration known as Sister (formerly ID Manchester). The Site covers a broadly rectangular shaped block bound by to the north by Charles Street, to west Sackville Street, to the east by a vacant tarmacked area formerly used for parking and Princess St and to the south pedestrianised area creating a link between Princess Street to Sackville Street.

6.4 The Site currently comprises of a mixed use building constructed in the 1990s using brick and concrete facades. The building uses include student accommodation and a nursery (within the northern portion of the building in Weston Hall), and conference halls and a hotel accommodation (within the southern half of the building Pendulum

Hotel). The building has a fragmented form set around landscaped courtyards and open spaces are located between the wings with grassed or paved areas.

6.5 Key issues arising from the review of policy and guidance documents of relevance to the Site relate to its City Centre context and character. The Core Strategy seeks to maximise the efficiency of land in the City (Policy CC6), whilst ensuring new development is of good design and has regard to the historic and townscape character (Policy CC9). The Core Strategy also recognises the ability of well-designed taller development to contribute positively to place-making (Policy EN2). The Design and Access Statements demonstrates that the development complies with these policies and the ID Manchester Strategic Regeneration Framework (Dec 2023). Due consideration has been given as part of this assessment of both townscape and visual impacts to these policies, and other supplementary planning documents / guidance, as relevant to this scheme.

6.6 The Townscape Study Area for assessment of potential impacts of the Proposed Development on townscape character has been defined as the area within 500m radius from the centre of the Site. This is the area within which the Proposed Development has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Development would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

6.7 Within the Townscape Study Area, four LTCAs which share common features and characteristics have been identified. Theses LTCAs are illustrated at **Figure 3, Appendix 2** and listed below:

- LTCA1 – University Buildings, Living and Ancillary Uses
- LTCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area)
- LTCA3 - Ardwick Residential and Commercial Areas
- LTCA4 – Manchester City Centre

6.8 The assessment of the townscape context identified that the Site itself currently makes little contribution to the local townscape character. The Site comprises an existing PBSA development with limited architectural merit; that turns its back on the adjacent townscape and streetscene.

6.9 The area which would experience the greatest level of change in views arising from the Proposed Development is that of the roads in the immediate context of the Site including the pedestrian link along the southern Site boundary and the roads that directly abut the Site boundary. Due to the scale of the development, the immediate streets surrounding the Site are likely to experience the most changes to views, with a marked increase in the visibility of built form when compared to the existing situation. In the wider townscape, the Proposed Development would also become visible on the skyline from areas of public open space, streets orientated towards the Site and other

streets where the new built form would be seen above lower rooflines. This increase in development is likely to bring about both positive and negative changes to views. However, it should be noted that the overall changes to views are generally considered neutral, as views towards the southern extents of the city centre often include taller buildings. This area is being established as a "Southern Arc," located between the Altrincham Viaduct and the Mancunian Way; an area identified as capable of accommodating substantial building heights between these two key pieces of townscape infrastructure, and positioned away from the historic city core.

6.10 A summary of the identified townscape and visual effects is provided in **Table 6.1** below:

Table 6.1: Summary of Effects

Effect	**Receptor**	**Residual effect**	**Is the effect significant?**
Changes to local townscape character	LTCA1 – University Buildings, Living and Ancillary Uses	**Moderate Beneficial** level of effect.	Yes
	LTCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area)	**Minor Neutral** level of effect.	No
	LTCA3 - Ardwick Residential and Commercial Areas	**Minor Neutral** level of effect.	No
	LTCA4 – Manchester City Centre	**Minor Neutral** level of effect.	No
Changes to visual amenity	1. Open Space users in Sackville Park	**Minor – Moderate Neutral** level of effect.	No
	2. Open Space users in Vimto Park	**Moderate Neutral** level of effect.	Yes
	3. Open Space users in Gartside Gardens	**Minor Beneficial** level of effect.	No
	4. Open Space users in Ardwick Green park	**Minor Neutral** level of effect.	No

	5. Open Space users in St Peters Square	**Minor - Negligible Neutral** level of effect.	No
	6. Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	**Moderate Beneficial** level of effect.	Yes
	7. Residents and road users within Ardwick (Mawson Road)	**Minor Neutral** level of effect.	No
	8. Pedestrians on the station approach to Piccadilly Station	**Minor Neutral** level of effect**.**	No
	9. Pedestrians and Road users Princess Street (A34)	**Moderate - Minor Neutral** level of effect.	No
	10. Pedestrians and road users on Upper Brook Street (A34	**Moderate - Minor Beneficial** level of effect.	No
	11. Pedestrians and road users on Ardwick Green South (A6)	**Minor Beneficial** level of effect**.**	No
	12. Pedestrians on the station approach to Oxford Raod Station	**Minor Neutral** level of effect**.**	No
	13. Users of the Mancunian Way	**Moderate – Minor Neutral** level of effect	No

Appendix 1: Townscape and Visual Impact Assessment Methodology

Assessment Methodology

Overview

The methodology for townscape and visual assessment is based on current best practice as set out in:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013);
- Landscape Character Assessment: Landscape Institute Technical Information Note 08/2015 (2016);
- Townscape Character Assessment: Landscape Institute Technical Information Note 05/2017 (Revised April 2018); and
- Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).

The Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) states that this type of assessment provides a tool for identifying and assessing "*the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*" (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the ELC, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA3 states that 'townscape' refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Study Area

The study area for the townscape and visual assessment comprises the area within which it is considered that there is potential for the Proposed Development to result in significant townscape or visual effects. It is likely that the Proposed Development would be visible from some points beyond this area but the effects of this would be so minor that detailed assessment is not warranted. (This approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the Proposed Development.)

The study area for the assessment includes both the Site and the surrounding wider context. The townscape character assessment considers the Site at a local level through the determination of local townscape character areas within a 500m radius from the centre of the Project Site and the identification of townscape features. The visual assessment considers the existing and potential views within a wider 1km study area.

An initial field study was undertaken which considers the enclosure of the Site by surrounding development, topography and mature vegetation and the parts of the townscape where the Proposed Development is likely to be visible within a radius of one kilometre from the centre of the Site. This is considered an appropriate area in terms of the enclosure of the Site and the proposed scale of the Proposed Development.

The extent of the Study Area was informed by the production of a computer generated Zone of Theoretical Visibility (ZTV). The ZTV demonstrates the predicted extent of visibility of the Proposed Development within the surrounding townscape and illustrates that the primary areas of visibility fall within the one kilometre radius study area with secondary areas of visibility within more distant areas of public open space. As described above, the effects of the Proposed Development in views experienced beyond one kilometre would be so minor that detailed assessment is not normally warranted.

Baseline Surveys

Desk Based Studies

A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings (including land use, topography, built form, accessibility and vegetation) and identify potential townscape and visual receptors. Potential visual receptors, defined as the different groups of people who may experience views of the Proposed Development, within the surrounding area were also identified. Aerial photography was used to supplement this information.

Field Surveys

A field study was undertaken by a chartered landscape architect and townscape specialist from Turley Townscape and VIA. The field study recorded the Site and surrounding context's townscape features and confirmed the visual receptors identified in the desk study. The field study involved travelling throughout the study area and producing a working photographic record of the area.

The field study established the key characteristics of the local townscape character including the associated elements, features and aesthetic and perceptual factors which contribute to the townscape. The approximate visibility of the Site was established by the walkover survey which considered the area within the study area from which the Site is currently visible and the key visual receptors within this area (i.e. groups of people within this area who experience (or may experience) views of the Project Site). A series of Representative Views experienced by these visual receptors were also identified.

Consultation

The scope and methodology of the assessment was agreed with the LPA or as part of the Environmental Impact Assessment Scoping procedure and liaison during the pre-application stage. This included agreement of the townscape character receptors, visual receptors and representative views.

Baseline townscape appraisal methodology

The baseline townscape appraisal included a mixture of desk study and field work to identify and record the key townscape features and character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the townscape character context of the Site was undertaken which references the current published townscape character studies relating to the study area at a national and city level. This was followed by fieldwork to assess the key characteristics of the local townscape character and identify local townscape character areas within the study area. The key townscape receptors (townscape character areas, townscape features or townscape

characteristics) with potential to be affected by the Project were then identified and a judgement made on the Value of each of these. This judgement is made based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape receptors was assessed with reference to the following criteria and the definitions of level of value set out in **Table 1**:

- Any designations or policies (both national and local) which may be present; and,
- The presence or absence of other attributes which contribute to townscape value such as condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events.

Table 1: Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Attributes
High	International, National, Regional	Townscape of notable character with unique or place-defining features and elements. Clearly coherent townscape character, with legible urban structure, a strong sense of architectural character and quality, and widespread use of high-quality materials. Minimal detracting elements and townscape features typically in good condition. High presence of good quality public realm or open space that contributes positively to the experience and usability of the townscape. No or limited potential for substitution.
Medium	Regional, Local	Townscape of some character, which is attractive, but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements and variety in the condition of townscape features. Some presence of public realm or open space that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.
Low	Local	Townscape of little scenic value or importance. Could include ordinary/commonplace or unremarkable areas of townscape. Disjointed urban structure and character or areas of coherent townscape that are commonplace and not locally distinctive. Presence of dominant detracting elements and townscape features in poor or declining condition. Areas that are vehicle focussed or dominated by industrial or commercial uses. Considerable potential for substitution.

Baseline visual appraisal methodology
The baseline visual appraisal established the area in which the Site, and Proposed Development, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and, the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was assessed by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most townscape and visual assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration[4] unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment (RVAA) is undertaken. In this instance, a small number of private resident visual receptors have been included.

Following identification of the key visual receptors, representative views were identified to reflect typical views from the key visual receptors. A description and evaluation of the identified views was then undertaken which considered the following:

- type and relative numbers of people, and their occupation or activity
- location, nature and characteristics
- nature, composition and characteristics of the views (including directions)
- elements which may interrupt, filter or otherwise influence the views
- seasonal changes in the view

Method of Assessing Significance

Assessment of Townscape Effects
Townscape effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the townscape/local townscape area; and/or,
- Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area.

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect. The level of effect was then concluded as major,

[4] Aldred's Case in 1610 established in English law that views from private property cannot be protected.

moderate, minor or negligible, with significant effects determined through professional judgement.

Sensitivity of Townscape Receptors

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*" (Ref: 7.9 Para. 5.40). Judgements on the susceptibility to change of each of the identified townscape receptors are made based on the scale set out in **Table 2**.

Table 2: Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[5] would be unlikely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. veteran trees, historic or unique buildings and parkland. Characteristics of the townscape, which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a townscape receptor that has a High Sensitivity is likely to

[5] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

have a High Value and a High Susceptibility to change, a townscape receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Magnitude of Effect on Townscape receptors
The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect. Judgements on the magnitude of townscape effect are broadly based on the descriptions of magnitude set out in **Table 3**.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is been made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to townscape character/feature
- **Beneficial**: overall improvement to townscape character/feature
- **Neutral:** no overall harm or improvement to townscape character/feature

Table 3: Defining Magnitude of Change – Townscape Receptors

Magnitude of Change	Definition
Large	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Small	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Negligible	No, or barely discernible, change to townscape receptor

Assessment of Visual Effects
Visual effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,
- Introduction of new elements or features that influence the character and distinctiveness of the view;

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect. The level of effect was then concluded as major, moderate, minor or negligible, with significant effects determined through professional judgement.

Sensitivity of Visual Receptors

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views is made with reference to the following criteria and the definitions of value set out in **Table 4**.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy
- Other designations relating to townscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in list entries for statutorily listed buildings or registered parks and gardens of special historic interest; and,
- Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art

Table 4: Value attached to views

Value	Typical level of designation / Rarity	Attributes
High	International, National, Regional,	View or views experienced by the receptor identified or protected at international, national or regional level recognised through designation or planning documents. View or views experienced by the receptors having a designed relationship with wider townscape features of high importance, and/or having a high aesthetic/scenic quality.
Medium	Regional, Local	View or views experienced by the receptor that are identified or protected at local level e.g. identified in local planning policy or guidance. May also include views experienced by the receptors which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of the significance of a heritage asset or public open space, or have some aesthetic quality.
Low	Local	The view or views experienced by the receptors is/are not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature. Typical or unremarkable view or views that contribute positively to the visual amenity experienced by the receptor.

The assessment of susceptibility of visual receptors is based on the approach set out in para 6.32 of GLVIA3 which notes that:

- ‘the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:
- The occupation or activity of people experiencing the view at particular locations: and,
- The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations’.

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 5**.

Table 5: Susceptibility to Change of Visual Receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity, including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the townscape and on particular views e.g. waymarked walks through the townscape; and visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity, including: travellers on most road or rail routes.
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity, including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the townscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a visual receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, a visual receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Magnitude of Effect on Visual receptors

The magnitude of visual effect considers the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect. Judgements on the magnitude of visual effect are broadly based on the descriptions of magnitude set out in **Table 6**.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse**: overall harm to the character/quality of the view and loss of visual amenity

- **Beneficial**: overall improvement to the character/quality of the view and improvement of visual amenity
- **Neutral**: no overall harm or improvement to the view or visual amenity

Table 6: Defining Magnitude of Change – Visual Receptors

Magnitude of Change	Definition
Large	Substantial change to the key characteristics of a view and/or addition of major new elements, which would be prominent features. Changes would substantially alter the character and appearance of the view experienced by the receptor.
Medium	Partial change to some of the key characteristics of the view and/or addition of new elements, which would be notable features. Changes would result in a large change to the character and appearance of a small part of the view or a noticeable change to a larger part of the view experienced by the receptor.
Small	Limited or localised change to a view and/or addition of new elements, which would be noticeable features but largely in keeping with the existing character and appearance of the view. Changes would result in a small change to the character and appearance of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view experienced by the receptor.
Negligible	No, or barely discernible, change to the view experienced by the receptor.

Duration of Effect

The assessment of townscape and visual effects considers the likely significant effects during operation only. It is considered that these would all be permanent effects. Temporary construction effects are not considered separately. This is due to the temporary nature of construction effects and professional experience and judgement which has established that the effect on the townscape character and visual amenity during construction would be similar to those changes experienced during the operational phase. It is not expected that effects during the construction phase would be any greater than those when the Project is complete; the assessment of operational effects within this ES chapter would therefore represent a worst case scenario for construction phase effects. The influence of the construction phase on townscape character and visual amenity is briefly summarised within the ES chapter. The operation phase effects consider the Project at year 1 which represents a worst case scenario in terms of the maturity of the landscape proposals.

Level of Effect

The level of effect has been informed by the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Table 7** has been a tool which has assisted with this process.

Whilst **Table 7** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*' or 'neutral[6]'.

Table 7: Matrix to support determining the level of effect

		Sensitivity (or value / importance)			
		High	**Medium**	**Low**	**Negligible**
Magnitude of change / impact	**Large**	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse' or 'neutral':

- **Major effect**: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and
- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

[6] GLVIA3 states at Para 5.37, p94 and p118 that an informed professional judgement should be made about whether the landscape or visual effects should be categorised as positive or negative (or in some cases neutral), with the criteria used in reaching this judgement clearly stated. Where Neutral effects are identified in this Chapter, it is based on the following criteria: '*no overall harm or improvement to the townscape, view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)*.

The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

For each residual effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination has been based on professional judgement and / or relevant guidance/legislation where applicable.

Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Appendix 2: Supporting Figures and Photography



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 1 - Site Location Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
01

CHECKED BY:
CW

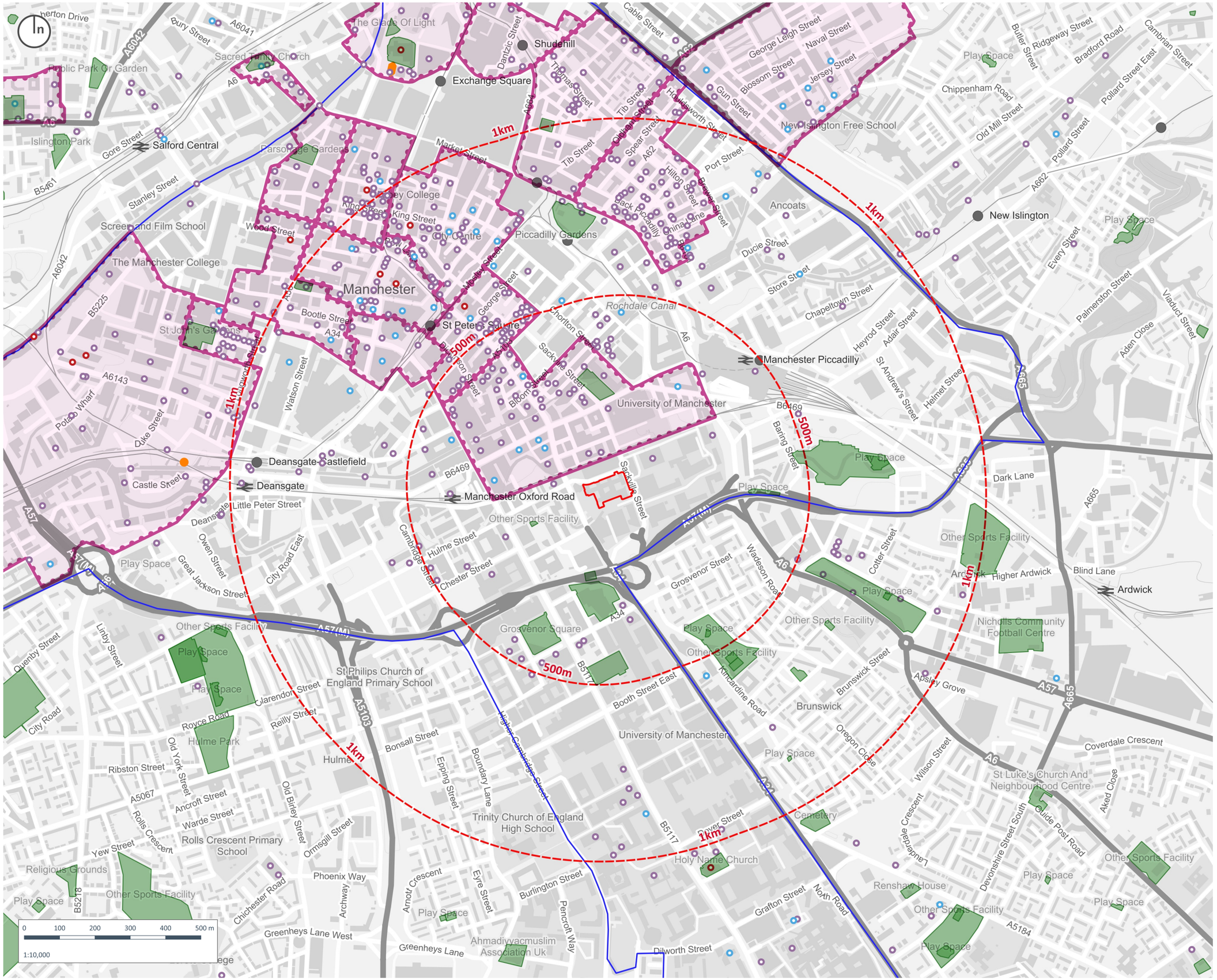
REVISION:
1.0

STATUS:
Draft

DATE:
December 2025

SCALE:
1:10000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
- Study Area

Listed Buildings

- I
- II
- II*

- Scheduled monument
- Conservation area
- City Centre
- Green space Site

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 2 - Townscape Designations Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
02

CHECKED BY:
CW

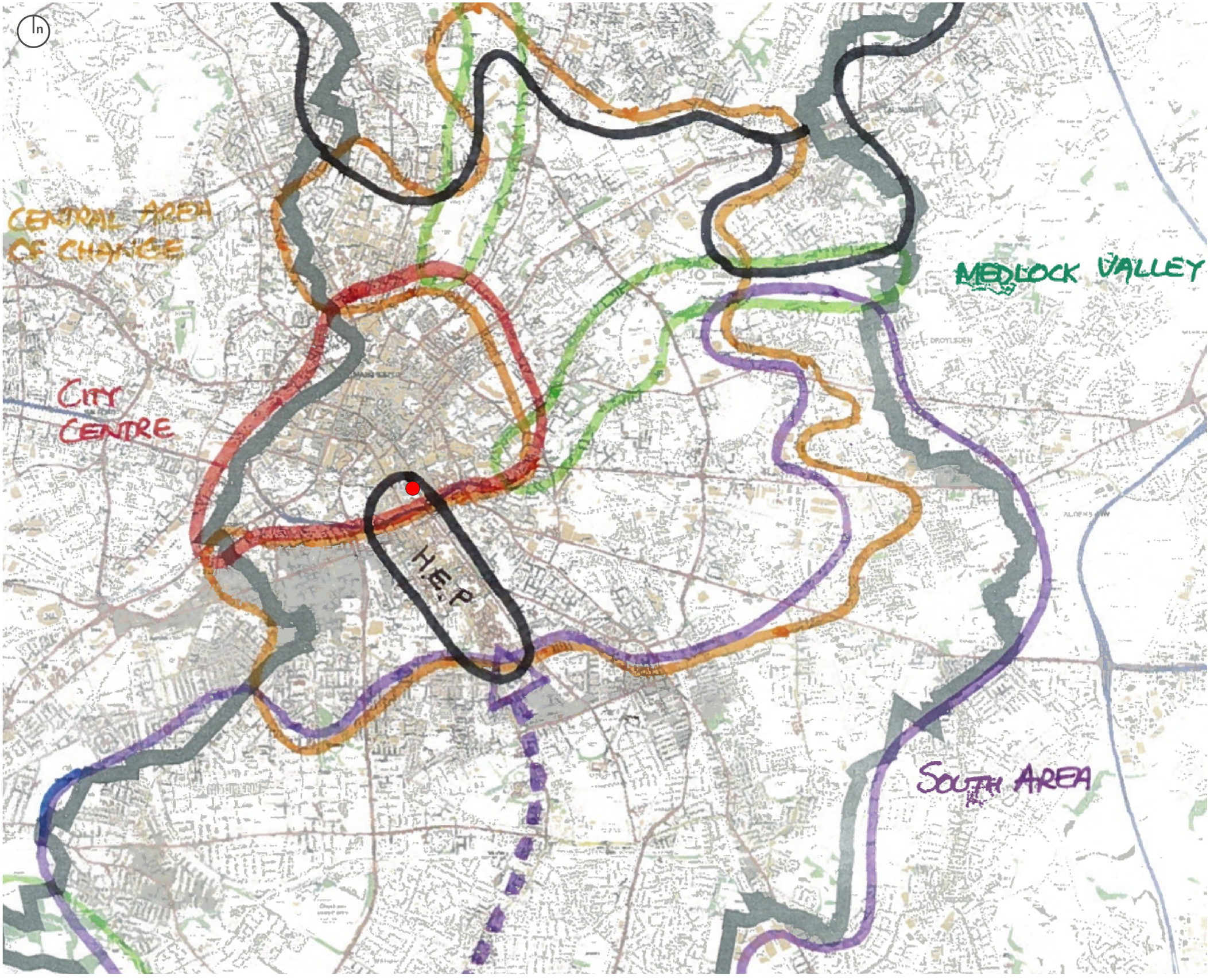
REVISION:
1.0

STATUS:
Draft

DATE:
December 2025

SCALE:
1:10000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Location

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 3 - Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (2010)

PROJECT NUMBER:
03517

DRAWING NUMBER:
03

CHECKED BY:
CW

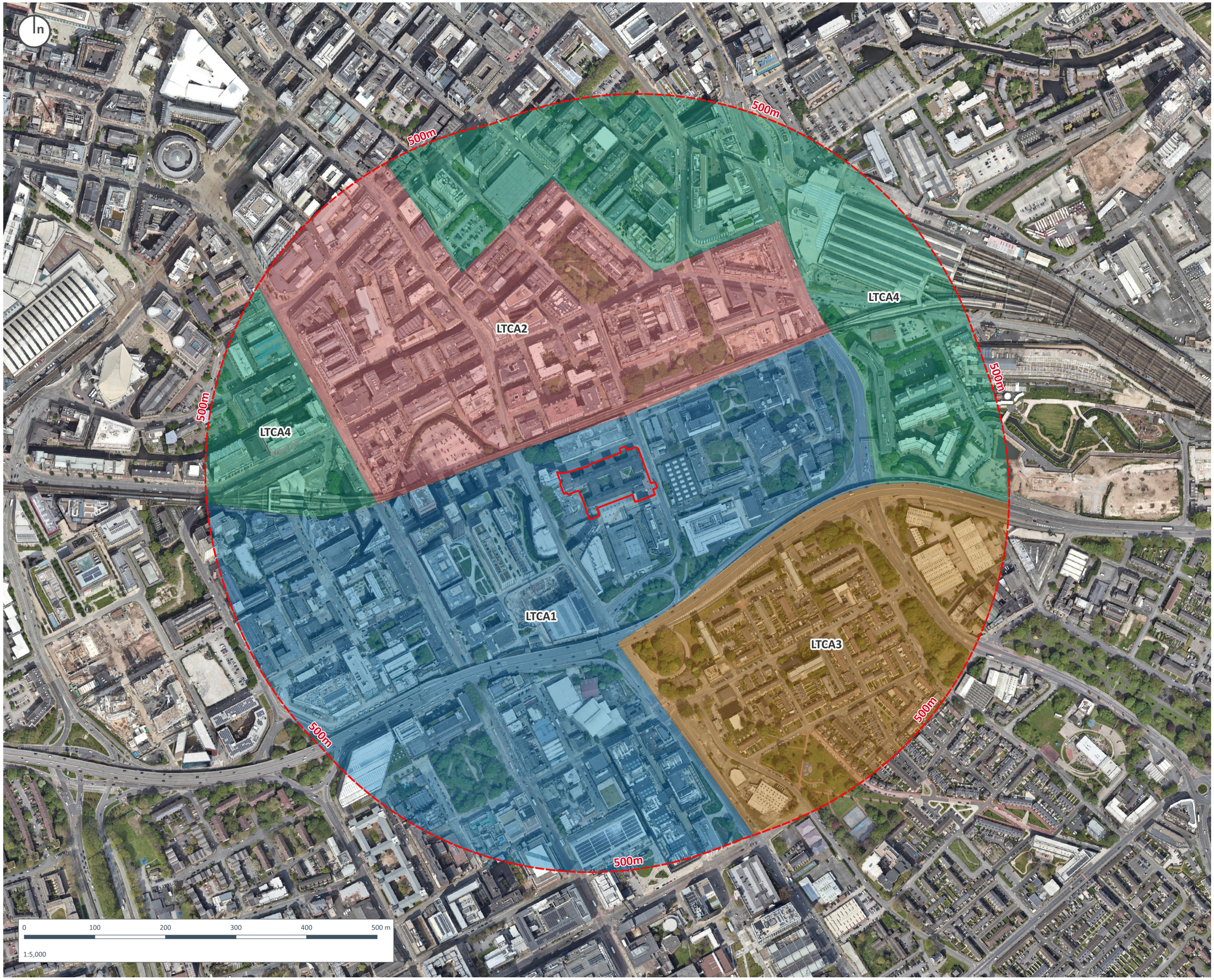
REVISION:
1.0

STATUS:
Draft

DATE:
September 2025

SCALE:
-

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Local Townscape Character Areas

- LTCA1 – University Buildings, Living and Ancillary Uses
- LTCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area)
- LTCA3 - Ardwick Residential and Commercial Areas
- LTCA4 – Manchester City Centre

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 4 - Local Townscape Character Areas Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
04

CHECKED BY:
CW

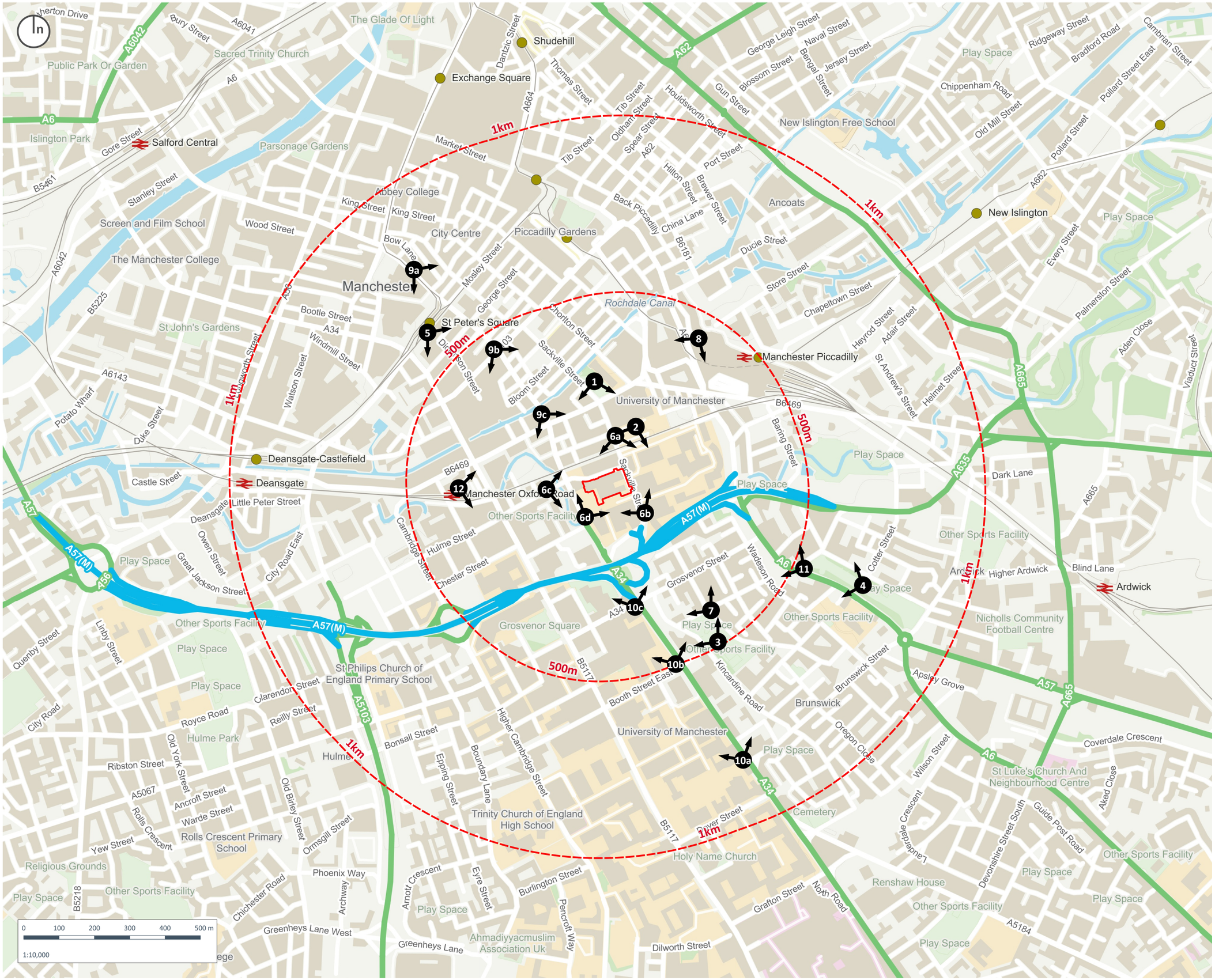
REVISION:
1.0

STATUS:
Draft

DATE:
December 2025

SCALE:
1:5000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Viewpoint Locations

Ref	Viewpoint Locations
1	Open Space users in Sackville Park
2	Open Space users in Vimto Gardens
3	Open Space users in Gartside Gardens
4	Open Space users in Ardwick Green
5	Open Space users in St Peters Square
6a	Pedestrian and road users of Sackville Street
6b	Pedestrian and road users of Sackville Street
6c	Pedestrian and road users of Charles Street
6d	Pedestrians on the locally walked route along the southern boundary of the site
7	Residents and road users of Mawson Road
8	Pedestrians on the station approach to Piccadilly Station
9a	Pedestrians and Road users Princess Street (A34)
9b	Pedestrians and Road users Princess Street (A34)
9c	Pedestrians and Road users Princess Street (A34)
10a	Pedestrians and road users on Upper Brook Street (A34)
10b	Pedestrians and road users on Upper Brook Street (A34)
10c	Pedestrians and road users on Upper Brook Street (A34)
11	Pedestrians and road users on Ardwick Green South (A6)
12	Pedestrians on the station approach to Manchester Oxford Road Station

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 5 - Viewpoint Locations Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
05

CHECKED BY:
CW

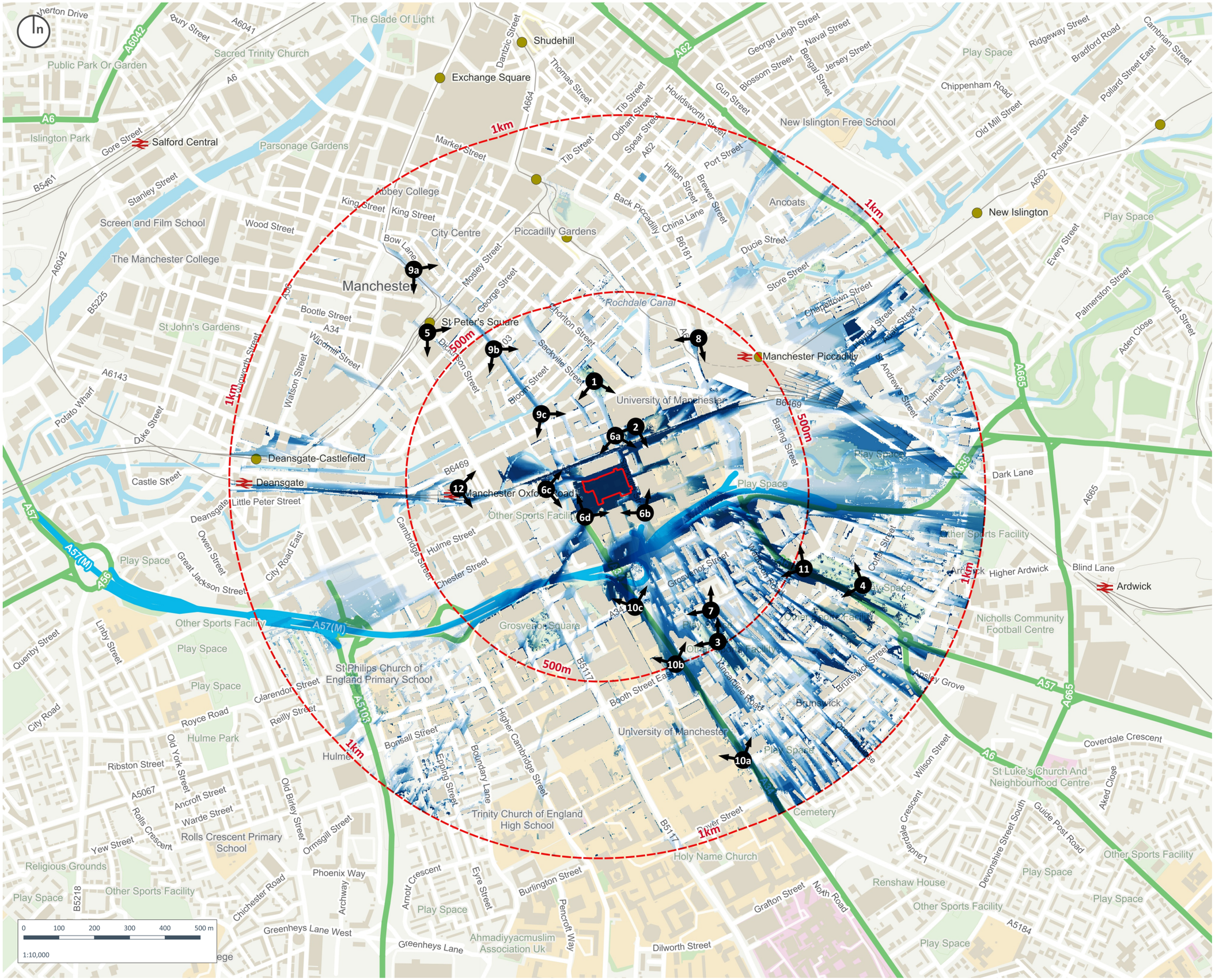
REVISION:
1.0

STATUS:
Draft

DATE:
December 2025

SCALE:
1:10000 @ A3

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

Study Area

Zone of Theoretical Visibility

High Potential Visibility

No Visibility

Viewpoint Locations

Ref	Viewpoint Locations
1	Open Space users in Sackville Park
2	Open Space users in Vimto Gardens
3	Open Space users in Gartside Gardens
4	Open Space users in Ardwick Green
5	Open Space users in St Peters Square
6a	Pedestrian and road users of Sackville Street
6b	Pedestrian and road users of Sackville Street
6c	Pedestrian and road users of Charles Street
6d	Pedestrians on the locally walked route along the southern boundary of the site
7	Residents and road users of Mawson Road
8	Pedestrians on the station approach to Piccadilly Station
9a	Pedestrians and Road users Princess Street (A34)
9b	Pedestrians and Road users Princess Street (A34)
9c	Pedestrians and Road users Princess Street (A34)
10a	Pedestrians and road users on Upper Brook Street (A34)
10b	Pedestrians and road users on Upper Brook Street (A34)
10c	Pedestrians and road users on Upper Brook Street (A34)
11	Pedestrians and road users on Ardwick Green South (A6)
12	Pedestrians on the station approach to Manchester Oxford Road Station

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 6 - Viewpoint Locations Plan with ZTV

PROJECT NUMBER:
03517

DRAWING NUMBER:
06

CHECKED BY:
CW

REVISION:
1.0

STATUS:
Draft

DATE:
December 2025

SCALE:
1:10000 @ A3

Turley

Appendix 3: Zone of Theoretical Visibility

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

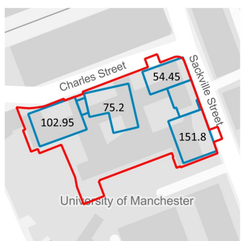
Radius of Viewshed

Zone of Theoretical Visibility

High potential visibility

No visibility

Notes:-
This viewshed was created using Lidar data from the Department for Environment Food & Rural Affairs data services platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Zone of Theoretical Visibility - 2km

PROJECT NUMBER:
03517

DRAWING NUMBER:	CHECKED BY:
GIS_101	CW
REVISION:	STATUS:
1.0	Draft
DATE:	SCALE:
December 2025	1:12,000 @A2

Turley

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

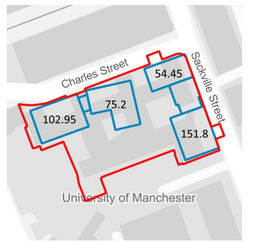
Radius of Viewshed

Zone of Theoretical Visibility

High potential visibility

No visibility

Notes:-
This viewshed was created using Lidar data from the Department for Environment Food & Rural Affairs data services platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
iQ Student Accommodation

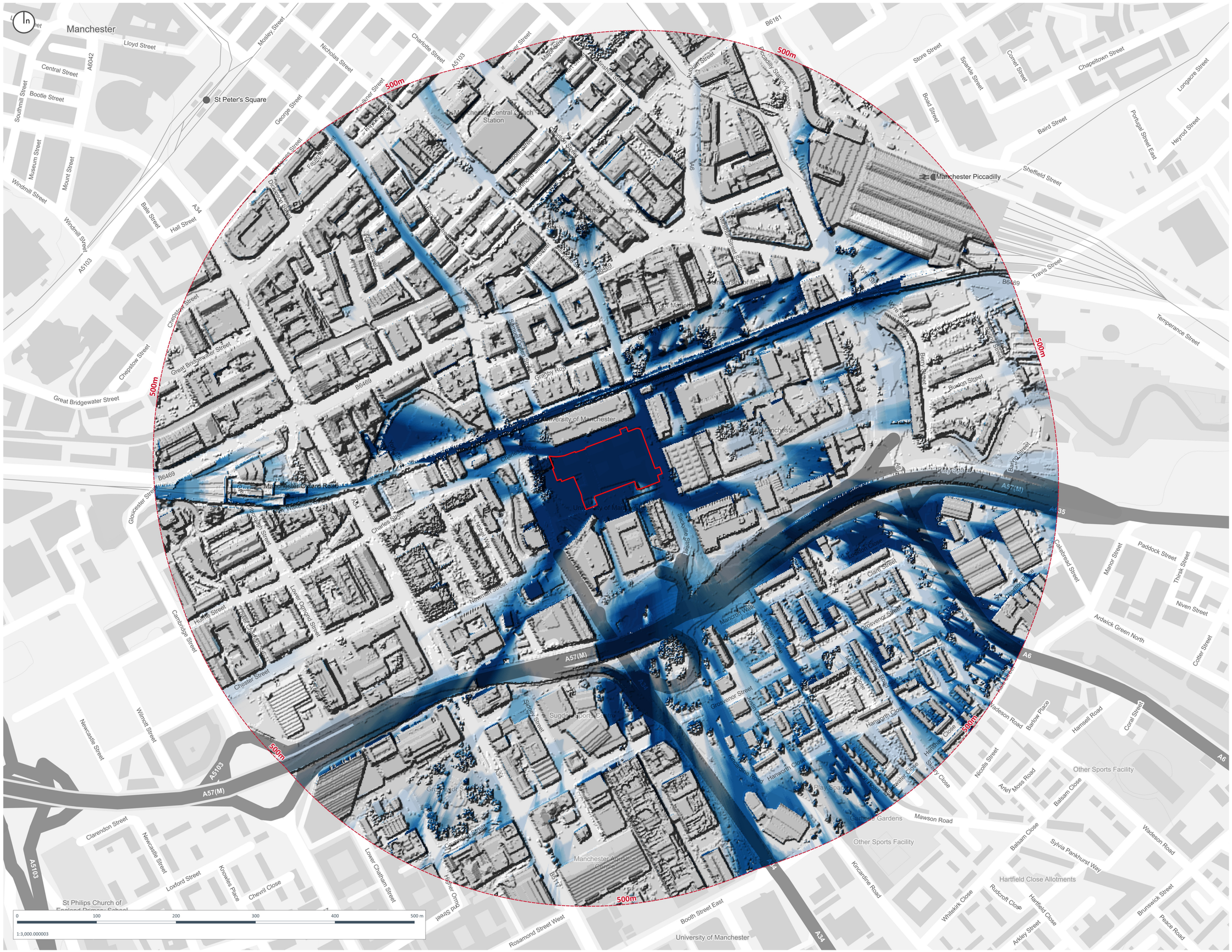
PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Zone of Theoretical Visibility - 1km

PROJECT NUMBER:
03517

DRAWING NUMBER:	CHECKED BY:
GIS_102	CW
REVISION:	**STATUS:**
1.0	Draft
DATE:	**SCALE:**
December 2025	1:6,000 @A2

Turley



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2025]. All rights reserved. Ordnance Survey Licence number [100020449]

Site Boundary

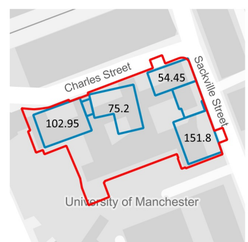
Radius of Viewshed

Zone of Theoretical Visibility

High potential visibility

No visibility

Notes:-
This viewshed was created using Lidar data from the Department for Environment Food & Rural Affairs data services platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Zone of Theoretical Visibility - 500m

PROJECT NUMBER:
03517

DRAWING NUMBER:	CHECKED BY:
GIS_103	CW

REVISION:	STATUS:
1.0	Draft

DATE:	SCALE:
December 2025	1:3,000 @A2

Turley

Appendix 4: Visualisations

Weston and Pendulum - Verified Views Methodology

Virtual Planit

12 December 2025

This document outlines the methodology used by Virtual Planit for producing verified views of the proposed scheme for Weston and Pendulum.

PHOTOGRAPHY

Virtual Planit commissioned Gary Beal of Vantage Point Photos for all of the photography on Weston and Pendulum. Gary has worked on many verified projects and has over 30 years of professional experience. The aim with the photography is to create an image similar to that perceived by the human eye. The lens and camera configuration can affect this perception but it is critical to maintain data accuracy especially if the proposed development is a considerable distance from the view position.



The equipment used in this instance was: Canon EOS R5 camera. We used two lens EF16-35mm and a TS-E24mm. The angle of view in landscape orientation is 65.5 degrees. Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.65 metres.

The camera is mounted on a tripod at eye level which is 1.65m from the ground. The orientation of the camera is adjusted so that the horizontal axis of the sensor is aligned with the horizon.

Images are captured using the native camera RAW format to ensure maximum tonal and colour information is retained for use in the image processing stage. Choices for aperture and focus distance are designed to render all parts of the scene ‘in focus’. Supplementary photographs are taken to record the camera position.

The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required.

Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference.



3D SURVEY

Virtual Planit have a long standing relationship with Powers, experienced RICS surveyors, who are familiar and experienced with verified work.

In preparation for the surveys, a series of key points were identified in each of the photographs used to verify the shots, particularly on the clearly visible corners of buildings. Care is taken to ensure a good spread of points including points close to the camera, points near the target development, together with points at ground and roof level, and points across the width of the image. A wide spread enables a more thorough and accurate analysis. The surveyor would then add a further series of additional reference points, in order to provide a comprehensive range of point reference across the photograph. It is these 2d points on the photograph that are surveyed to give each a 3 dimensional co-ordinate value.

The points were surveyed by a professional survey team using GPS. The survey points are related back to the Ordnance Survey National Grid - selected as it is the most widely used and also allows captured data to be incorporated into other digital products.



Below is a recording of what the survey information received looks like.

Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384533.079	397673.512	39.893	1.640	VP201	186	13	24	83	02	28
				VP202	191	48	49	83	14	19
				VP203	198	25	35	82	23	15
				VP204	199	27	39	80	42	27
				VP205	227	41	29	89	36	59
				VP206	236	44	41	89	05	55
				VP207	237	29	26	91	16	59
				VP208	238	00	35	98	19	59

3D MODEL AND CAMERA MATCHING

Virtual Planit were supplied with a digital 3D model of the proposed scheme by Simpson Haugh Architects. The model is then related back to the Ordnance Survey grid and absolute (AOD) heights. The same 3D model is used as the basis for each of the photographs, and was certified as being correct by the architect.

This 3D model was precisely aligned to the survey information using proprietary 3D modelling and rendering software, using the following information for each of the views.

- Specific details of the camera and lens used.
- The photograph, rotated if necessary to ensure the horizon line is level
- The surveyed viewpoint co-ordinates.
- The surveyed co-ordinates of points on existing buildings or immovable objects within the photograph.
- The 3D model of the proposed scheme.

The information listed above is used to situate the virtual camera in each case, such that the 3D model, survey points and model align exactly with the photograph.

WIRELINES AND RENDERING

A render is a technical term referring to the process of creating a two-dimensional output image from a 3D model. Using the virtual camera described previously, the 3D modelling and rendering software produces a render of the proposed building.

Where the required output is a wireline view and not a fully rendered image, the wireline is created by utilising a basic render; devoid of material, texture and lighting information; but fully representative of the building form, and using tools within the compositing software package (in this case Adobe Photoshop) placing a thin coloured line at the exact edge of the rendered building, defining the building envelope.

Where the required output is fully rendered, the output image from the modelling and rendering software displays the predetermined materials, textures and lighting. All materials specifications, textures and daylighting are applied to model prior to rendering. After rendering the fully rendered building is combined with the photograph in proprietary digital 'paint' software (again Adobe Photoshop) to produce the photomontage image.

In order to achieve the most photorealistic result, colour correction adjustments may be made to the rendered image. For example hue, saturation and brightness values of the rendered image may be adjusted to better match the colour tones of the photograph. For example, poor air quality at the time of photography may necessitate the rendered image to be 'degraded' to ensure that it behaves visually as the other buildings within the photograph. This is an iterative process and is reliant on the skill of the artist and good communication between the artist and the architect to ensure their vision for the material and texture qualities is maintained. The design team then signed off on the appearance of the scheme in the views.

'Masks' are created where the line of sight to the proposed scheme is interrupted by foreground buildings or elements such as lampposts, vehicles and street furniture.

No physical correction or distortion is made to the base photography or 3d rendered image. The images are prepared in this manner to provide a representation of the mass and scale of the development.

Below is one of the finished verified views which is fully rendered for the development.
In addition to the rendered view, we also included wirelines of committed schemes coming forward in the city.



Weston & Pendulum - Verified Views



Virtual Planit

12 December 2025



Project Weston and Pendulum
Figure View 1
Title Baseline view



Project Weston and Pendulum
Figure View 1
Title Rendered view

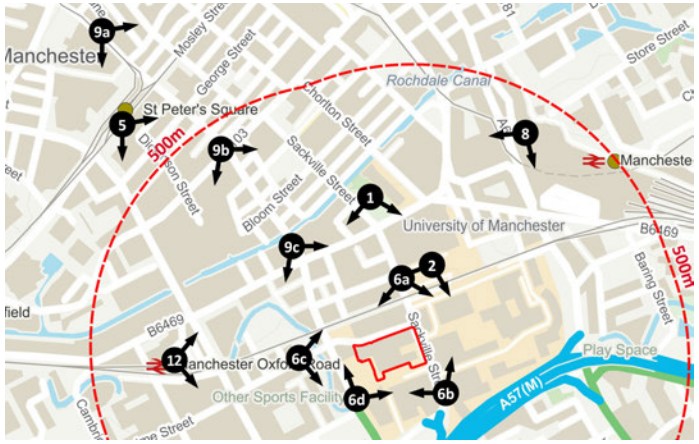


Project Weston and Pendulum
Figure View 1
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384433.893	397794.818	40.446	1.632	VP101	151	09	38	90	12	15
				VP102	160	46	36	87	08	56
				VP103	162	55	42	91	28	55
				VP104	174	10	11	85	16	38
				VP105	185	08	42	87	41	59
				VP106	192	23	53	87	13	34
				VP107	200	05	12	86	35	12
				VP108	204	52	08	98	17	35



Project Weston and Pendulum
Figure View 1
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 08.39
Distance to site 282m



Project Weston and Pendulum
Figure View 2
Title Baseline view



Project Weston and Pendulum
Figure View 2
Title Rendered view

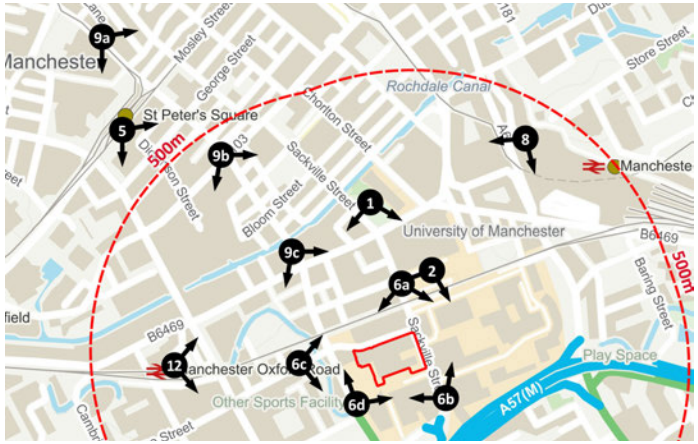


Project Weston and Pendulum
Figure View 2
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384533.079	397673.512	39.893	1.640	VP201	186	13	24	83	02	28
				VP202	191	48	49	83	14	19
				VP203	198	25	35	82	23	15
				VP204	199	27	39	80	42	27
				VP205	227	41	29	89	36	59
				VP206	236	44	41	89	05	55
				VP207	237	29	26	91	16	59
				VP208	238	00	35	98	19	59



Project Weston and Pendulum
Figure View 2
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 08.57
Distance to site 234m



Project Weston and Pendulum
Figure View 3
Title Baseline view



Project Weston and Pendulum
Figure View 3
Title Wireline view

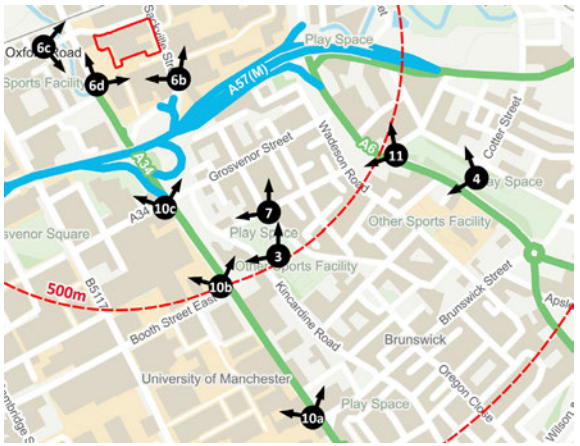


Project Weston and Pendulum
Figure View 3
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384779.844	397062.066	39.228	1.656	VP301	297	15	12	92	23	38
				VP302	306	13	15	85	05	10
				VP303	314	33	01	92	47	24
				VP304	320	22	49	83	55	49
				VP305	326	22	41	83	32	12
				VP306	332	40	54	89	02	04
				VP307	340	24	54	91	40	51
				VP308	346	04	38	87	47	44



Project Weston and Pendulum
Figure View 3
Title Survey data and instrument height

Lens 35mm
Date 29 Oct 2025
Time 10.57
Distance to site 548m



Project Weston and Pendulum
Figure View 4
Title Baseline view



Project Weston and Pendulum
Figure View 4
Title Wireline view

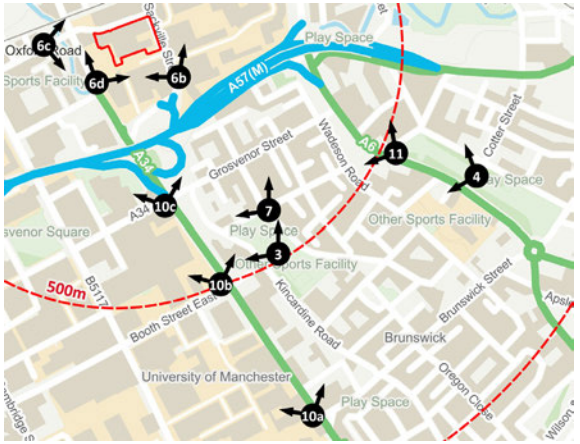


Project Weston and Pendulum
Figure View 4
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
385184.991	397222.525	41.098	1.646	VP401	263	41	13	88	46	31
				VP402	266	22	06	89	44	40
				VP403	270	46	50	88	54	34
				VP404	278	29	16	89	31	10
				VP405	282	59	04	95	12	56
				VP406	288	53	04	91	17	26
				VP407	314	21	43	89	13	39
				VP408	316	31	52	91	11	41



Project Weston and Pendulum
Figure View 4
Title Survey data and instrument height

Lens 28mm
Date 29 Oct 2025
Time 10.24
Distance to site 801m



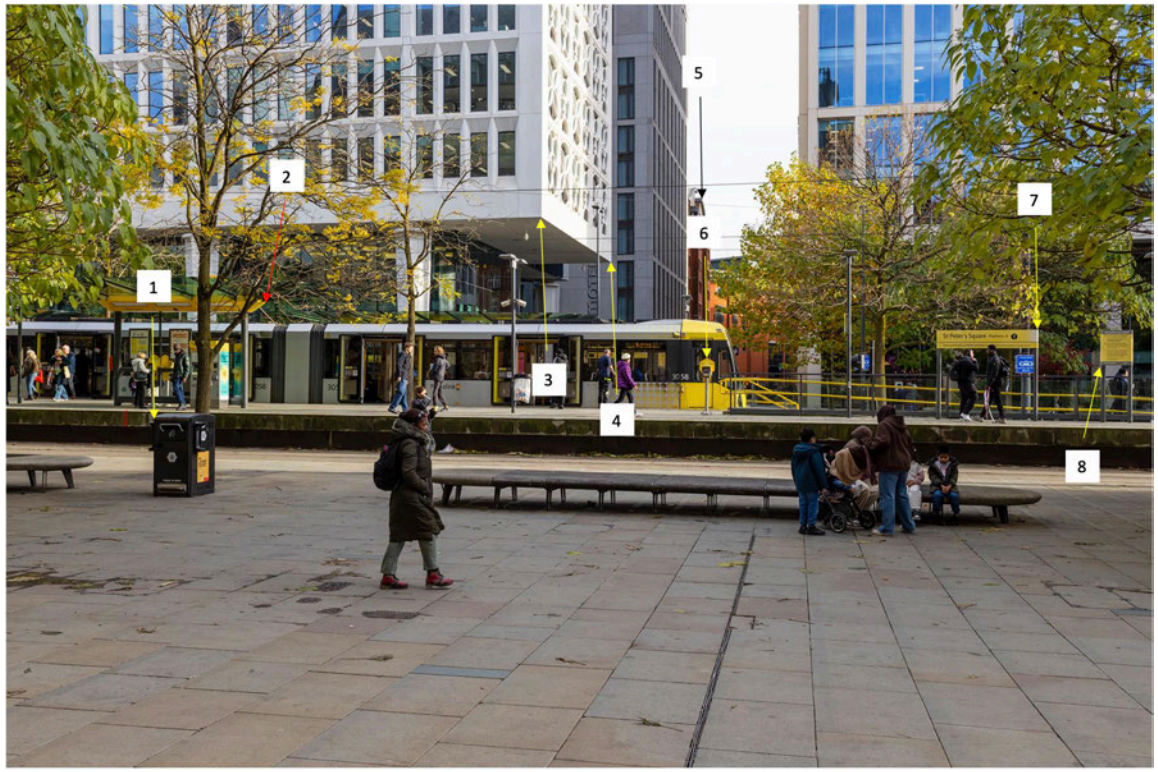
Project Weston and Pendulum
Figure View 5
Title Baseline view

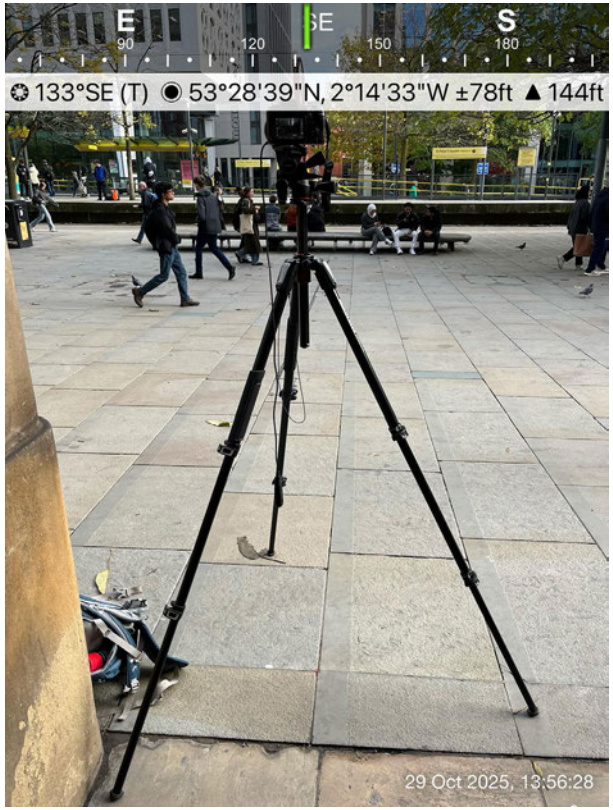


Project Weston and Pendulum
Figure View 5
Title Wireline view

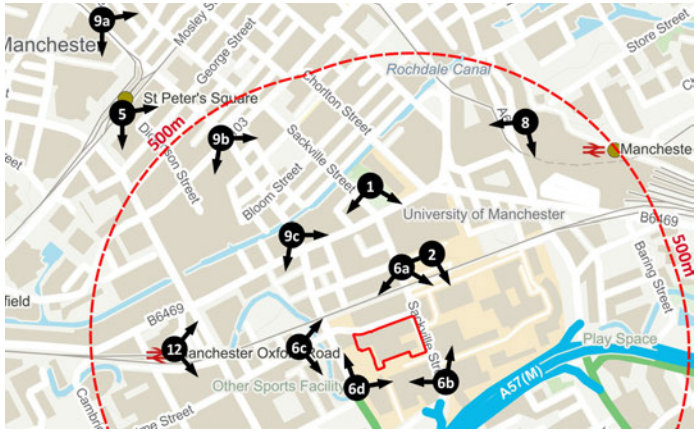


Project Weston and Pendulum
Figure View 5
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383916.019	397969.688	39.888	1.666	VP501	97	45	12	91	31	25
				VP502	102	44	10	85	49	24
				VP503	116	54	38	81	01	24
				VP504	120	38	31	83	24	34
				VP505	125	25	42	80	05	22
				VP506	125	36	23	88	31	39
				VP507	141	42	00	87	13	24
				VP508	144	27	29	88	53	15



Project Weston and Pendulum
Figure View 5
Title Survey data and instrument height

Lens 35mm
Date 29 Oct 2025
Time 14.00
Distance to site 719m



Project Weston and Pendulum
Figure View 6a
Title Baseline view



Project Weston and Pendulum
Figure View 6a
Title Rendered view

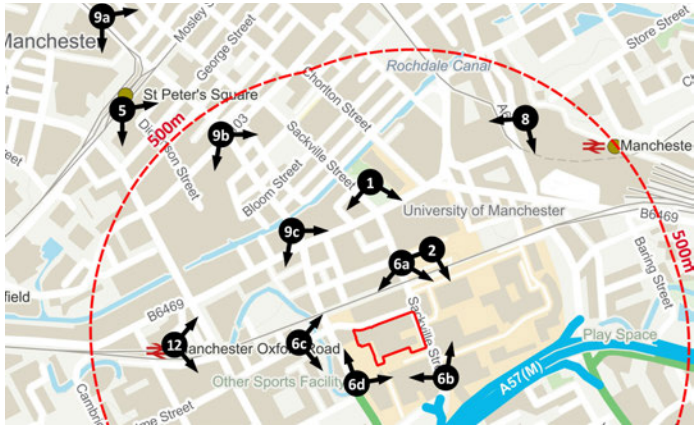


Project Weston and Pendulum
Figure View 6a
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384485.891	397653.501	38.033	1.630	VP6A01	156	51	08	82	59	03
				VP6A02	165	26	58	76	17	13
				VP6A03	167	51	48	75	40	54
				VP6A04	170	39	01	76	28	16
				VP6A05	174	17	00	88	11	08
				VP6A06	197	22	46	80	58	01
				VP6A07	200	58	20	80	10	50
				VP6A08	211	30	27	78	02	43



Project Weston and Pendulum
Figure View 6a
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 09.15
Distance to site 171m



Project Weston and Pendulum
Figure View 6b
Title Baseline view



Project Weston and Pendulum
Figure View 6b
Title Rendered view

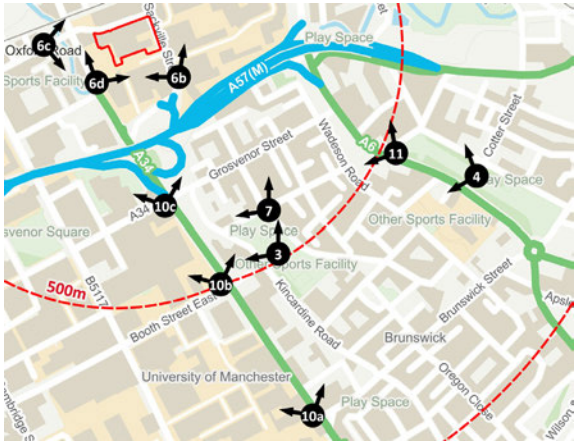


Project Weston and Pendulum
Figure View 6b
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384570.990	397430.121	35.452	1.640	VP6B01	291	17	32	65	57	22
				VP6B02	304	36	39	66	47	35
				VP6B03	322	46	12	79	48	44
				VP6B04	328	26	34	82	19	40
				VP6B05	332	21	55	82	27	01
				VP6B06	343	26	47	81	12	25
				VP6B07	351	47	18	79	54	19



Project Weston and Pendulum
Figure View 6b
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 09.37
Distance to site 149m



Project Weston and Pendulum
Figure View 6c
Title Baseline view

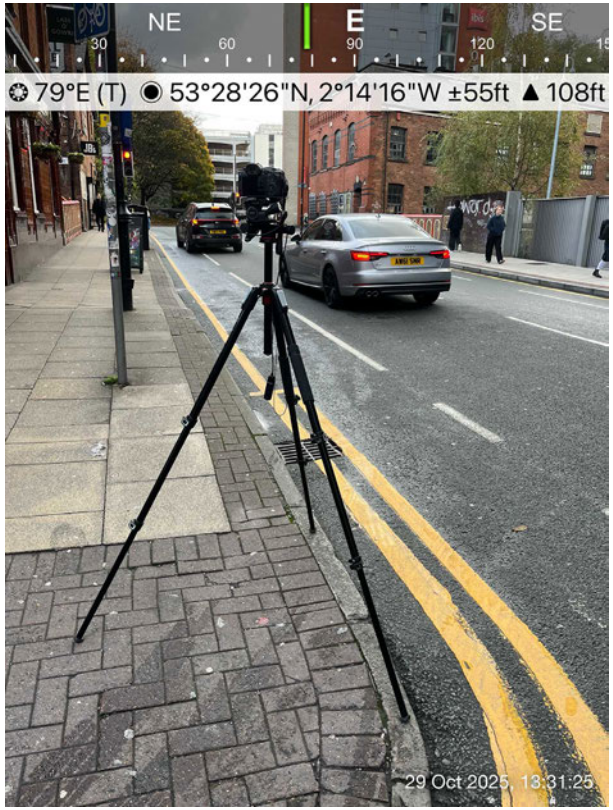


Project Weston and Pendulum
Figure View 6c
Title Rendered view

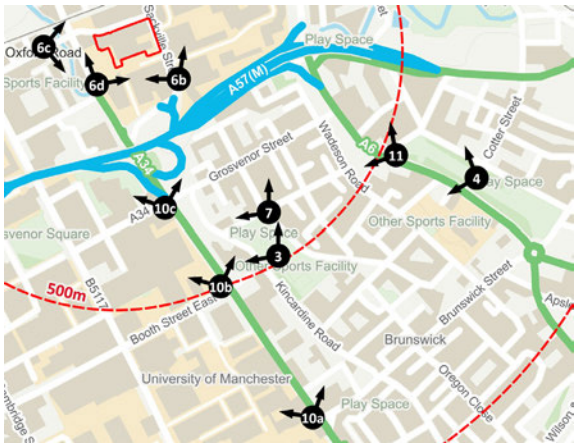


Project Weston and Pendulum
Figure View 6c
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384302.217	397502.571	31.314	1.670	VP6C01	57	06	28	71	21	20
				VP6C02	59	17	08	75	58	18
				VP6C03	75	51	00	69	57	33
				VP6C04	77	33	50	68	20	35
				VP6C05	90	24	08	70	12	52
				VP6C06	105	33	56	76	28	15
				VP6C07	119	11	53	71	34	07
				VP6C08	119	22	58	54	24	17



Project Weston and Pendulum
Figure View 6c
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 12.33
Distance to site 161m



Project Weston and Pendulum
Figure View 6d
Title Baseline view



Project Weston and Pendulum
Figure View 6d
Title Rendered view

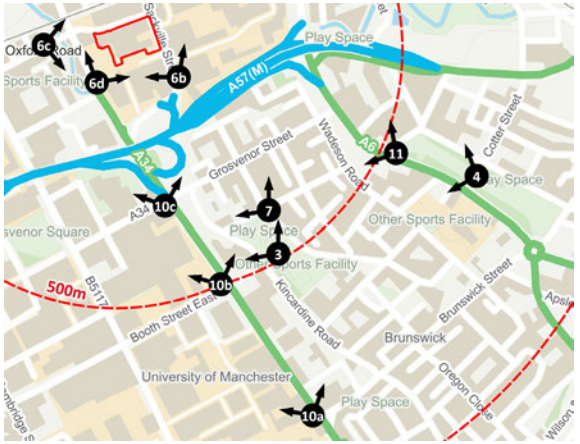


Project Weston and Pendulum
Figure View 6d
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384402.863	397397.240	32.727	1.645	VP6D01	337	38	28	79	40	44
				VP6D02	343	06	05	77	58	49
				VP6D03	351	04	22	77	36	35
				VP6D04	14	44	26	80	44	20
				VP6D05	27	04	11	80	39	12
				VP6D06	29	56	39	80	14	40
				VP6D07	36	14	06	81	20	07
				VP6D08	43	02	03	72	29	51



Project Weston and Pendulum
Figure View 6d
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 12.15
Distance to site 128m



Project Weston and Pendulum
Figure View 7
Title Baseline view

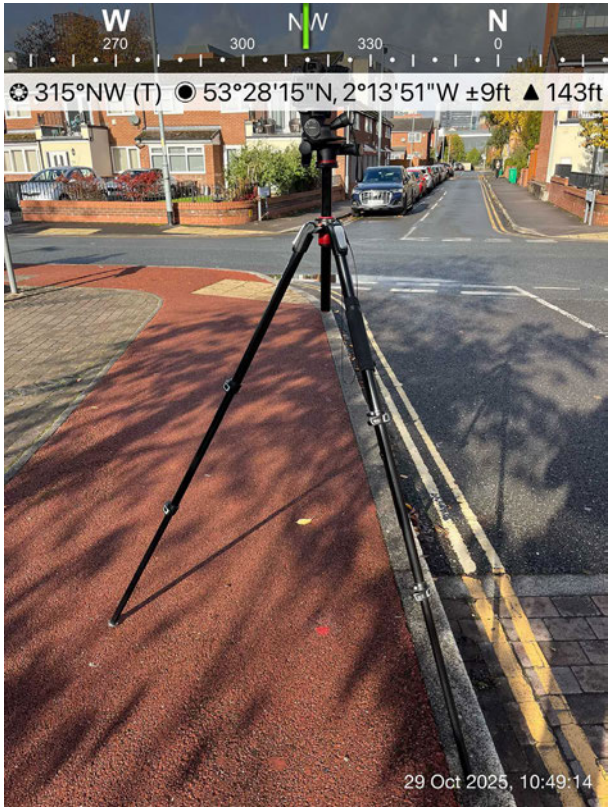


Project Weston and Pendulum
Figure View 7
Title Rendered view

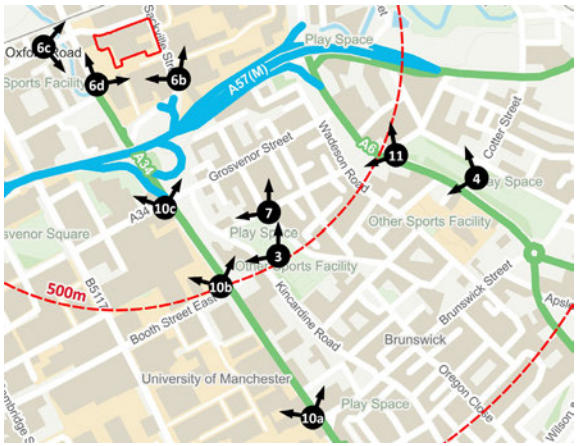


Project Weston and Pendulum
Figure View 7
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384755.369	397150.133	39.607	1.654	VP701	291	52	43	93	28	56
				VP702	298	13	52	87	18	05
				VP703	307	57	20	81	19	35
				VP704	313	54	37	92	38	55
				VP705	320	48	39	81	36	18
				VP706	328	29	09	86	42	26
				VP707	331	27	42	85	37	42
				VP708	346	45	06	70	59	01



Project Weston and Pendulum
Figure View 7
Title Survey data and instrument height

Lens 28mm
Date 29 Oct 2025
Time 10.42
Distance to site 455m



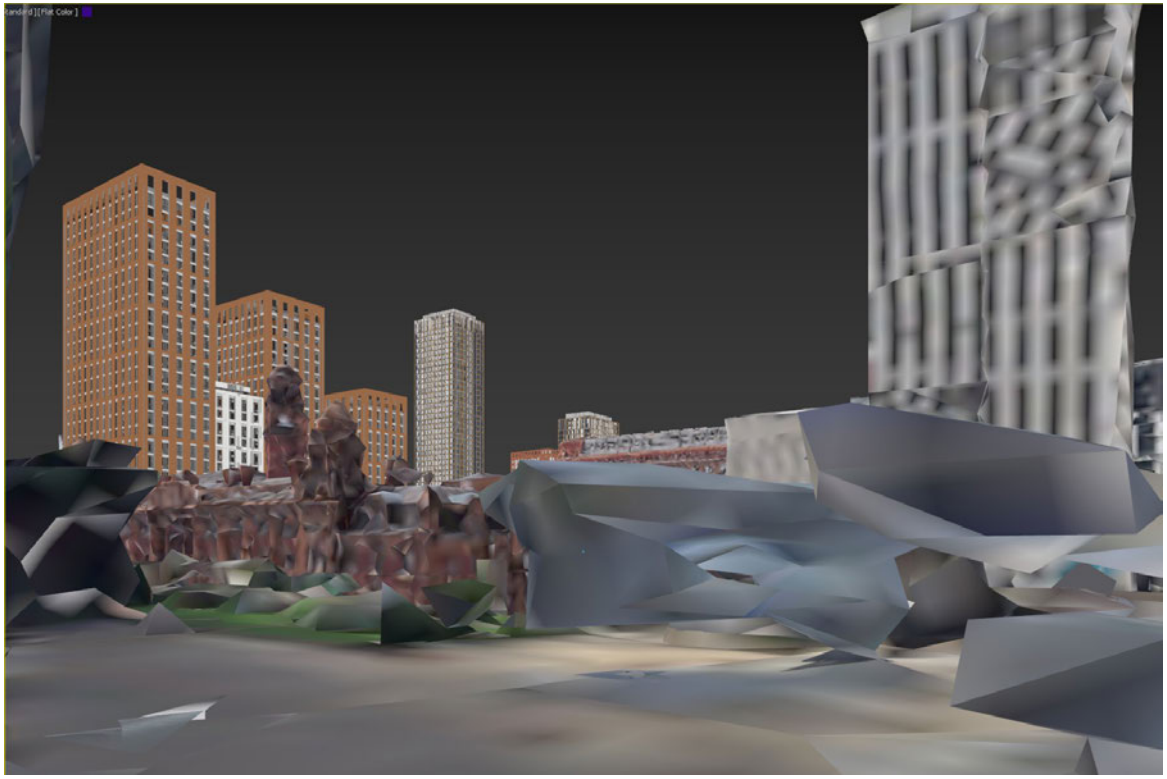
Project Weston and Pendulum
Figure View 8
Title Baseline view



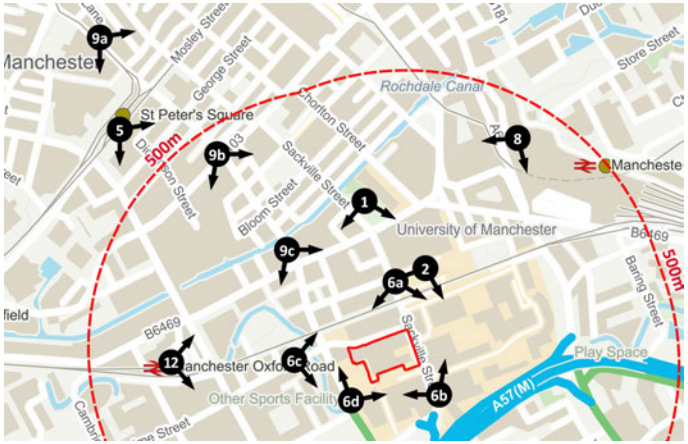
Project Weston and Pendulum
Figure View 8
Title Rendered view



Project Weston and Pendulum
Figure View 8
Title Rendered view showing cumulative development







Note: Due to the high risk safety concerns this position want surveyed. Alignment of the view was done through setting up the shot with Google Earth

Project	Weston and Pendulum
Figure	View 8
Title	Survey data and instrument height

Lens	24mm
Date	19 Nov 2025
Time	09.42
Distance to site	479m



Project Weston and Pendulum
Figure View 9a
Title Baseline view

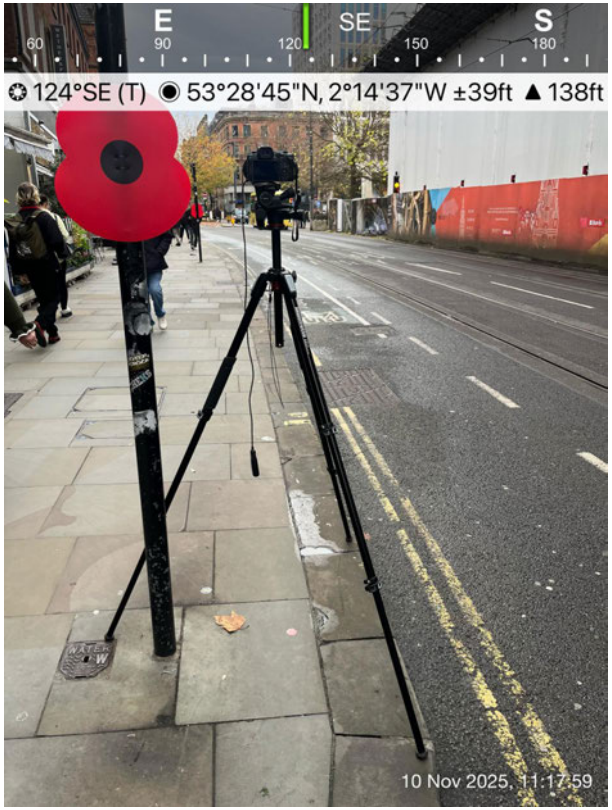


Project Weston and Pendulum
Figure View 9a
Title Wireline view

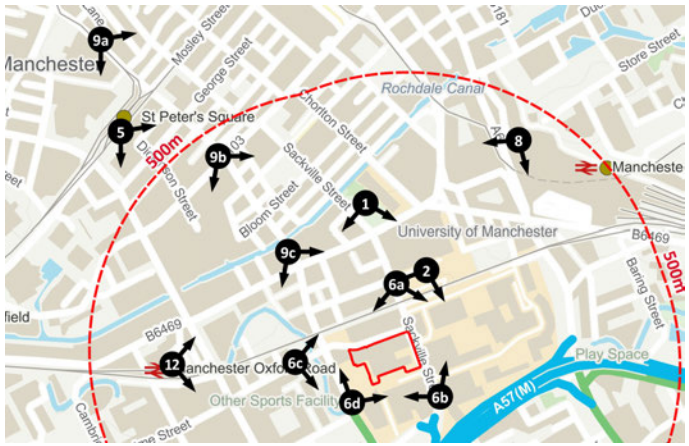


Project Weston and Pendulum
Figure View 9a
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
383938.572	398094.361	40.908	1.653	VP9A01	111	37	31	79	19	55
				VP9A02	119	47	53	78	01	07
				VP9A03	127	26	24	72	58	54
				VP9A04	129	51	03	74	51	12
				VP9A05	137	30	35	81	20	04
				VP9A06	141	57	23	80	33	23
				VP9A07	147	02	38	70	58	58
				VP9A08	152	47	04	86	56	02



Project Weston and Pendulum
Figure View 9a
Title Survey data and instrument height

Lens 35mm
Date 10 Nov 2025
Time 10.59
Distance to site 822m



Project Weston and Pendulum
Figure View 9b
Title Baseline view



Project Weston and Pendulum
Figure View 9b
Title Rendered view



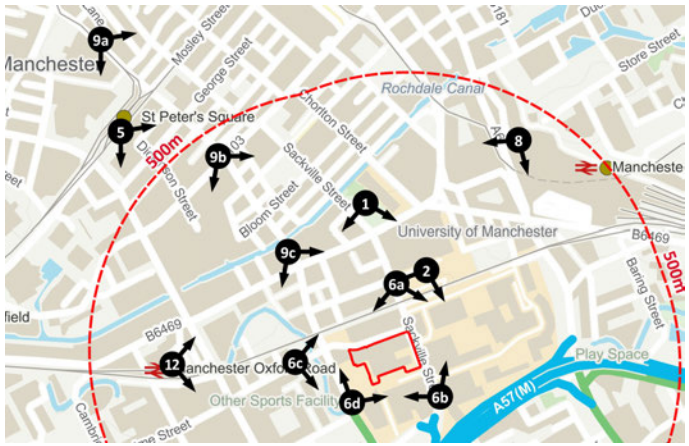
Project Weston and Pendulum
Figure View 9b
Title Rendered view showing cumulative development

V9B





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384142.814	397899.193	41.731	1.651	VP9B01	102	00	59	85	50	00
				VP9B02	105	10	52	79	47	15
				VP9B03	131	05	19	71	36	32
				VP9B04	136	04	25	76	57	09
				VP9B05	137	00	01	79	56	24
				VP9B06	139	08	12	81	59	56
				VP9B07	142	07	42	86	55	41
				VP9B08	160	30	40	85	43	42



Project Weston and Pendulum
Figure View 9b
Title Survey data and instrument height

Lens 28mm
Date 29 Oct 2025
Time 13.16
Distance to site 509m



Project Weston and Pendulum
Figure View 9c
Title Baseline view



Project Weston and Pendulum
Figure View 9c
Title Rendered view

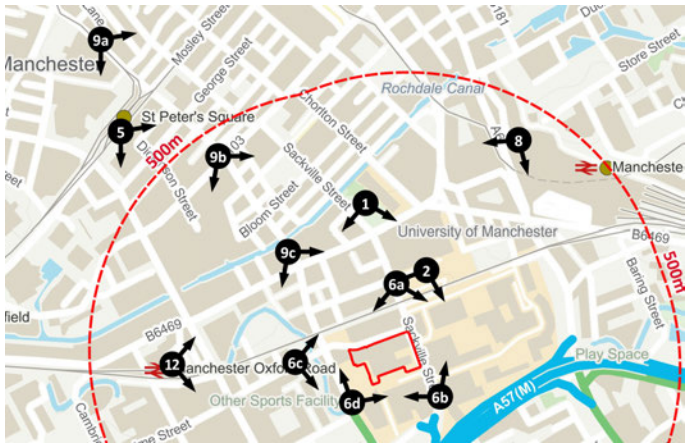


Project Weston and Pendulum
Figure View 9c
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384283.586	397703.331	38.217	1.630	VP9C01	102	49	36	64	10	01
				VP9C02	103	04	20	72	15	00
				VP9C03	111	19	37	67	59	02
				VP9C04	120	14	16	64	58	44
				VP9C05	133	23	07	62	56	17
				VP9C06	143	40	33	67	58	03
				VP9C07	151	57	52	73	20	37
				VP9C08	160	39	35	80	10	03



Project Weston and Pendulum
Figure View 9c
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 12.52
Distance to site 291m



Project Weston and Pendulum
Figure View 10a
Title Baseline view



Project Weston and Pendulum
Figure View 10a
Title Wireline view

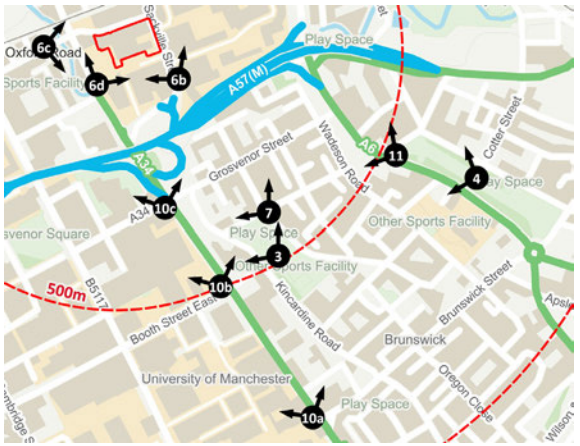


Project Weston and Pendulum
Figure View 10a
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384850.281	396735.556	38.906	1.653	VP10A01	313	21	47	73	04	57
				VP10A02	323	18	10	76	58	35
				VP10A03	328	49	31	86	47	38
				VP10A04	331	10	12	85	49	10
				VP10A05	338	24	39	85	45	44
				VP10A06	349	23	47	85	49	28
				VP10A07	351	01	55	84	49	07
				VP10A08	358	04	20	83	12	21



Project Weston and Pendulum
Figure View 10a
Title Survey data and instrument height

Lens 35mm
Date 29 Oct 2025
Time 11.14
Distance to site 854m



Project Weston and Pendulum
Figure View 10b
Title Baseline view

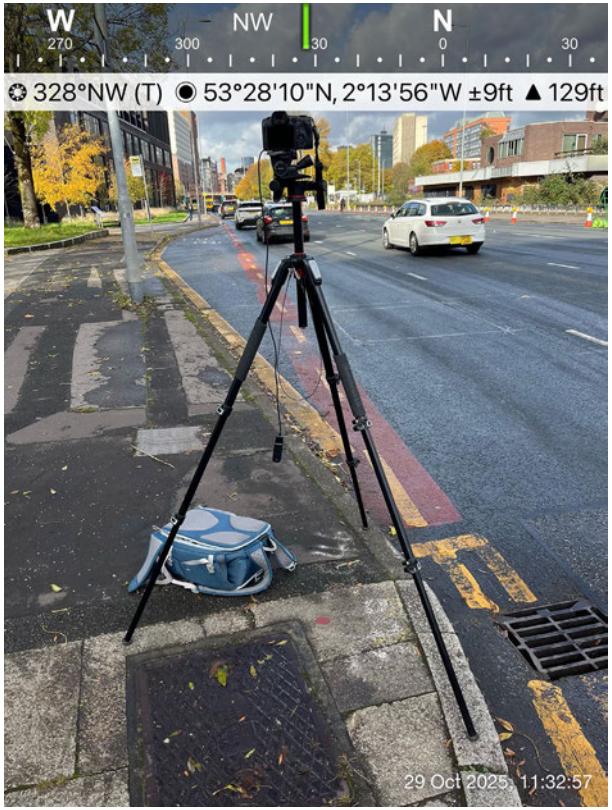


Project Weston and Pendulum
Figure View 10b
Title Wireline view

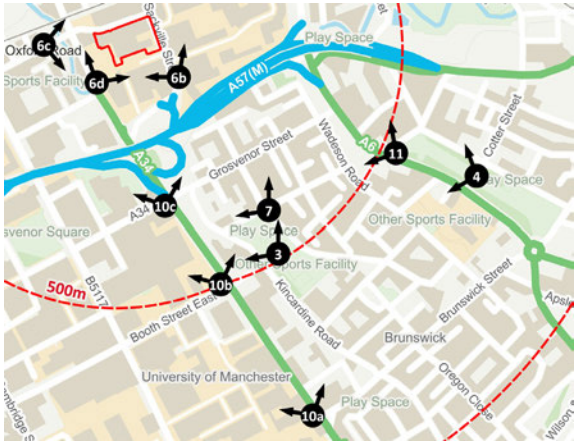


Project Weston and Pendulum
Figure View 10b
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384661.979	397007.030	38.549	1.680	VP10B01	323	20	28	82	41	34
				VP10B02	325	43	11	82	15	40
				VP10B03	327	44	27	86	16	56
				VP10B04	341	37	13	84	04	11
				VP10B05	345	11	54	83	44	51
				VP10B06	348	38	02	77	17	58
				VP10B07	351	55	26	84	17	58
				VP10B08	358	00	50	82	47	01



Project Weston and Pendulum
Figure View 10b
Title Survey data and instrument height

Lens 35mm
Date 29 Oct 2025
Time 11.34
Distance to site 572m



Project Weston and Pendulum
Figure View 10c
Title Baseline view



Project Weston and Pendulum
Figure View 10c
Title Rendered view

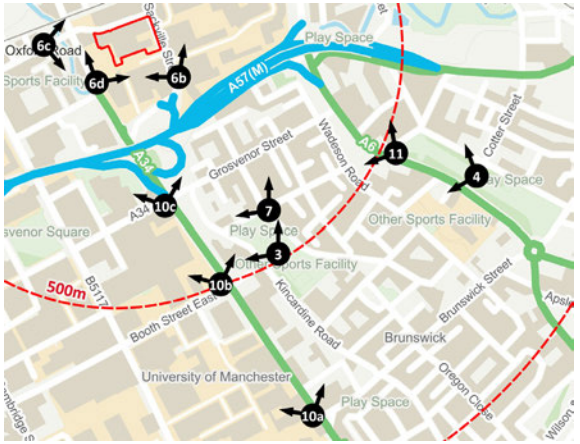


Project Weston and Pendulum
Figure View 10c
Title Rendered view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384544.180	397165.867	38.472	1.645	VP10C01	315	25	43	76	04	27
				VP10C02	326	49	16	75	51	47
				VP10C03	329	19	27	84	35	03
				VP10C04	333	05	22	84	18	26
				VP10C05	337	19	58	80	26	07
				VP10C06	351	10	23	82	47	16
				VP10C07	356	59	11	66	44	12
				VP10C08	23	28	24	86	45	19



Project Weston and Pendulum
Figure View 10c
Title Survey data and instrument height

Lens 24mm
Date 29 Oct 2025
Time 11.51
Distance to site 337m



Project Weston and Pendulum
Figure View 11
Title Baseline view



Project Weston and Pendulum
Figure View 11
Title Wireline view

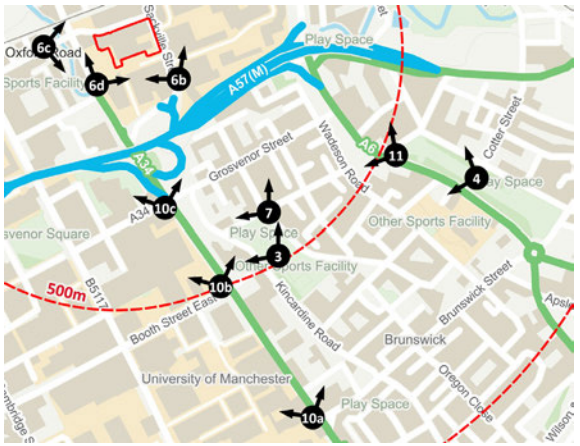


Project Weston and Pendulum
Figure View 11
Title Wireline view showing cumulative development





Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
385019.692	397274.519	40.679	1.665	VP1101	256	39	18	90	57	27
				VP1102	259	23	02	88	14	46
				VP1103	269	03	48	87	28	45
				VP1104	280	54	37	82	20	30
				VP1105	286	14	38	84	39	05
				VP1106	290	25	11	71	32	36
				VP1107	293	54	41	81	58	24
				VP1108	307	14	34	84	47	24



Project Weston and Pendulum
Figure View 11
Title Survey data and instrument height

Lens 35mm
Date 29 Oct 2025
Time 10.11
Distance to site 602m



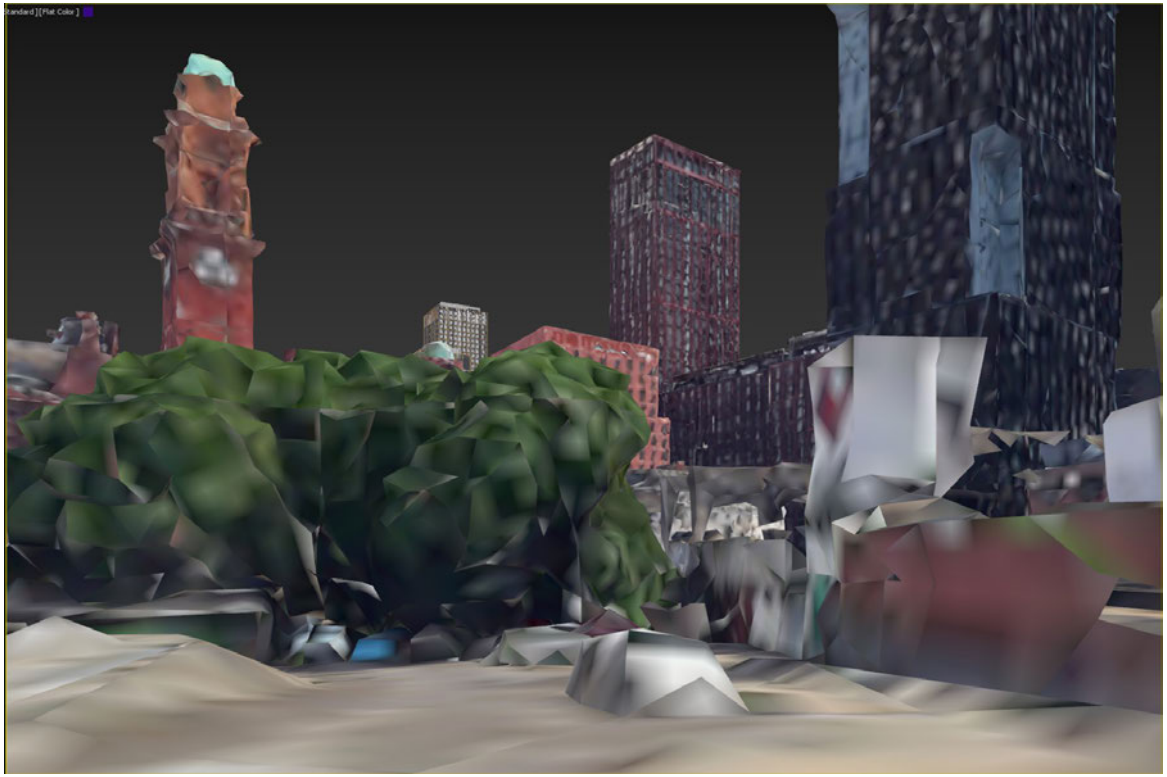
Project Weston and Pendulum
Figure View 12
Title Baseline view



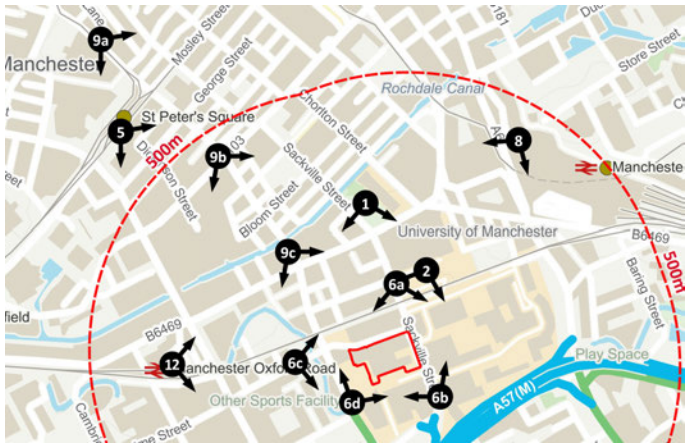
Project Weston and Pendulum
Figure View 12
Title Rendered view



Project Weston and Pendulum
Figure View 12
Title Rendered view showing cumulative development







Note: Due to the high risk safety concerns this position want surveyed. Alignment of the view was done through setting up the shot with Google Earth

Project	Weston and Pendulum
Figure	View 12
Title	Survey data and instrument height

Lens	24mm
Date	19 Nov 2025
Time	10.39
Distance to site	423m

Turley Office
Level 5,
Transmission,
6 Atherton St,
Manchester
M3 3GS

T 0161 233 7676