

PLOT H, SISTER

Manchester, UK

Townscape & Visual Impact Assessment

Visual Baseline & Assessment
11 July 2025

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01 Supporting Figures

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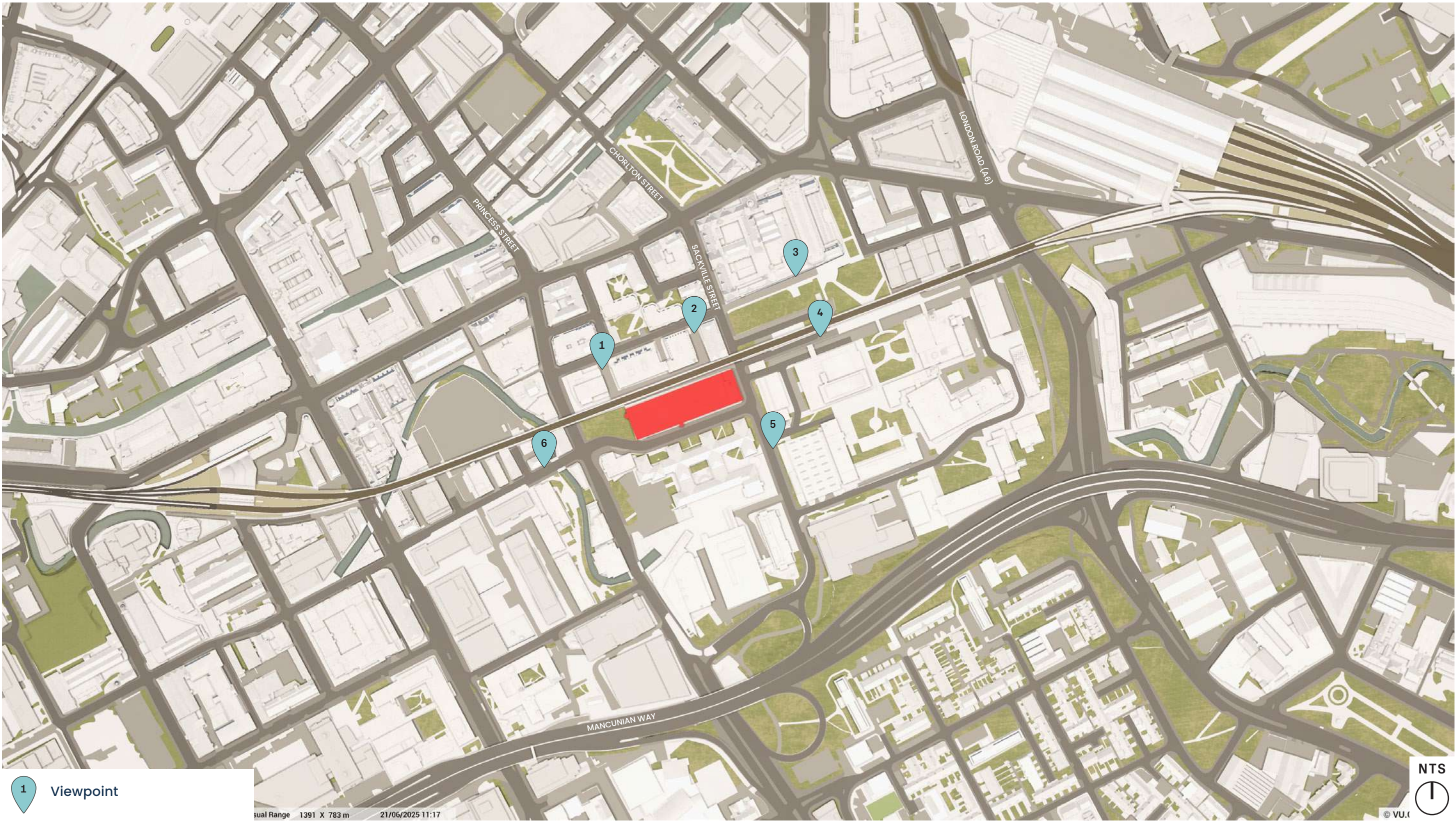
01 Supporting Figures

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Figure 2.0: 2D Zone of Theoretical Visibility (ZTV)



Figure 2.1: Viewpoint Location Plan



02 Viewpoint 1 - Granby Row at Orient House

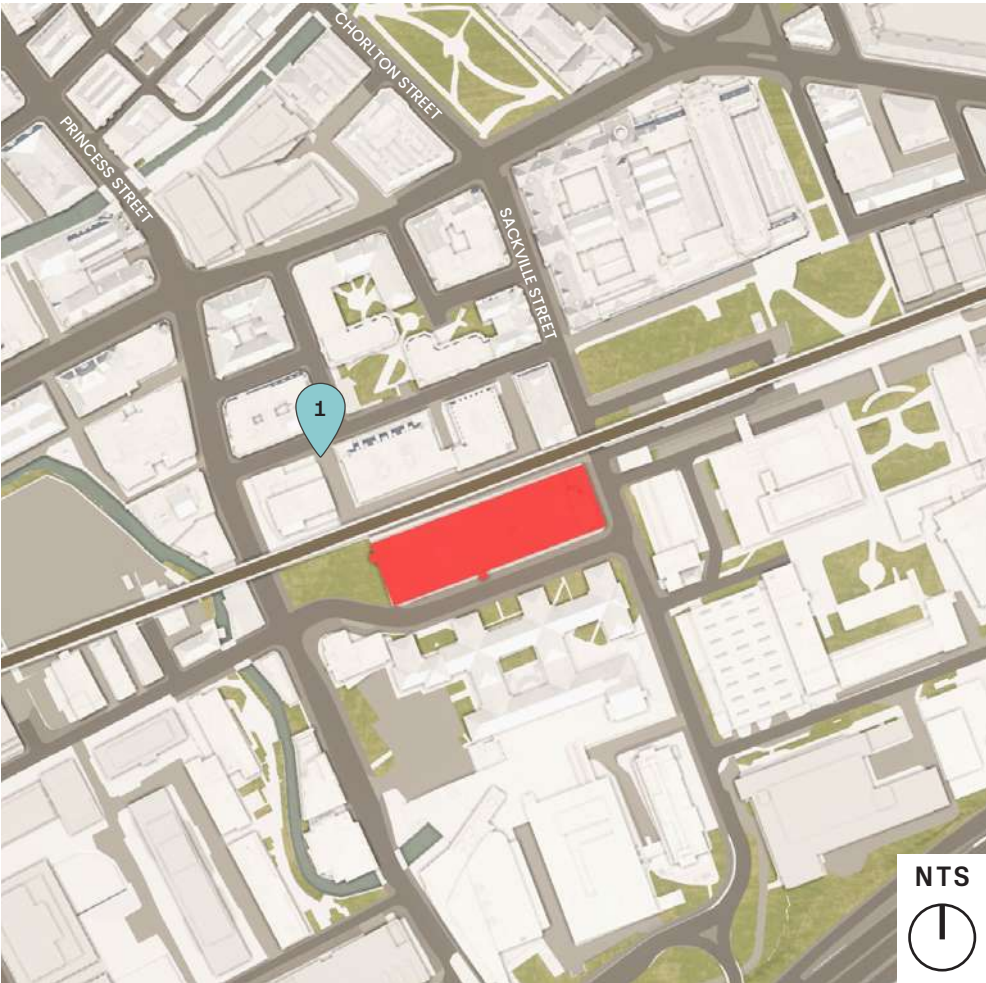
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02 Viewpoint1-GranbyRowatOrientHouse

Baseline & Assessment review tables

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Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Looking south along Granby Row, the view is funnelled between Orient House (listed) and Salisbury House with the road stopped off by railway arches, beyond which the multi storey car park is partially visible. On street parking and associated payment machines are prominent in the foreground.	High Within Whitworth Street Conservation Area Listed Buildings: <ul style="list-style-type: none">• Orient House (Grade II)• Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors experiencing this view are people using Granby Row either as a motorist or pedestrian. This is a glimpsed view, perpendicular to the most probably direction of travel. The multi storey car park is only partially visible through (and above) the railway arches.	Medium

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Construction (not visualised) Demolition activity will be partially visible in the mid distance, beyond the railway viaduct. The Site will be surrounded by a hoarding fence meaning that ground level operations will be screened. Nature of effect is negative as there will be disturbance to the view as demolition works take place.	Medium	Negligible	Minor	Negative
Scenario 3: Operational (as shown by VuCity proposed view) There won't be any change to the foreground view. Demolition of the multi storey car park will enable an extended view towards buildings located to the South of Charles Street. The hoarding fence will however restrict ground level sight lines. Nature of effect will be neutral as it remains a glimpsed view of built form through the railway arches. There is no discernible change.		Negligible	Minor	Neutral

02 Viewpoint1-GranbyRowatOrientHouse
Baseline Photo

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Camera specification to be added

02 Viewpoint1-GranbyRowatOrientHouse
Existing View (output from VuCity)

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-  Car park
-  Listed building

02 Viewpoint1-GranbyRowatOrientHouse

Proposed View (output from VuCity)

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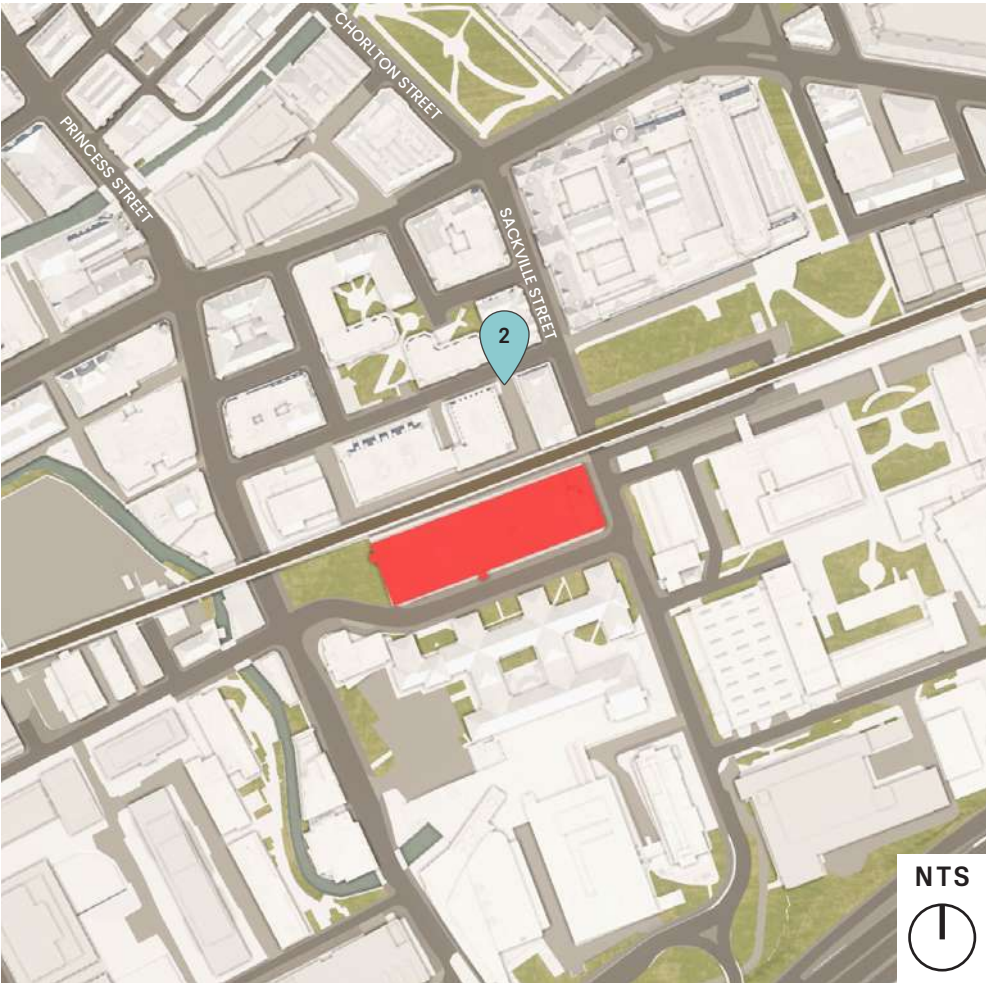
03 Viewpoint 2 - Granby Row at Granby House

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03 Viewpoint2-GranbyRowatGranbyHouse
Baseline & Assessment review tables

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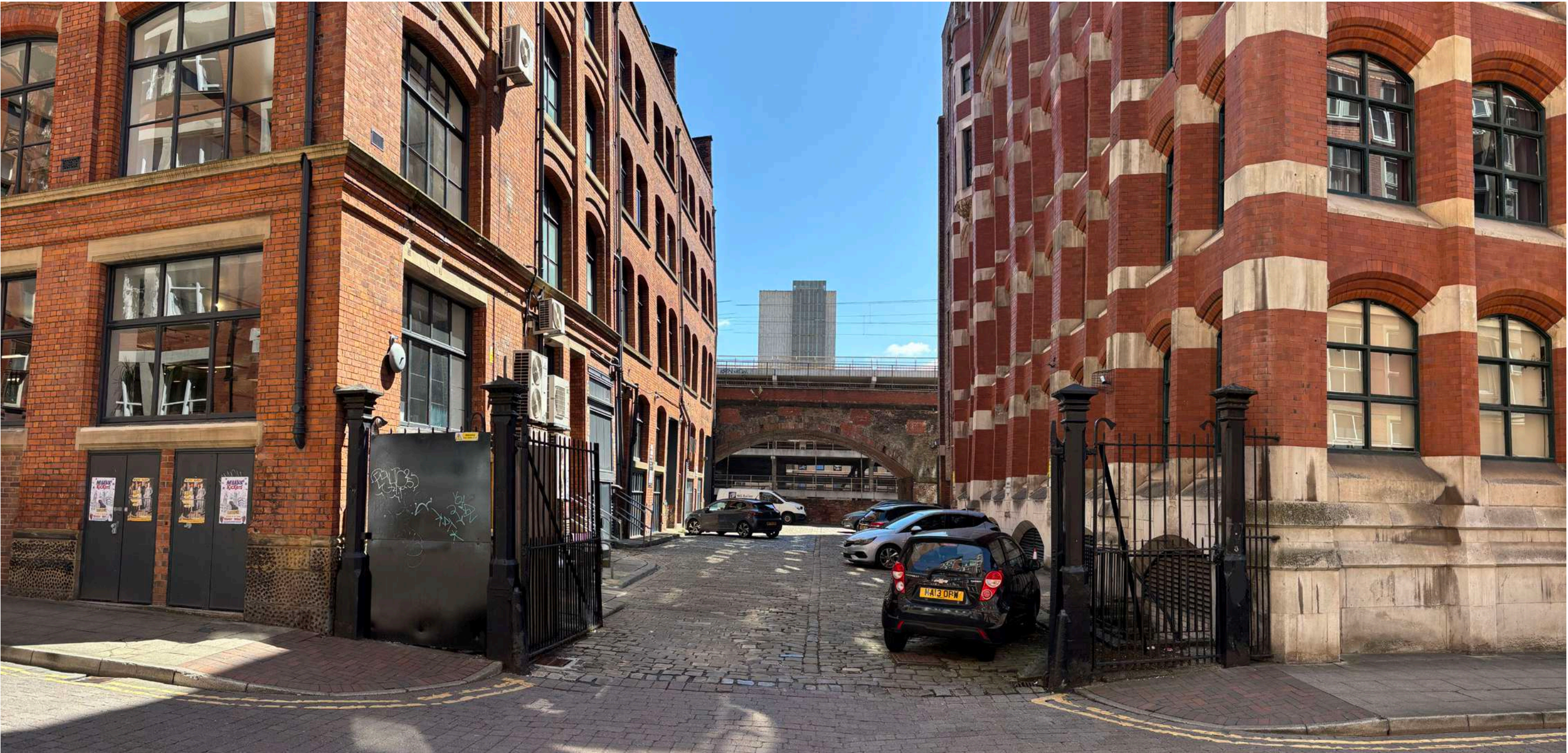


Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Looking south along Granby Row, the view is funnelled between Granby House (listed) on the right and Stethos House on the left. Between these buildings, a cobbled street hosts parked cars and is bookended to the south by the railway viaduct and to the north by iron railings and gates. The Site is partially visible through the railway arches. Faraday Building is prominent as a tall building in the far distance as it rises above the railway viaduct.	High Within Whitworth Street Conservation Area Listed Buildings: <ul style="list-style-type: none">Granby House (Grade II)Deansgate-Castlefield Railway Viaduct (grade II)	Low This view is typically transient as receptors (pedstrians and motorists) pass by via Granby Row. The view is more direct for people who are parking their car. The multi storey car park is only partially visible through (and above) the railway arches.	Medium

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Construction (not visualised) Demolition activity will be partially visible in the mid distance, beyond the railway viaduct. The Site will be surrounded by a hoarding fence meaning that ground level operations will be screened. Nature of effect is negative as there will be disturbance to the view as demolition works take place.	Medium	Negligible	Minor	Negative
Scenario 3: Operational (as shown by VuCity proposed view) There won't be any change to the foreground view. Demolition of the multi storey car park will enable an extended view towards buildings located to the South of Charles Street. The hoarding fence will however restrict ground level sight lines. Nature of effect will be neutral as it remians a glimpsed view of built form through the railway arches. There is no discernible chage.		Negligible	Minor	Neutral

03 Viewpoint2-GranbyRowatGranbyHouse
Baseline Photo

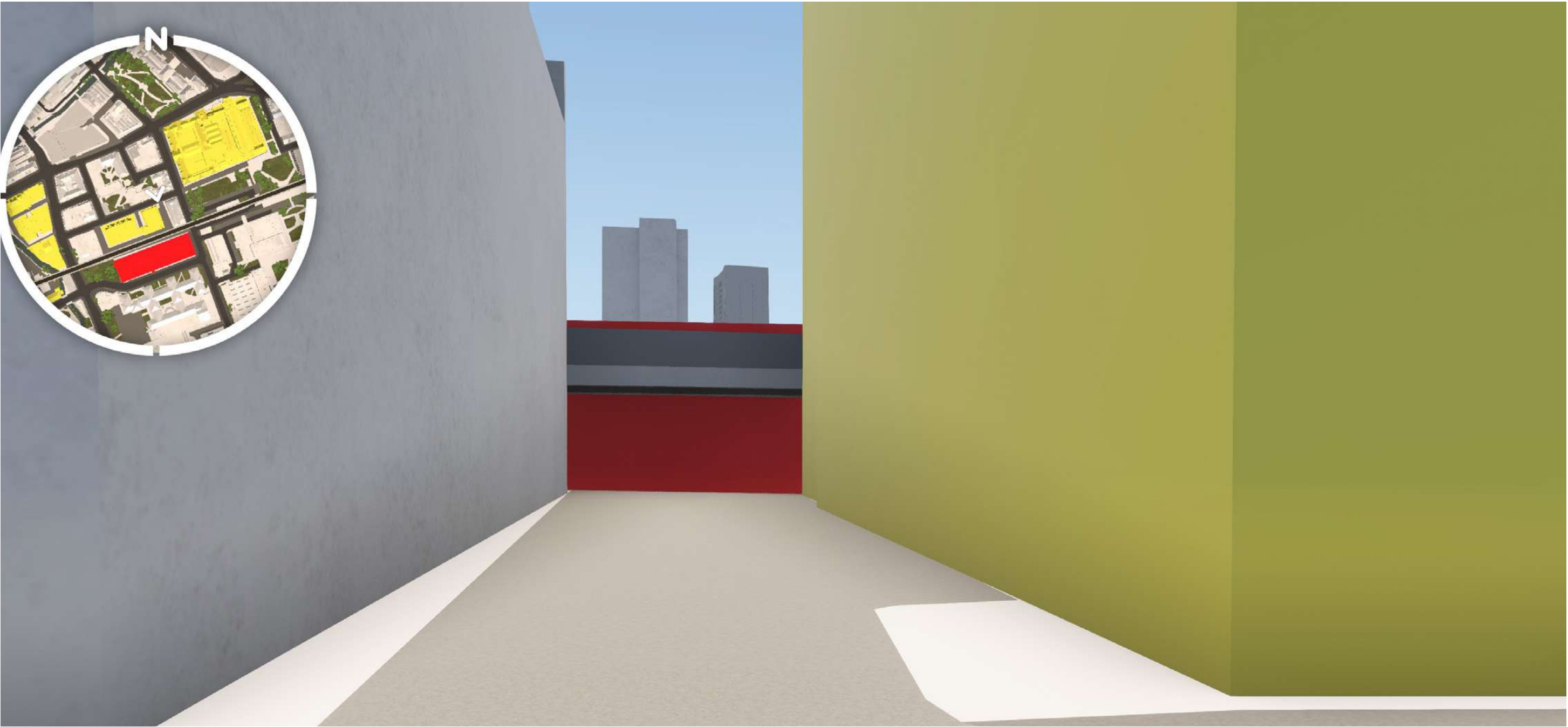
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Camera specification to be added

03 Viewpoint2-GranbyRowatGranbyHouse
Existing View (output from VuCity)

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NB: The VuCity model shows the railway viaduct less solidly than it is in reality, meaning that buildings to the opposing side are more visible than they appear in the baseline photo.

- Car park
- Listed building

03 Viewpoint2-GranbyRowatGranbyHouse *Proposed View (output from VuCity)*

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NB: The VuCity model shows the railway viaduct less solidly than it is in reality, meaning that buildings to the opposing side are more visible than they appear in the baseline photo.

04 Viewpoint 3 - Vimto Park

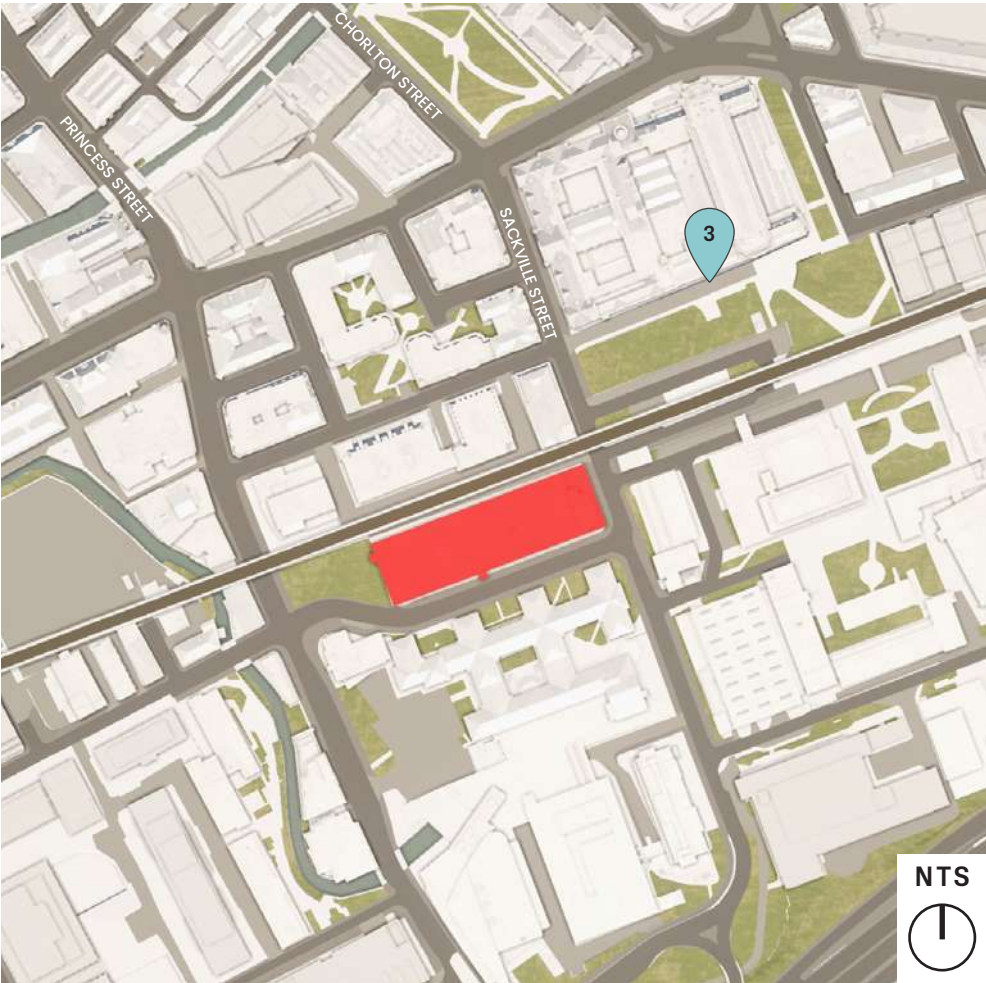
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04 Viewpoint 3 - Vimto Park

Baseline & Assessment review tables

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Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Taken next to the Sackville Building, this view looks south west across Vimto Park. The Vimto sculpture is visible central to the foreground, backdropped by a cluster of mature deciduous and evergreen trees. This vegetation and the railway viaduct (far left) prevent panoramic, long distance views. Where tree cover lessens, some glimpsed views of tall buildings in the distance are possible. There is also an unineterupted sight line along Granby Row and its listed buildings to the far right of view.	High Within Whitworth Street Conservation Area. Listed Buildings: <ul style="list-style-type: none">Sackville Building (foreground)Granby Building (distance)Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors will most likely be pedestrians and cyclists passing through the park on longer journey elsewhere. Views are therefore transient. When in leaf, existing trees screen views of The Site.	Medium

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Construction (not visualised) Existing trees will screen demolition activity if it takes place during the summer. Should the works be programmed when trees are out of leaf, their screening credentials will be limited and visibility towards The Site will increase. Nature of effect is neutral as works will be predominantly screened by the viaduct and trees. There will be no discernible change to the receptor.	Medium	Negligible	Minor	Neutral
Scenario 3: Operational (as shown by VuCity proposed view) The limited part of the car park which might be visible during the winter, will disappear. It will be difficult to differentiate the change in the view due to the presence of mature trees in the mid distance. Nature of effect is neutral as there will be no discernible change to the receptor as changes occur beyond the railway viaduct and trees		Negligible	Minor	Neutral

04 Viewpoint 3 - Vimto Park
Baseline Photo

Plot H, SISTER



Camera specification to be added

04 Viewpoint 3 - Vimto Park
Existing View (output from VuCity)

Plot H, SISTER



NB: The VuCity model shows the railway viaduct less solidly than it is in reality, meaning that buildings to the opposing side are more visible than they appear in the baseline photo.

- Car park
- Listed building

04 Viewpoint 3 - Vimto Park

Proposed View (output from VuCity)

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NB: The VuCity model shows the railway viaduct less solidly than it is in reality, meaning that buildings to the opposing side are more visible than they appear in the baseline photo.

05 Viewpoint 4 - Altrincham Street

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05 Viewpoint 4 - Altrincham Street
Baseline & Assessment review tables

Plot H, SISTER



Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
<p>This photo looks west along the length of Altrincham Street with the (listed) railway viaduct to the right of view and the bridged entrance to Renold building to the left. Pedestrianised public realm dominates the foreground and includes soft landscape within above ground planters. In the mid distance, the eastern end of the The Site can be identified by the two storey grey brick building that hosts Retro bar. Rooflines of the city's taller buildings create an undulating distant skyline. The tallest building of Circle Square rises high above other commercial buildings that surround it.</p>	<p>Medium</p> <p>Adjacent to Whitworth Street Conservation Area (right)</p> <p>Listed Buildings:</p> <ul style="list-style-type: none">Deansgate-Castlefield Railway Viaduct (grade II)	<p>Low</p> <p>Receptors experiencing this view are people using Altrincham Street as part of a longer journey elsewhere. The Site is central to their line of sight but it will be experienced transiently.</p>	<p>Low/medium</p>

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
<p>Scenario 2: Construction (not visualised)</p> <p>Demolition activity will be visible within the central mid distance, hidden from view at ground level by the hoarding fence. Operations above the height of this fence will be seen by users of Altrincham Street when travelling in a westerly direction. Nature of effect is negative as there will be disturbance and an untidiness to the view as demolition works take place.</p>	Low/medium	Minor	Minor	Negative
<p>Scenario 3: Operational (as shown by VuCity proposed view)</p> <p>Having demolished the multi storey car park and adjoining buildings, there will be a longer view towards the west and the commercial buildings of Charles Street. Nature of effect is neutral as the mid distance will continue to be characterised by buildings with undulating roof lines and backdropped by Manchester's taller buildings.</p>		Minor	Minor	Neutral

05 Viewpoint 4 - Altrincham Street
Baseline Photo

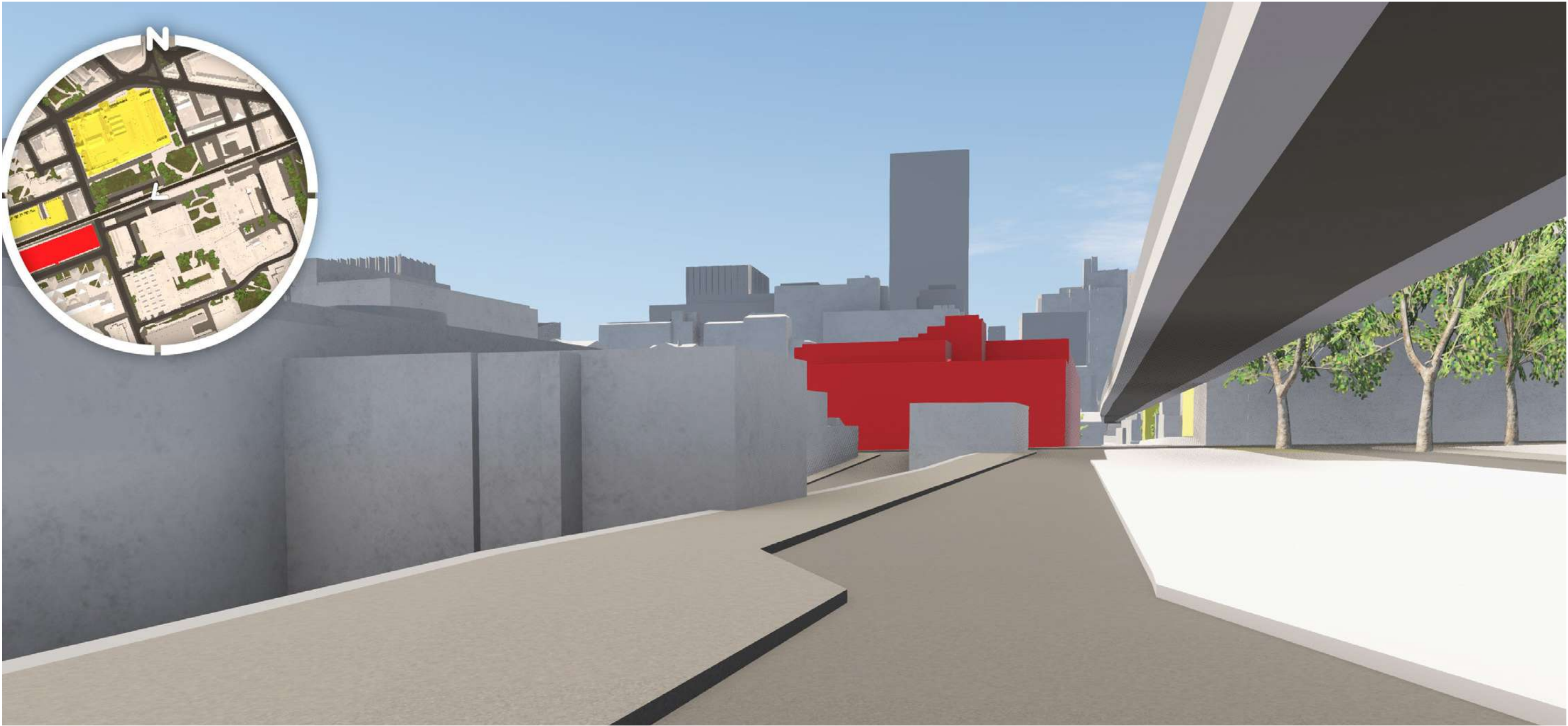
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Camera specification to be added

05 Viewpoint 4 - Altrincham Street
Existing View (output from VuCity)

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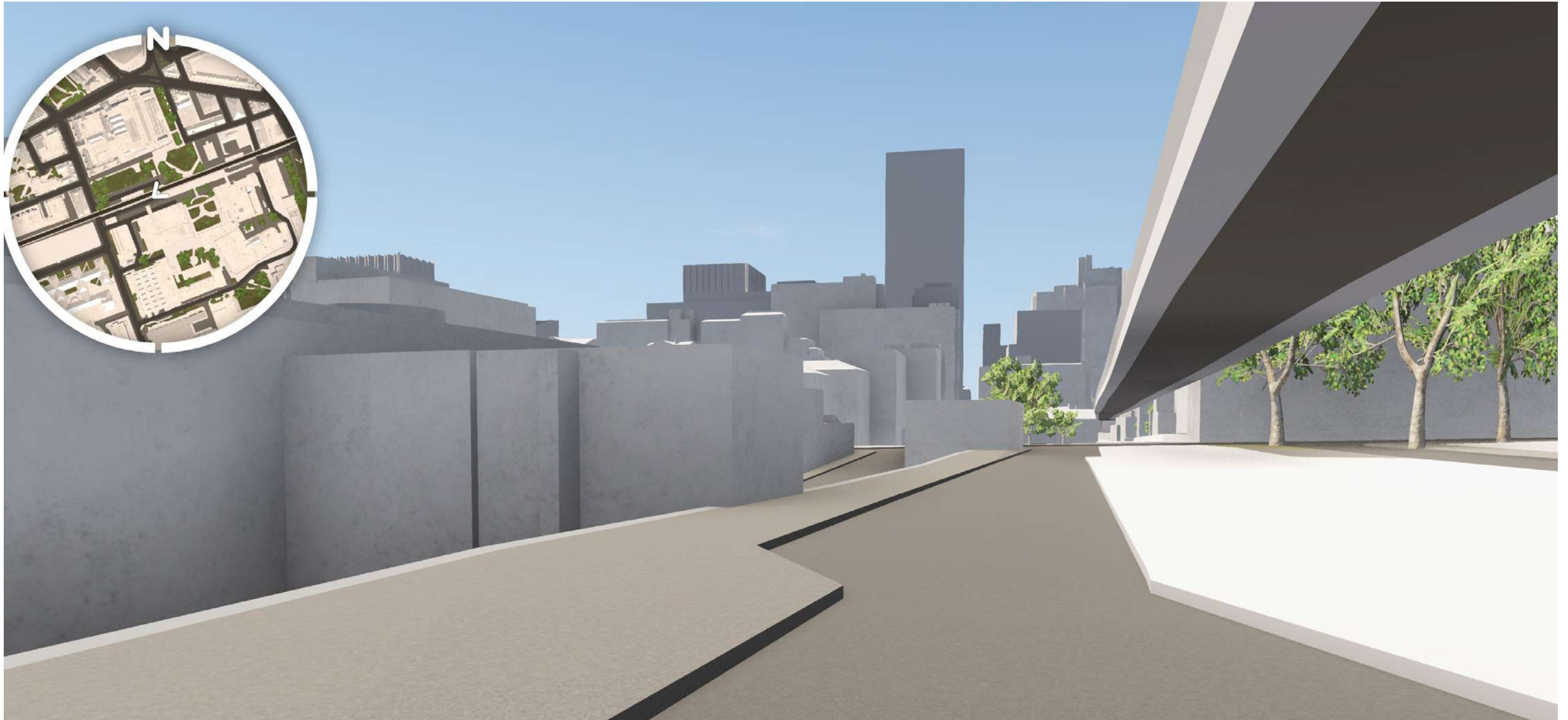


NB: The VuCity model shows the railway viaduct less solidly than it is in reality. This image suggests greater visibility below the viaduct than what actually exists.

-  Car park
-  Listed building

05 Viewpoint 4 - Altrincham Street *Proposed View (output from VuCity)*

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NB: The VuCity model shows the railway viaduct less solidly than it is in reality. This image suggests greater visibility below the viaduct than what actually exists.

06 Viewpoint 5 - Sackville Street

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06 Viewpoint 5 - Sackville Street

Baseline & Assessment review tables

Plot H, SISTER



Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
This photo looks north towards the city centre with The Site visible in the centre left of mid distance, just in front of the listed railway viaduct. Sackville Street is flanked on the left by Weston (student) Hall and on the right by the former Paper Science Building. Parking bays line one side of the road with a mixture of traffic signs and temporary Heras fencing adding clutter to the public realm.	Low Whitworth Street Conservation Area (far distance)	Low Receptors experiencing this view are people using Sackville Street, either as a motorist or pedestrian.	Low

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Construction (not visualised) Demolition activity will be visible within the central mid distance, hidden from view at ground level by the hoarding fence. Operations above the height of this fence will be seen when travelling in a northerly direction. Nature of effect is negative as there will be disturbance and an untidiness to the view as demolition works take place.	Low	Minor	Minor	Negative
Scenario 3: Operational (as shown by VuCity proposed view) Demolition of the car park and adjoining buildings will create a broader view of the railway viaduct and beyond to the rear of buildings to Granby Row. Nature of effect becomes positive because removal of the car park opens up views towards the listed buildings and the railway viaduct.		Minor	Minor	Positive

06 Viewpoint 5 - Sackville Street
Baseline Photo

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Camera specification to be added

06 Viewpoint 5 - Sackville Street
Existing View (output from VuCity)

Plot H, SISTER



NB: The VuCity model shows the railway viaduct less solidly than it is in reality. This image suggests greater visibility below the viaduct than what actually exists.

- Car park
- Listed building

06 Viewpoint 5 - Sackville Street

Proposed View (output from VuCity)

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NB: The VuCity model shows the railway viaduct less solidly than it is in reality. This image suggests greater visibility below the viaduct than what actually exists.

07

Viewpoint 6 - Charles Street at Lass O'Gowrie Pub

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07 Viewpoint6-CharlesStreetatLassO’GowriePub

Baseline & Assessment review tables

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Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Looking east along Charles Street, this view is flanked by Ibis Hotel on the left and Factory Manchester on the right. In the foreground, the street passes over the River Medlock made evident by colourful bridge parapets. The western end of The Site is central to the distance view, heavily screened by mature trees.	Low Listed Buildings: <ul style="list-style-type: none">Lass O’Gowrie Pub (grade II)	Low Receptors experiencing this view are people using the A6, either as a motorist or pedestrian. Development is proposed in the far distance, away from the focus of this view which is in the foreground.	Low

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Construction (not visualised) Demolition activity will be visible to the central distance. If work is programmed during the winter, mature trees will offer less screening and therefore demoliton operations will be more visible. Nature of effect is negative as there will be disturbance to the view as demolition works take place.	Low	Minor	Minor	Negative
Scenario 3: Operational (as shown by VuCity proposed view) Removal of the multi storey car park will create an opening in the far distance meaning that there will be a longer view towards the west. Nature of effect will be positive as the unsightly car park removed and disruption of the demolition finished.		Minor	Minor	Positive



Camera specification to be added

07 Viewpoint6-CharlesStreetatLassO’GowriePub
Existing View (output from VuCity)

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- Car park
- Listed building

07 Viewpoint6-CharlesStreetatLassO’GowriePub
Proposed View (output from VuCity)

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