

PLOT H, SISTER

Manchester, UK

Townscape & Visual Impact Assessment

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11th July 2025

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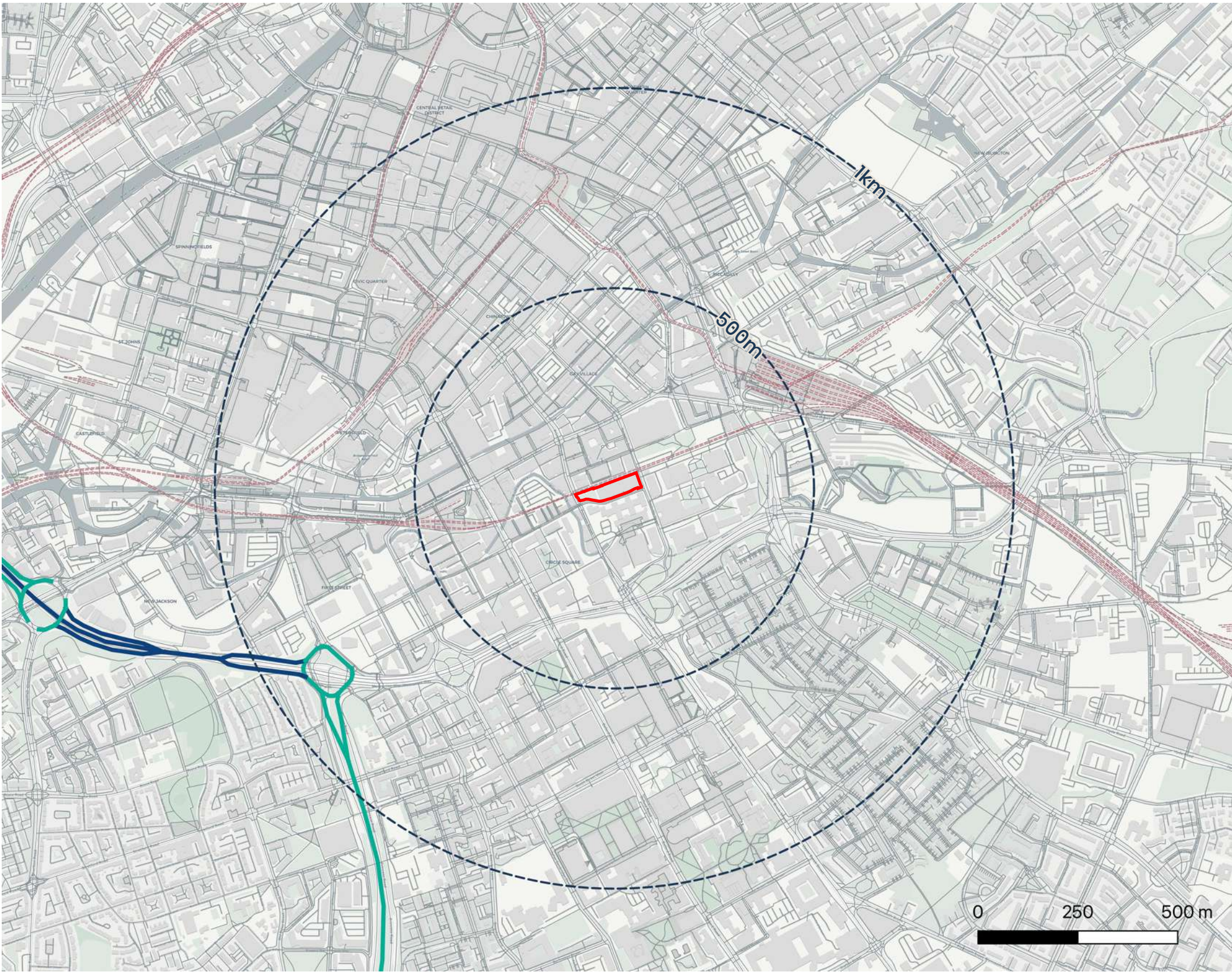
PLOT H, SISTER



01 Figures

Figure 1.0: Site Location

Plot H, SISTER

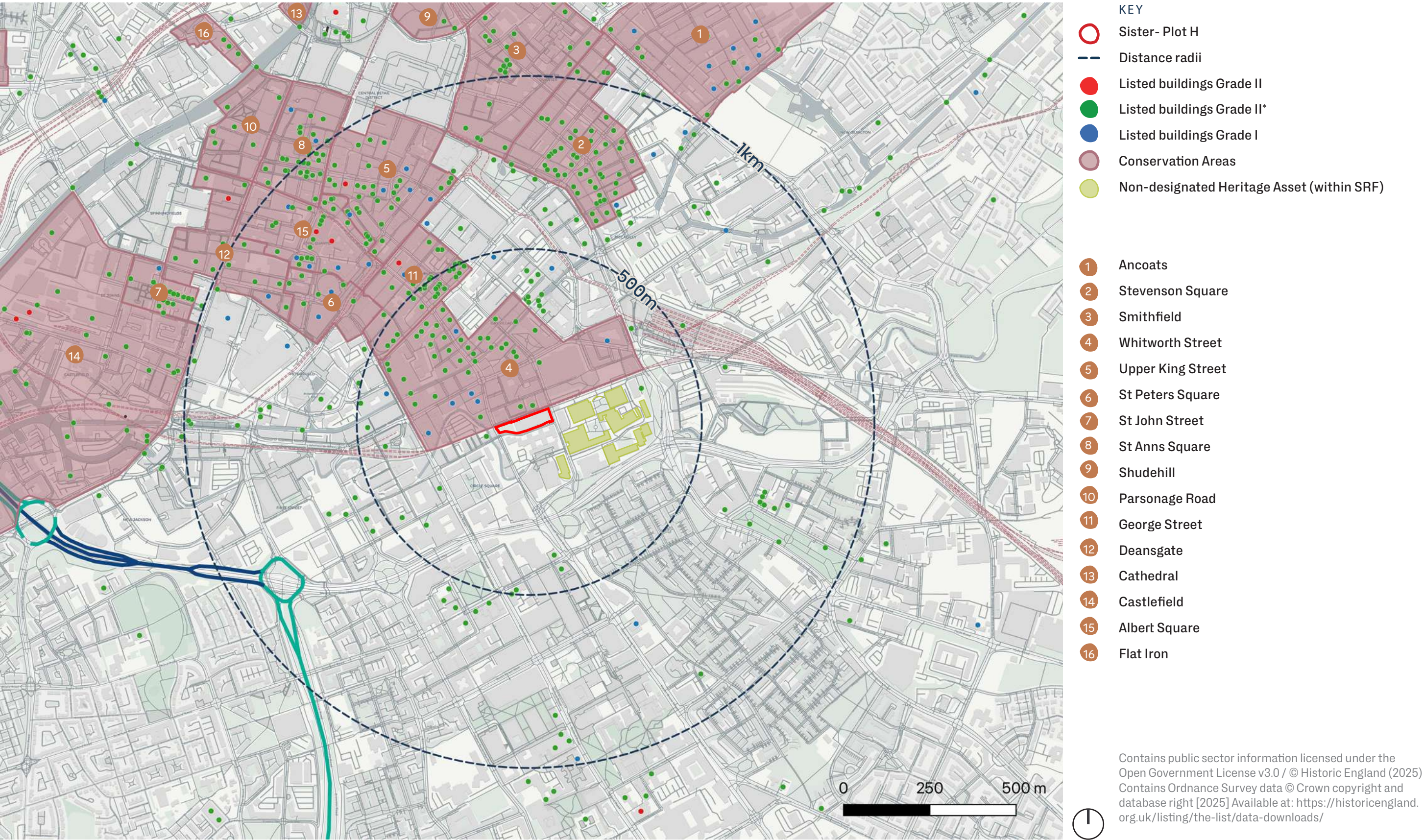


- KEY
- Sister- Plot H
 - Distance Radii
 - Motorway
 - A Roads
 - Railway Line
 - Built Form
 - Water Body

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Available at: <https://download.geofabrik.de/europe/united-kingdom/england.html>

01 Figures

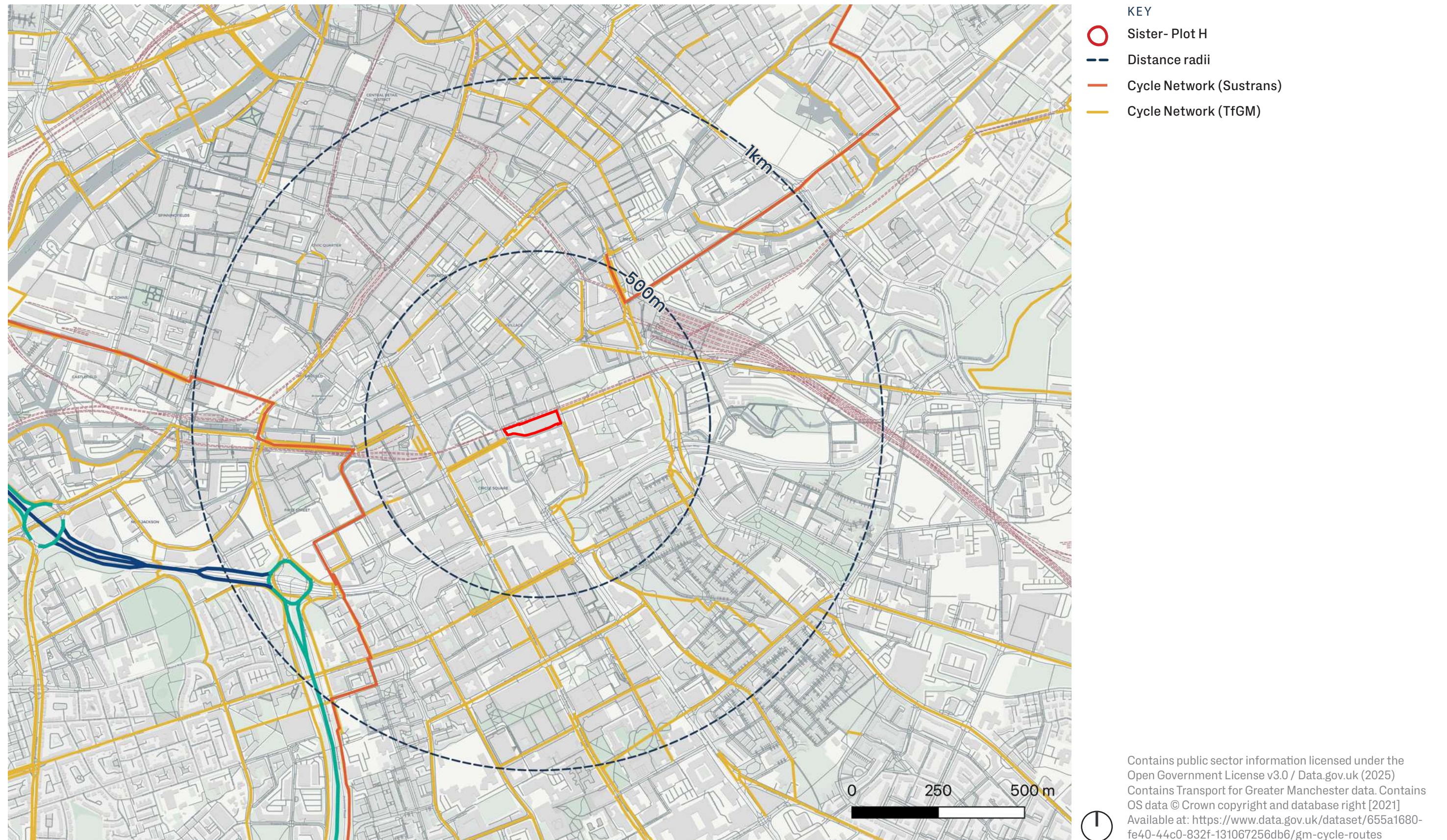
Figure 1.1: Heritage Designations



01 Figures

Figure 1.2: Walking & Cycling Routes

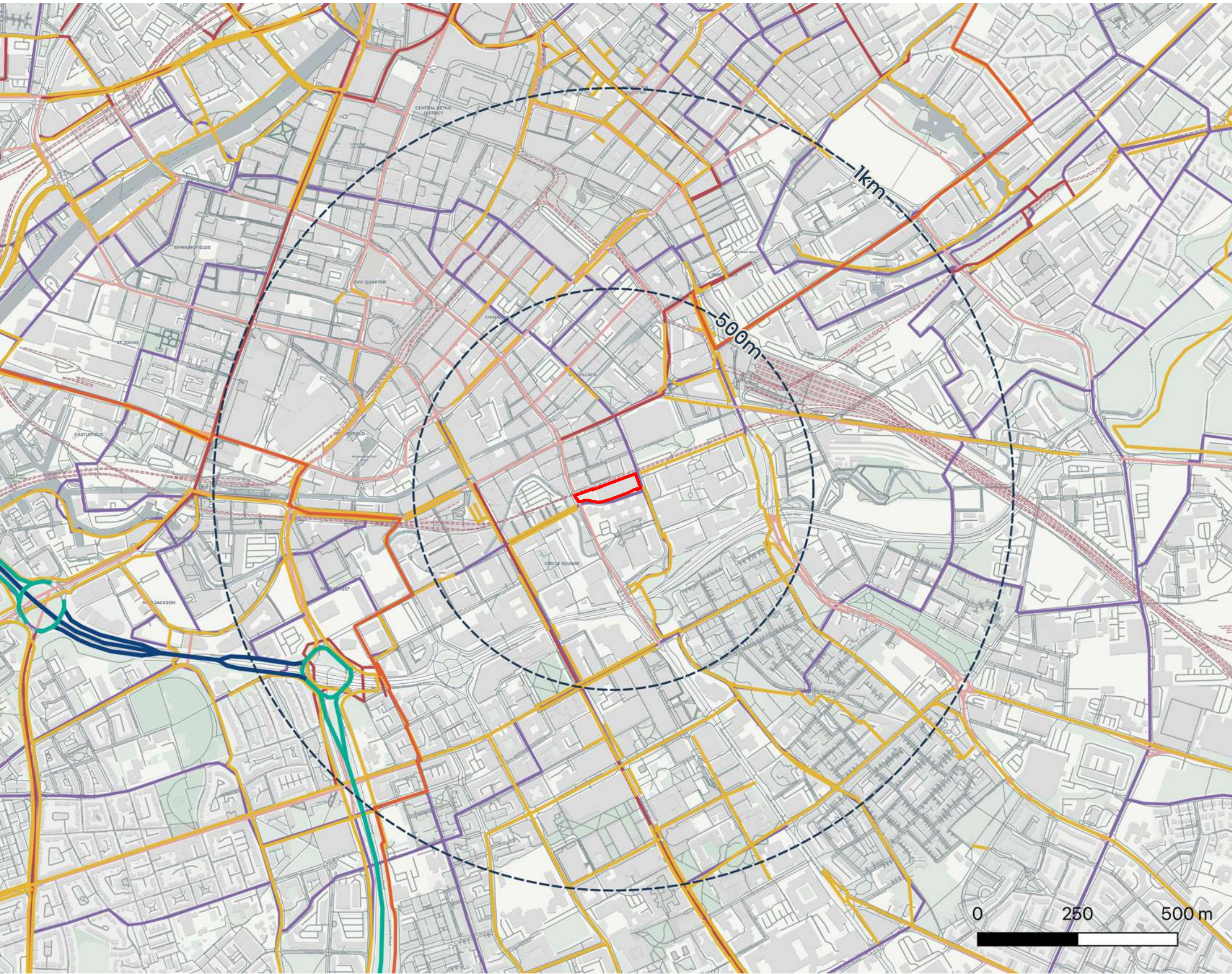
Plot H, SISTER



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Figure 1.2: Walking & Cycling Routes - Beeways

Plot H, SISTER



KEY

- Sister- Plot H
- Distance radii
- National Cycle Network (Sustrans)
- Cycle Network (TfGM)
- Confirmed Beeway Infrastructure
- Busy Beeways
- Beeways

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Available at: https://www.data.gov.uk/dataset/094fa881-5c33-421d-8995-7e182aea3a88/gm_beenetworkproposals

01 Figures

Figure 1.3: Urban Grain

Plot H, SISTER

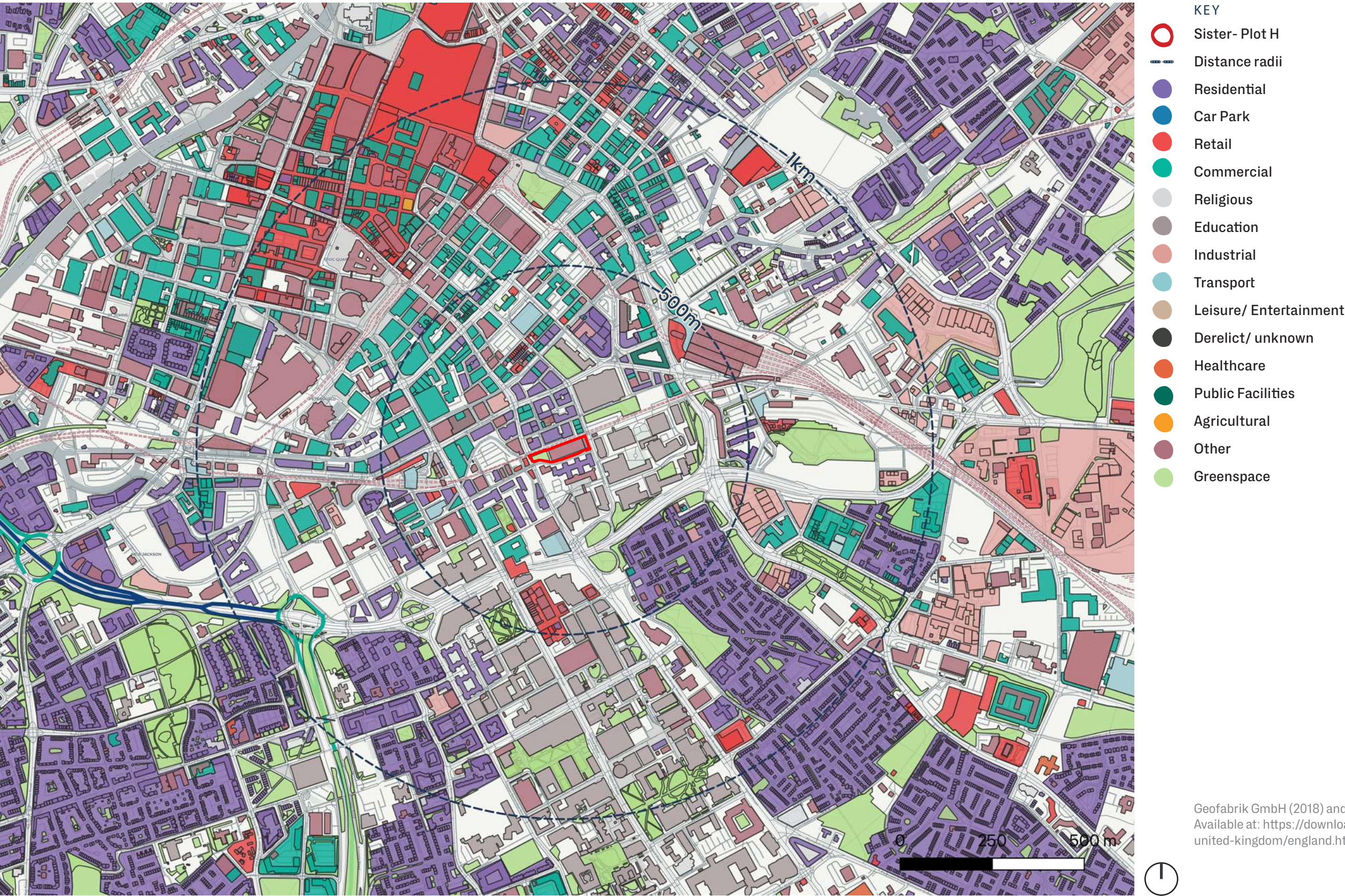


Geofabrik GmbH (2018) and OpenStreetMap Contributors.
Available at: <https://download.geofabrik.de/europe/united-kingdom/england.html>

01 Figures

Figure 1.4: Land Use

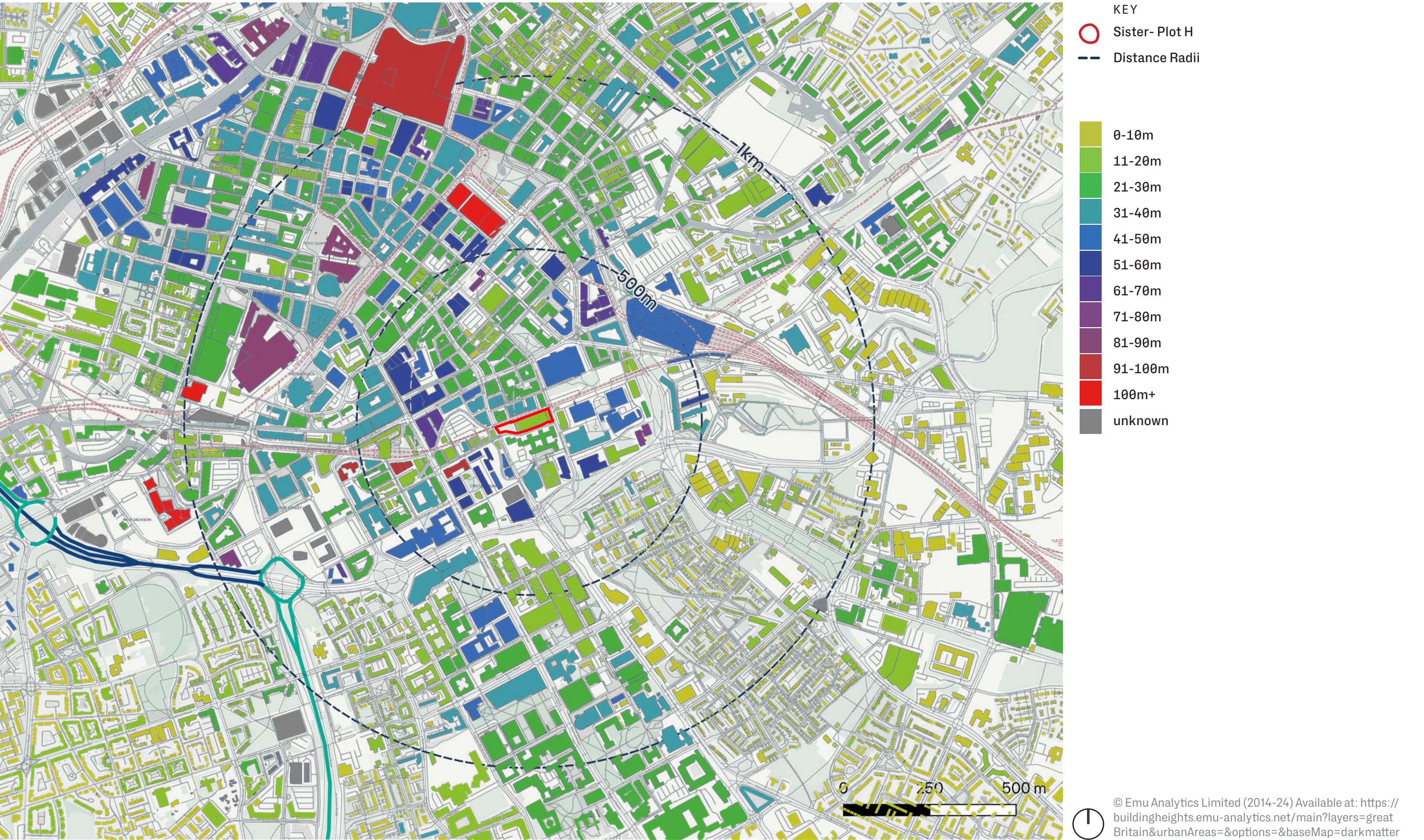
Plot H, SISTER



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Figure 1.5: Building Heights

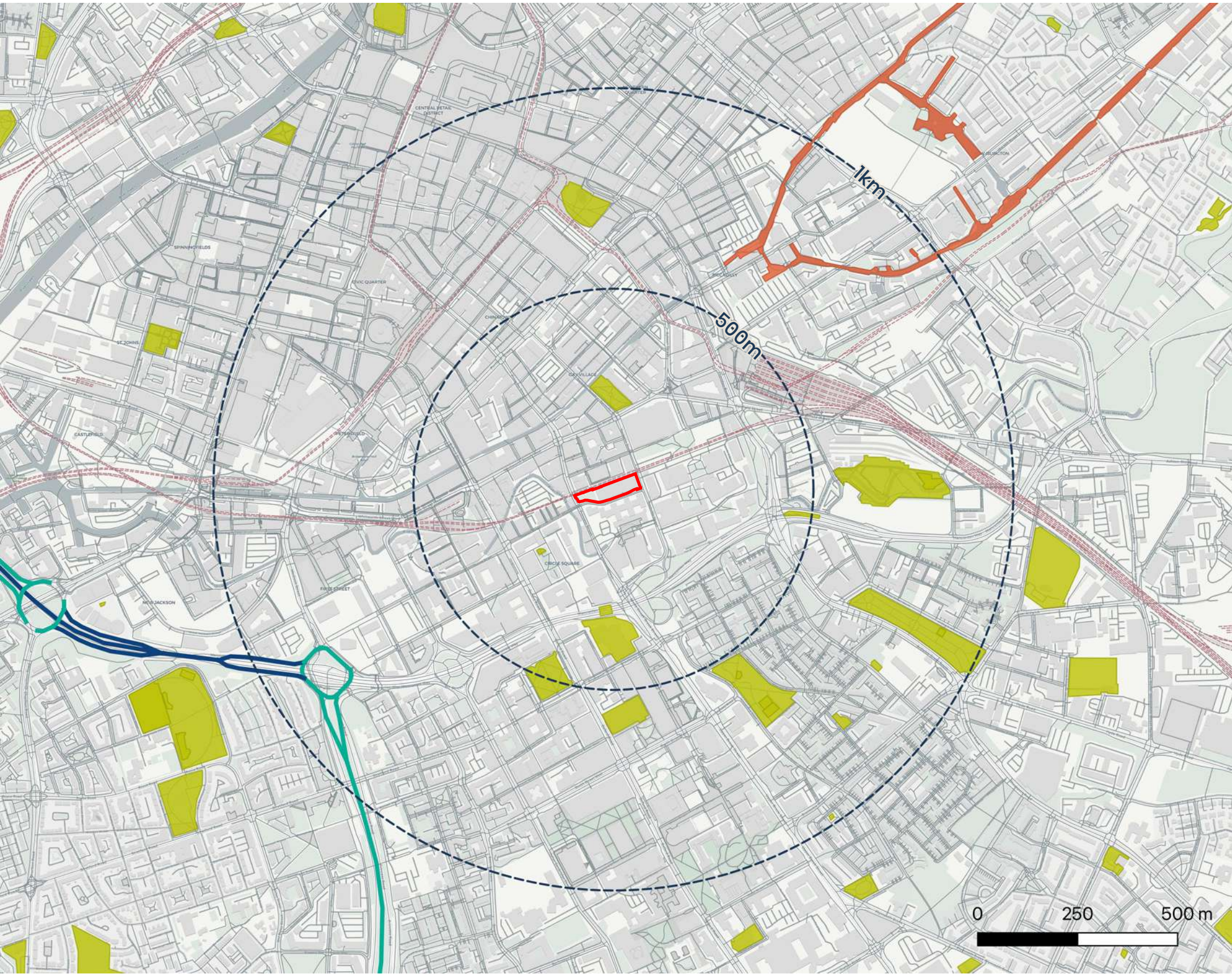
Plot H, SISTER



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Figure 1.6: Environmental Designations

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- KEY
- Sister- Plot H
 - Distance radii
 - Sites of Biological Importance
 - Open Spaces

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02 Baseline

PLOT H, SISTER



02 Baseline

Townscape receptors

Receptor	Scenario 1: Baseline	Value	Susceptibility	Sensitivity
Urban grain	Grain is fairly tight and regular to the north of the railway, defined by historic routes into the city. Between the railway viaduct and Mancunian Way, grain is looser with larger footprints that respond to university and commercial uses. This is reflected in the shape and form of the multi storey car park and adjoining buildings that are subject to this planning application	Low	Low	Low
Land use	This area of the city is primarily educational (though much is now vacant), with some residential, transport and commercial uses. Vimto Park and Sackville Gardens provide local pockets of public greenspace. As a multi storey car park, The Site itself is categorised as “other”.	Low	Low	Low
Building height	Locally, buildings are typically 11-40m tall. Moving away from The Site in both easterly and westerly directions, heights increase to 41-60m and include long established university buildings (now vacant) and the more recently constructed residential towers developed as part of the Oxford Road Corridor regeneration area.	Low	Low	Low
Public realm and streetscape	Plot H is bounded on three of its four sides by the highway network. Sackville Street and Princess Street are significant arterial routes in and out of the city and are connected to one another by Charles Street, which is aligned perpendicularly. These routes support pedestrian and vehicular permeability around The Site but don’t offer the most appealing environment for users. Altrincham Street offers a car free link between Plot H, the A6 and Piccadilly Station but the section immediately north of The Site is stopped off. Altrincham Street is recognised as a TFGM cycleway which although fragmented connects to the wider city. Future connectivity improvements are planned via the Bee Network. The A57(M) Mancunian Way runs south of the site, linking to key roads including the A6, A34, and A685. However, these major roads can act as barriers for pedestrian movement.	Low	Low	Low
Site character	While not part of the Whitworth Street Conservation Area, The Site is located nearby and surrounded by a wealth of listed heritage assets. Owing to its proximity, the railway viaduct has the biggest influence on character , although the multi storey car park hides much of it from public view. Because of existing land use and the physical constraint of rail infrastructure, The Site bears a greater relationship to the former university campus (now SISTER) and eastern edge of the Oxford Road regeneration area, than the conservation area.	Medium	Low	Low/medium

03

Assessment

PLOT H, SISTER



03 Assessment

Townscape receptor - Urban grain

Plot H, SISTER

Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 2: Construction Demolition will result in the opening up of Plot H and a vacant space between Sackville Street in the east and Princess Street in the west. Although a vacant plot is out of character locally, it does enable future construction in line with the illustrative masterplan set out for SISTER. On balance, nature of effect is therefore neutral.	Low		Minor	Minor Neutral
Scenario 3: Completion Demolition will result in the opening up of Plot H and a vacant space between Sackville Street in the east and Princess Street in the west. Although a vacant plot is out of character locally, it does enable future construction in line with the illustrative masterplan set out for SISTER. On balance, nature of effect is therefore neutral.			Minor	Minor Neutral

03 Assessment

Townscape receptor - Land Use

Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 2: Construction During this phase, land will be used as a construction site, which doesn't have a category of its own. Being located within the bounds of the SISTER regeneration area means that construction sites are anticipated as a means to realise the masterplan vision. Existing land use is classified as "other" which would also be a deemed suitable descriptor during the construction phase. Nature of effect is therefore neutral.	Low		Minor	Minor Neutral
Scenario 3: Completion Demolition of the existing structures changes land use from a car park (and leisure) to a vacant plot. On the basis that the plot is currently classified as "other", the degree of change is minor. Although a vacant plot is out of character locally, it does enable future construction in line with the illustrative masterplan set out for SISTER. On balance, nature of effect is therefore neutral.			Minor	Minor Neutral

03 Assessment

Townscape receptor - Building Heights

Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 2: Construction The existing 4-5 storey tall structure will be razed to the ground and so building height will reduce. This will be a notable change but in line with the vision for SISTER.	Low		Minor	Minor Neutral
Scenario 3: Completion The Site will be vacant and lack any built form. This is a change from the baseline position but adheres to the SISTER masterplan and is close to Vimto Park where there is precedent for openness at ground level.			Minor	Minor Neutral

03 Assessment

Townscape receptor - Public realm & Street scene

Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 2: Construction Demolition activity will create disturbance within the plot boundary but the surrounding path and highway network will continue to function as per the baseline position. Site hoarding will be located to the back of footpath so pedestrian links will be maintained. Removal of built form will result in noticeable change to the street scene of Charles Street, Princess Street and Sackville Street but on the basis that it currently provides a poor quality and inactive facade, nature of effect is deemed to be neutral	Low		Minor	Minor Neutral
Scenario 3: Completion Having demolished the car park and adjoining building, the vacant site will be edge with hoarding fences to the back of footpath. Inactive and unattractive facades will have been removed and existing pedestrian/vehicular routes maintained. There will be minor change of a neutral effect.			Minor	Minor Neutral

03 Assessment

Townscape receptor - Site Character

Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
<p>Scenario 2: Construction</p> <p>The railway viaduct is a feature that creates a physical division between The Site and neighbouring conservation area. Because visibility between the two elements is restricted and construction phase activity contained to 4-5 storeys in height, demolition works will not negatively impact the heritage designation. To the east, much of the SISTER area is already vacant and or surrounded by Heras type fencing and therefore enabling works are characteristic of the area. Proposed demolition is in line with the vision for SISTER. To the west, mature trees form a valuable buffer between The Site and areas beyond Princess Street and so there will be minimal impact on the character of these adjoining neighbourhoods.</p>	Low/ Medium		Minor	Minor Neutral
<p>Scenario 3: Completion</p> <p>The Site’s relationship with the former university campus won’t be unduly impacted but a lack of built form means there is no longer a building to “bookmark” the western end of Altrincham Street.</p> <p>There will be change on Charles Street but the baseline position of a vacant multi storey car park presented a poor quality facade to the public. The interim position of a vacant site, ahead of implementing the SISTER masterplan is a positive change.</p>			Minor	Minor Neutral

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