

PROJECT	SISTER Plot C, Manchester	DATE OF ISSUE	10th Sept 2025
PROJECT STAGE	Planning	PREPARED BY	C Lester

TOWNSCAPE & VISUAL IMPACT ASSESSMENT

This note is prepared by Layer.studio in response to design changes post submission of planning application for development at Plot C at SISTER.

Landscape

Listing of the Renold building has resulted in localised changes to hard and soft landscape to the north west of Sister Square. More specifically this includes updated external levels and reconfiguration of planting beds to accommodate retention of the Renold building podium. These changes are documented in section 4 of the DAS Addendum and SLA drawings SISCO-SLA-LA-ZZ-DR-LA-00002 and SISCO-SLA-LA-ZZ-DR-LA-00001 produced by SLA dated September 2025.

On the basis that proposed public realm still maintains the same quality and meets the same objectives of a new public square and enhanced street network, there is no impact on townscape and visual receptors.

Façade and Materials

Proposed changes to spandrel panels and lintels, as well as the introduction of a light shelf, will not affect the outcome of the TVIA. This is illustrated by visualisations in section 3 of the DAS Addendum prepared by Allies & Morrison (A & M) comparing the revised approach with what was submitted previously and demonstrates a negligible change. Further information is provided on A&M drawings

Whilst important to the function of the building, adjustments will only be read at a micro level and are not significant enough to affect the magnitude of change from townscape and visual receptors.

Fundamentally, the architectural approach remains consistent meaning that the scale, mass, height, footprint and materiality remains the same.

Summary

The conclusions of the EIA chapter concerning Townscape and Visual Impact remain valid.