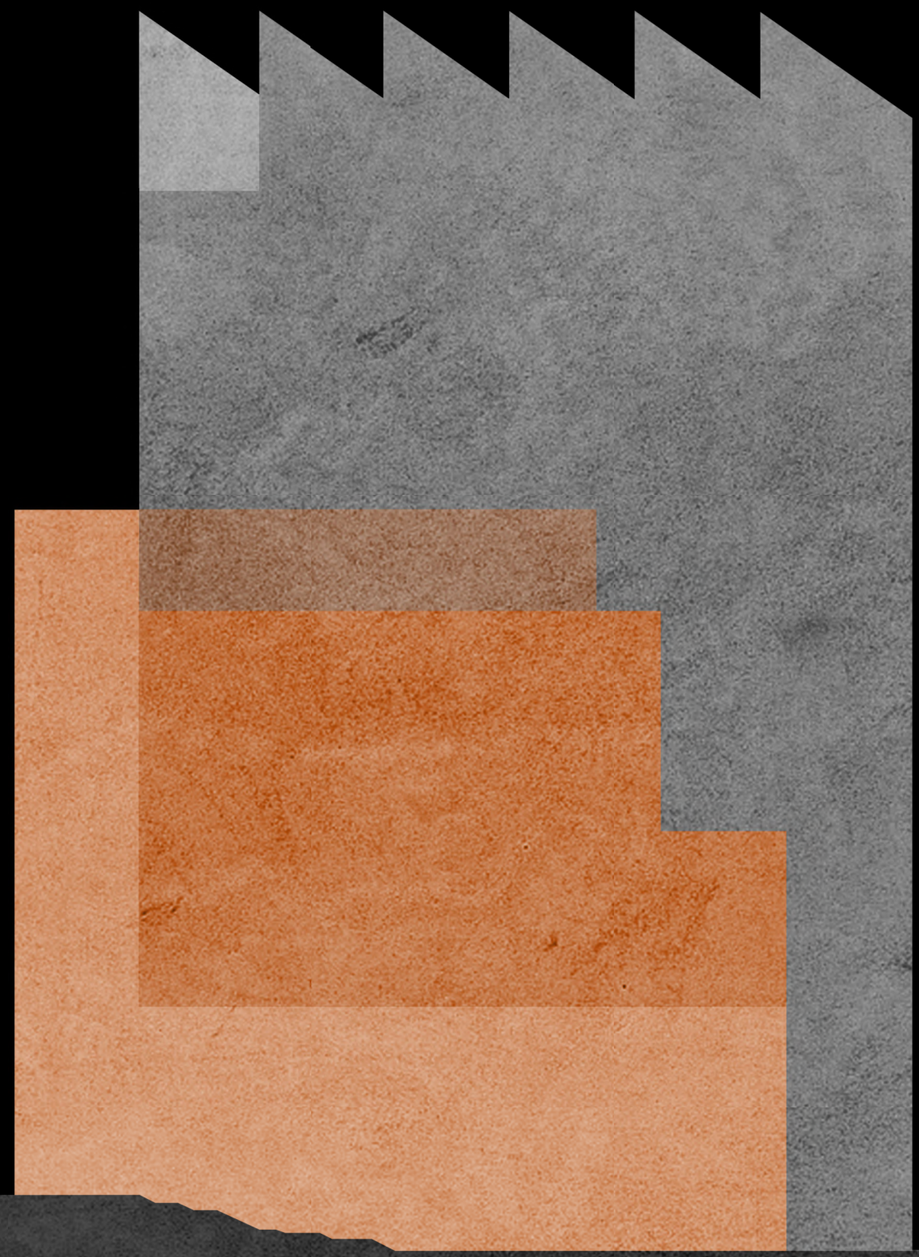
SISTER

PLOT C

DESIGN AND ACCESS STATEMENT ADDENDUM



SEPTEMBER 2025

Allies and Morrison

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Document Control Register

Date	Issue	Notes
12/09/2025	P01	First Issue

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1 INTRODUCTION

1.1 DOCUMENT INTRODUCTION

Allies and Morrison

Purpose of the document

This document has been produced by architect and masterplanner Allies and Morrison and landscape architect SLA as an addendum to the Sister Plot C Design and Access Statement submitted as part of applications 143024/FO/2025, 143025/LO/2025 and 143060/LO/2025 originally validated on 23rd May 2025.

The Design and Access Statement is a technical report to accompany most planning applications. As a practice, we want to produce documents that clearly and concisely communicate our ideas in a structured format that meets technical and legal requirements and will be understood by the local authority and those the application affects.

The document was prepared with reference to the following documents:

- “Design and Access Statements – How to write, read and use them” – CABE
- National Planning Practice Guidance (2018)

Document Structure

The document is arranged in the following four chapters:

Chapter 1 provides an introduction to this document and the additional consultation, optioneering and design evolution that has been undertaken post-submission.

Chapter 2 summarises the additional review and analysis of the integration strategy for the Hollaway Wall in response to consultee comments received from The Twentieth Century Society and Historic England post-submission.

Chapter 3 describes the refinement of proposed scheme’s appearance and materiality in response to comments received from Manchester City Council post-submission.

Chapter 4 describes the refinement of design proposals for the landscape in response to the Grade II Listing of the Renold Building.

1.2 PROJECT TEAM

Applicants Partnership

The project is brought forward by ID Manchester Ltd, a joint venture between The University of Manchester and Bruntwood SciTech Ltd.

The University of Manchester

The University is a leading global institution at the forefront of innovation and learning. It is the UK's most popular university for undergraduate applications, has more than 44,000 students, and is recognised internationally for the quality and quantity of its business collaborations. The University has recently been named top in both the UK and Europe, and second in the world, for social and environmental impact.

As Britain's first civic university, the University was founded by, and for the people of Manchester. Contributing to the wellbeing, sustainability and prosperity of Greater Manchester is a fundamental part of the University's purpose.

Bruntwood SciTech Ltd

A joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund, Bruntwood SciTech is the UK's leading property provider dedicated to driving the growth of the science and technology sector. Bruntwood SciTech has unique experience working in strategic partnership with city councils, universities and NHS Trusts to drive inclusive, sustainable economic growth through investment in science and technology infrastructure.

Bruntwood is committed to creating thriving cities, with a belief that the best, most sustainable futures are those that are culturally vibrant, equal and environmentally-conscious. Bruntwood is a family-owned business born out of Manchester over 40 years ago. Now one of the most prominent employers in the city region, Bruntwood leads the way in creating innovative, people-centred workspaces.

Project Team

Applicants	ID Manchester Ltd and The University of Manchester
Architect	Allies and Morrison
Landscape and Public Realm	SLA
Planning and EIA	Deloitte
Heritage	SLHA
Townscape and Visual Impact	Layer Studio
Verified Views	Our Studio
Accessibility and Inclusive Design, Sustainability, MEP, Climate Change, Carbon, Air Quality and Human Health	Buro Happold
Structural and Civil Engineering, Transport and Waste	Civic
Ground Conditions	Civic Earth
Wind, Daylight, Sunlight, Overshadowing, Solar Glare	GIA
Noise	Sol Acoustics
Ecology, Biodiversity and Arboriculture	Tyler Grange
Consultation	Counter Context
Security	Crimewave
Fire Engineer	Alt Fire
Cost Consultant	Arcadis
Secure by Design	GMP

1.3 POST-SUBMISSION PROCESS

An extensive and thorough consultation process was undertaken leading up to the original planning application submission. This has continued during the planning addendum process and this spread shows the meetings, events and comments received during this time. The following chapters describe the optioneering and evolution of the design that addresses these comments.

- Planning Application milestones
- Manchester City Council comments & consultation meetings
- Historic England representations and listing
- Twentieth Century Society representations

Hollaway Wall Strategy

Comments received from C20 Society regarding the Hollaway Wall accept the principle of its enclosure within a new building, on the condition that it is fully enclosed.

Additional detailed analysis of this condition was undertaken and is summarised in Chapter 2, building on the considerations outlined in the Design and Access Statement and further demonstrating that fully enclosing the wall within the building footprint is not compatible with the objectives of the project brief and SRF.

This analysis forms part of Deloitte's response to representations submitted by Historic England and C20 Society.

Facade Appearance & Materiality

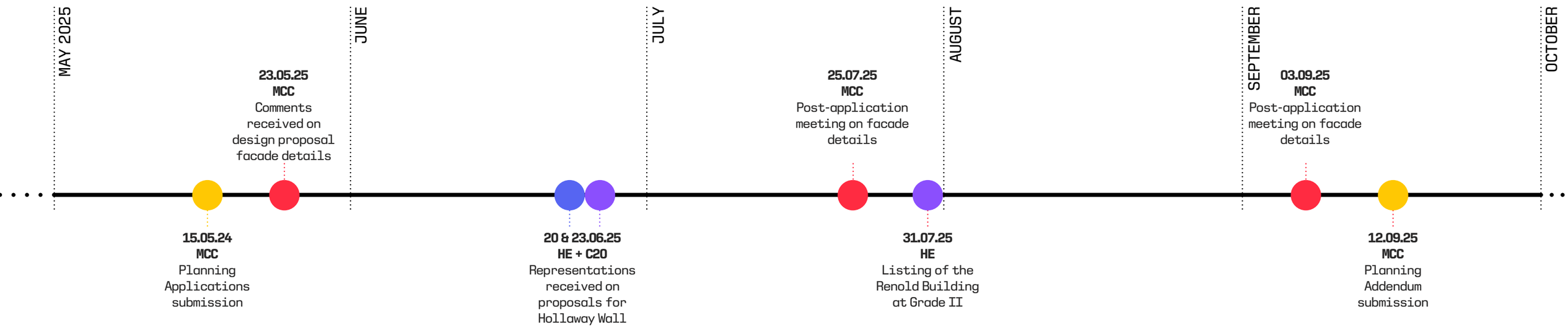
Facade details including the integration of ventilation requirements, passive shading elements, articulation of openings and precast concrete finishes, and signage to viaduct arch units have continued to be refined through further optioneering and regular consultation with MCC officers.

Chapter 3 summarises the adjustments made to the proposals that have been agreed between all parties.

Landscape Proposals

Proposals for the landscape and public realm were reviewed and revised following the Listing of the Renold Building at Grade II in July and through consultation with MCC officers.

Chapter 4 summarises the adjustments made to the proposals.



2 HOLLAWAY WALL

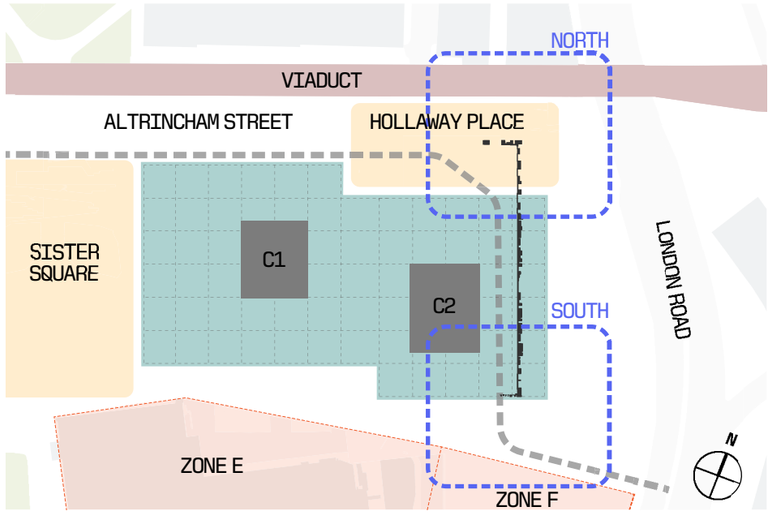
STRATEGY ADDENDUM

2.1 EXTENT OF ENCAPSULATION OF HOLLAWAY WALL

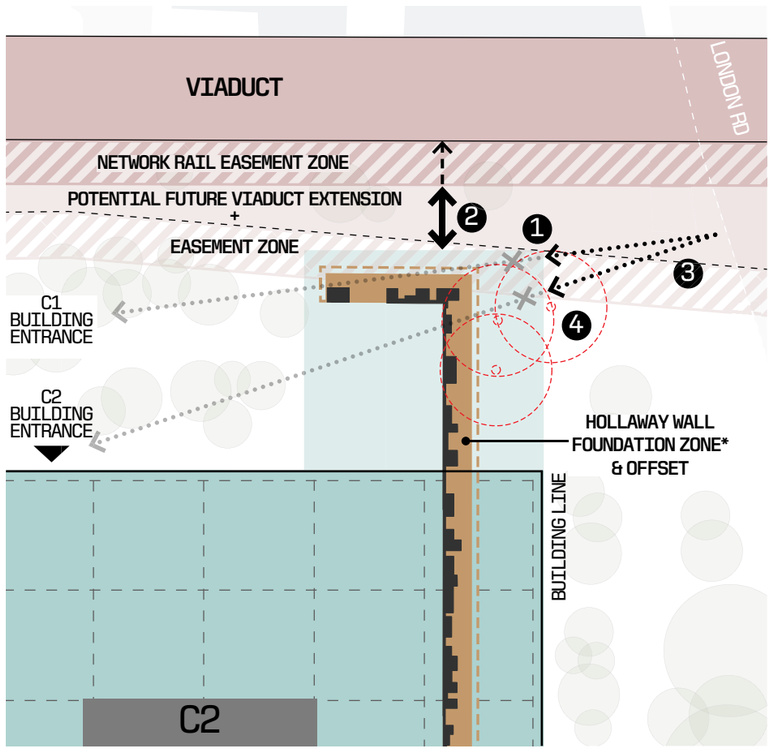
The extent to which the northern and southern sections of the Hollaway Wall are encapsulated by the new building footprint has been carefully defined, considering several key constraints and opportunities which have informed the optioneering and design development process for the wall and Manchester Room. Additional analysis illustrated here further demonstrates that fully encapsulating the wall within the building footprint is not compatible with the objectives of the project brief and SRF.

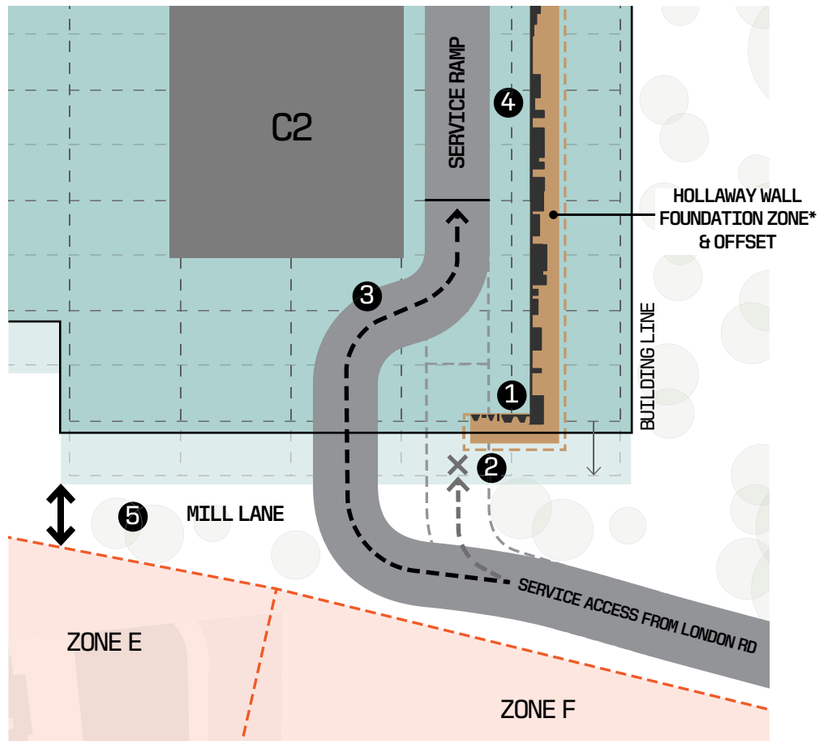
The northern extent of building footprint defines Hollaway Place, a vital new arrival space and gateway to Sister identified in the in SRF's public realm framework. Extending the footprint to fully encapsulate the northern section of the wall would directly contradict this framework and the place-based principles it is built upon, blocking the entry sequence to the site and wider Oxford Road corridor from Piccadilly, obstructing visibility and access to entrances and active frontages, as well as being incompatible with potential future extension of the viaduct.

The southern extent of building footprint is determined largely by critical service and access constraints. Retaining the southern return of the wall would obstruct direct access to the service tunnel, a key aspiration of the SRF and requirement of the project brief that has been carefully considered in order to deliver a car free site and wider masterplan. The resulting vehicle route would be severely compromised and unviable for essential large goods vehicles, forced into the public realm along Mill Lane and requiring relocation of the service ramp northward, compromising the Manchester Room above and making the planned auditorium space unfeasible. The proposed location of structural columns and foundations also coincide with the southern return of the wall, their positions considered in response to a series of site-wide constraints and design drivers, including the wall.



Key Plan





Northern extent of encapsulation

The following considerations and constraints have been considered in determining that fully encapsulating the northern section of the Hollaway Wall is not compatible with the objectives of the project brief and SRF:

❶ Hollaway Place and Altrincham Street are key components of the public realm framework and place-based principles established in the SRF, forming the primary arrival space at Sister and the wider Oxford Road Corridor from Piccadilly and the principle east-west pedestrian and cycle route through the site, as well as providing emergency vehicle access and spill out space from the viaduct arch units. Extending the building footprint to enclose the wall prevents these place making priorities for Plot C and the Sister masterplan from being delivered.

❷ Extending the building to enclose the northern section of the wall is incompatible with the potential future extension of the viaduct (as part of Northern Powerhouse Rail). The building line and viaduct extension would intersect, severing Altrincham Street from London Road, directly opposing the SRF's principles for knitting Sister into the city and improving connectivity between the Oxford Road Corridor and Piccadilly and Mayfield.

❸ Important arrival views into the site across Hollaway Place towards building entrances and active ground floor uses would be obstructed by an extended building footprint. This would severely compromise access and arrival experience and contradict the principles outlined in the SRF, which envisioned Hollaway Place as a large, welcoming arrival space with generous lobbies and shop fronts being highly visible to draw people in.

❹ An extended building footprint would require an additional 3no. existing trees to be removed.

* Foundation zone of Hollaway Wall informed by Structural Appraisal and Outline Methodology Report

Southern extent of encapsulation

The following considerations and constraints have been considered in determining that fully encapsulating the southern section of the Hollaway Wall is not compatible with the objectives of the project brief and SRF:

❶ The proposed location of structural columns and foundations coincides with the southern return of the wall. A number of options for the buildings' footprint and relationship to the wall were considered, with the proposed arrangement informed by the following factors, as illustrated further on pages 27 & 76 of the Design and Access Statement.

- Consistent 9m x 9m structural grid required for efficiency and long-term adaptability.
- Eastern building extent set by the main north-south section of Hollaway Wall, minimising impact on existing foundations while optimising the size and flexibility of the Manchester Room.
- Western building extent aligned with Barnes Wallis building to maximise reuse of the existing basement structure and reduce the need for new piling.
- Northern extent set by the service tunnel, allowing the new building to abut the tunnel and optimise shared structure.

❷ The southern return of the wall obstructs direct access to the service tunnel, which is required to be located east of the building's core as illustrated on page 43 of the Design and Access Statement.

❸ Retaining the southern return in its current location and extending the building footprint severely impedes vehicle access to the service tunnel, extending the route further into the public realm along Mill Lane and involving a series of tight turns, making it unviable for large goods vehicles.

❹ The impact on the vehicle access route would also require relocating the service ramp further north, rendering the auditorium space above – within the Manchester Room at Upper Ground level – unfeasible.

❺ Extending the building footprint would compromise Mill Lane, an important east / west route identified in the SRF, improving connectivity with London Road and Mayfield, as well as separation distances to neighbouring Development Zones E & F.

3 APPEARANCE AND MATERIALITY ADDENDUM

3.1.1 EAST / WEST FACADES

Facade details have been refined through continued regular consultation with MCC officers, addressing comments received expressing a preference for spandrels to east and west elevations to be recessed, and for ventilation requirements for the proposed local MVHR systems to be integrated into the geometry of the precast facades.

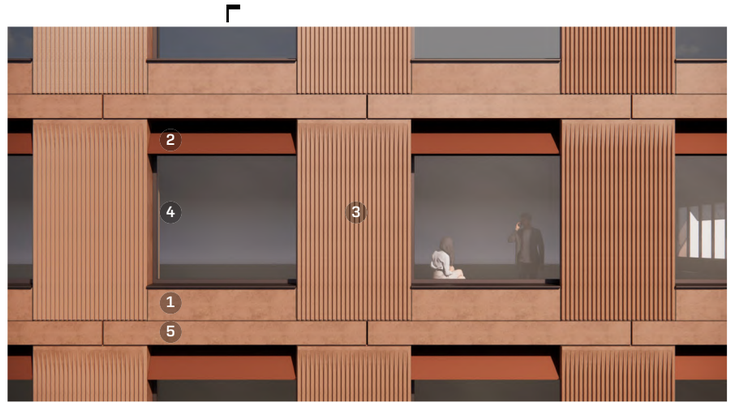
A splayed lintel detail has been developed as part of the precast concrete panel design, in lieu of the metal fascia panel included in the previously submitted proposals.

The geometry of this splayed lintel has been carefully configured to optimise environmental performance, creating an effective soffit zone for ventilation integration with the added benefit of providing passive shading, further strengthening the responsive nature of the facade design.

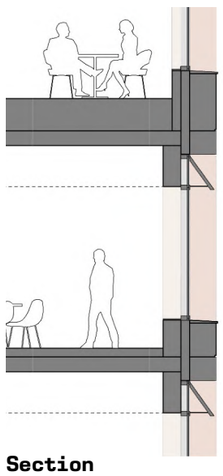
Precast spandrels to east/west facades have been recessed in response to comments received from MCC regarding the articulation of openings. This more frame-like expression is strengthened by the application of a fine gauge cast profile to spandrels, providing texture and shadow that increases their contrast to the flush outer frame of piers and lintels.

Previously submitted typical C1 western facade bay

Internal elevation view



External elevation view

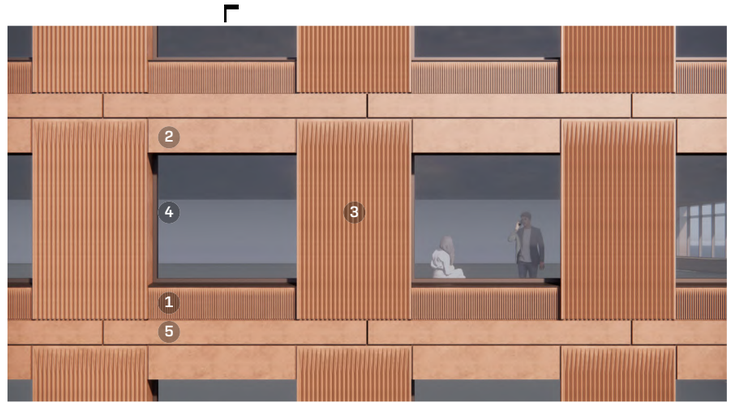


Section

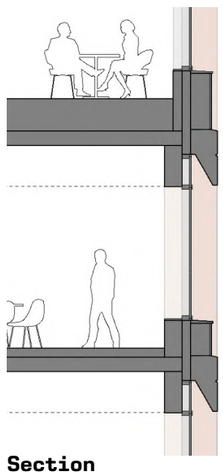
1. flush smooth pigmented precast concrete spandrel
2. bespoke metal fascia panel
3. profiled pigmented precast concrete pier with top feathering detail
4. fixed clear glazing with framing
5. continuous smooth pigmented precast concrete horizontal
6. integrated window seat

Proposed amended typical C1 western facade bay

Internal elevation view



External elevation view



Section

1. recessed profiled pigmented precast concrete spandrel with top feathering detail
2. smooth pigmented precast concrete splayed lintel
3. profiled pigmented precast concrete pier with top feathering detail
4. fixed clear glazing with framing
5. continuous smooth pigmented precast concrete lintel
6. integrated window seat

3.1.2 NORTH / SOUTH FACADES

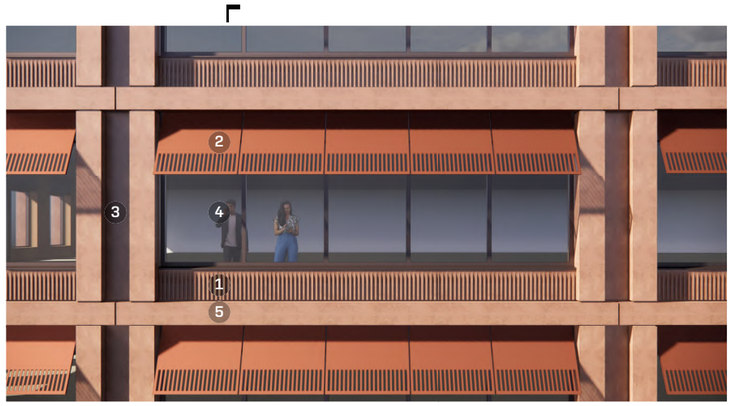
The north and south facades of typical office levels have been adjusted to incorporate the revised splayed precast lintel detail, providing ventilation requirements while concealing performance micro-louvres behind. The recessed spandrel has also been refined with a similar fine gauge cast profile to east and west facades, creating a cohesive composition of finishes across both facade types.

Responding to comments from MCC officers regarding the integration of solar shading elements required to south facades, a rationalised 'light-shelf' element has been integrated into the aluminium glazing system, replacing the extended angled metal brise soleil included in the previously submitted proposals.

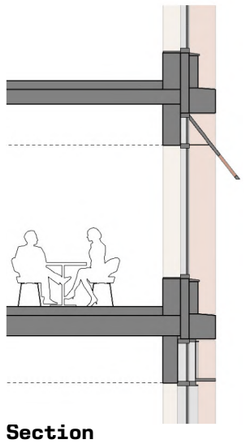
The light-shelf is positioned at an optimal height for passive shading while providing improved views out and reflecting natural daylight inside, further optimising the internal office environment.

Previously submitted typical C1 southern facade bay

Internal elevation view



External elevation view

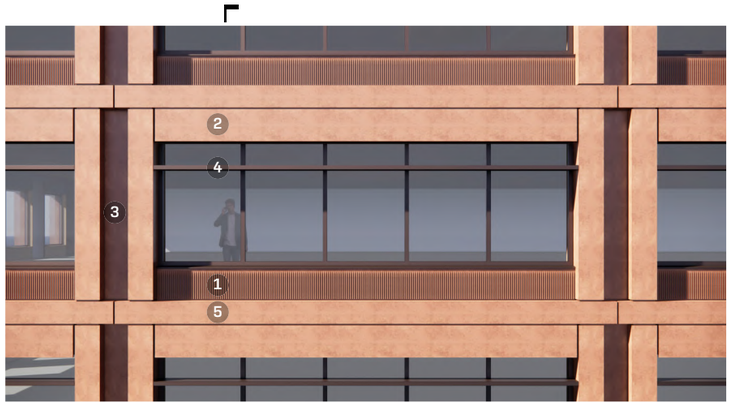


Section

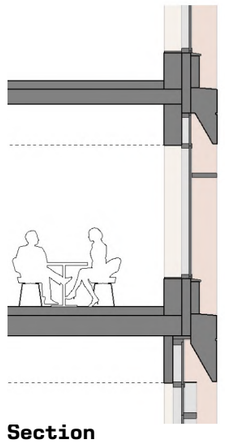
1. recessed profiled pigmented precast concrete spandrel with top feathering detail
2. bespoke metal fascia panel with integrated brise soleil
3. smooth pigmented precast concrete double pier
4. fixed clear glazing with framing
5. continuous smooth pigmented precast concrete horizontal
6. integrated window seat

Proposed amended typical C1 southern facade bay

Internal elevation view



External elevation view



Section

1. recessed profiled pigmented precast concrete spandrel with top feathering detail
2. smooth pigmented precast concrete splayed lintel
3. smooth pigmented precast concrete double pier
4. fixed clear glazing with framing and integrated light shelf
5. continuous smooth pigmented precast concrete horizontal
6. integrated window seat

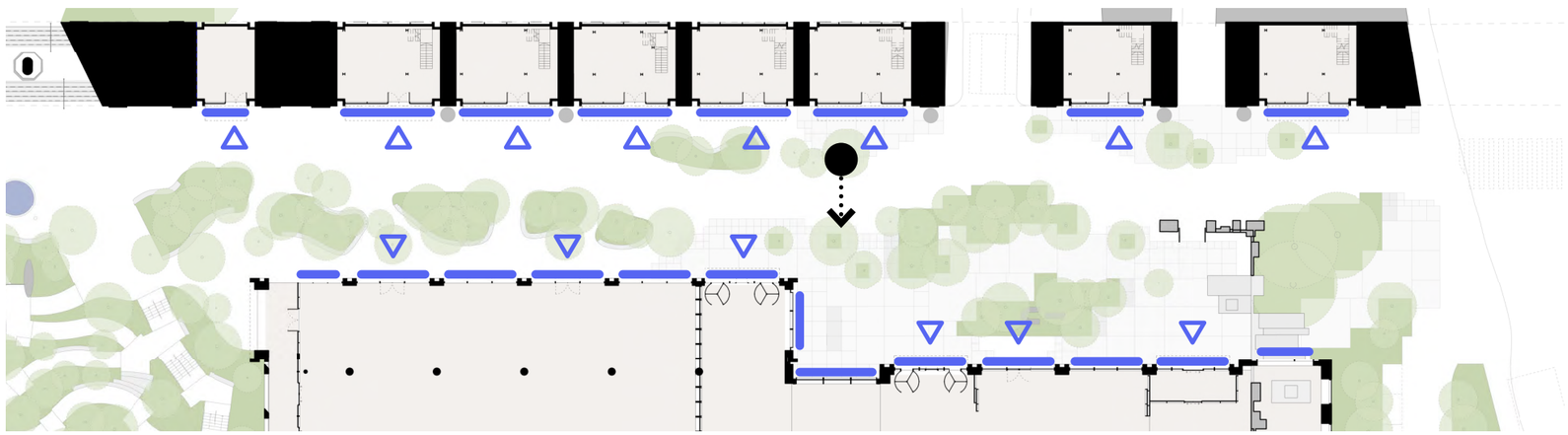
3.1.3 ALTRINCHAM STREET

Ground floor facades to Altrincham Street have been carefully reviewed and adjusted to include splayed precast lintel details to ensure cohesion with facades to office levels above.

Generous glazing to entrances and active frontages is maintained, integrating refined entrance canopies with building signage that support wayfinding while offering shelter from the rain.

Proposed amended view looking south from Altrincham St to main building entrances and the Collision Engine

Previously submitted view looking south from Altrincham St



Active frontages of Altrincham St

3.1.4 MILL LANE

The frame-like southern facades with rationalised solar shading provide clear views into the office levels above ground, showcasing internal activity and promoting a sense of openness. These facades extend and evolve into the west facing loggia, marking a key corner and framing Sister Square.

Retail frontages line the route, with dedicated cycle entrances that connect directly to the enhanced cycle lane. Carefully adjusted shared materiality and detailing, including splayed precast lintels and consistent metalwork tones, bring these elements together to form a cohesive and active public frontage.

Previously submitted view west along Mill Lane

Proposed amended view west along Mill Lane

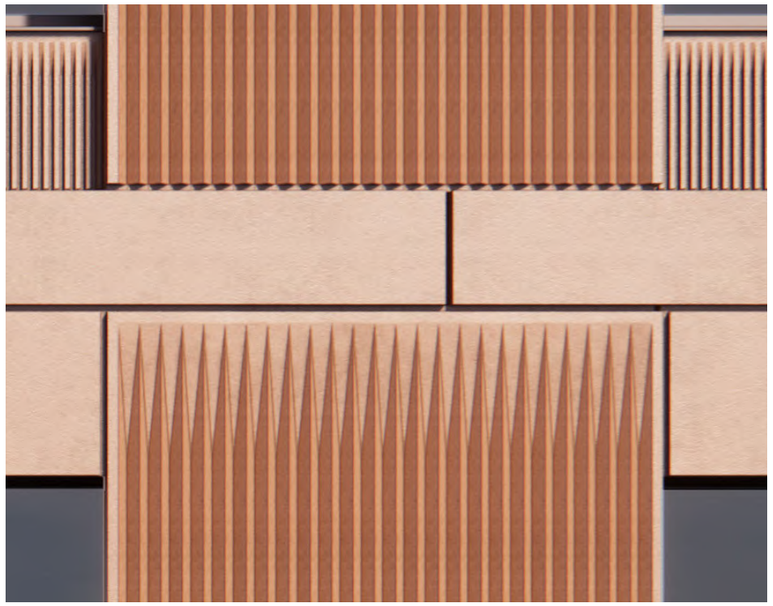
3.1.5 DESIGN QUALITY & CONSTRUCTION

The use of precast concrete as the primary facade material stems from the essence of place analysis, serving as an appropriate and robust response to context. It also offers circularity potential, with opportunities to incorporate crushed material from demolition into the aggregate and mix of future elements.

Prefabricated precast panels deliver inherent benefits in terms of design quality and construction efficiency, enabling the fixing and sealing of glazing and metalwork off-site in controlled environments before being installed on site as a unitised facade system.

Complex and expressive geometries can be seamlessly incorporated through the casting process removing the need for secondary supports, a benefit that has been maximised further through the proposed refinements to the design.

This has allowed the angular language of the rooftop motif to be expressed at a finer scale on the facade. Splayed pier and lintel reveals provide passive solar shading and integrate ventilation requirements, while elegantly profiled surfaces introduce depth, texture, and shadow on the primary elevations.



Feathered detail at top of profiled east and west piers

9m picture frame precast panels cast, including profiled surface finishes

Glazing and metalwork including integrated continuous micro-profile performance louvres, installed offsite assuring quality and robustness at key junctions

Precast facade panels lifted and fixed to primary structural frame

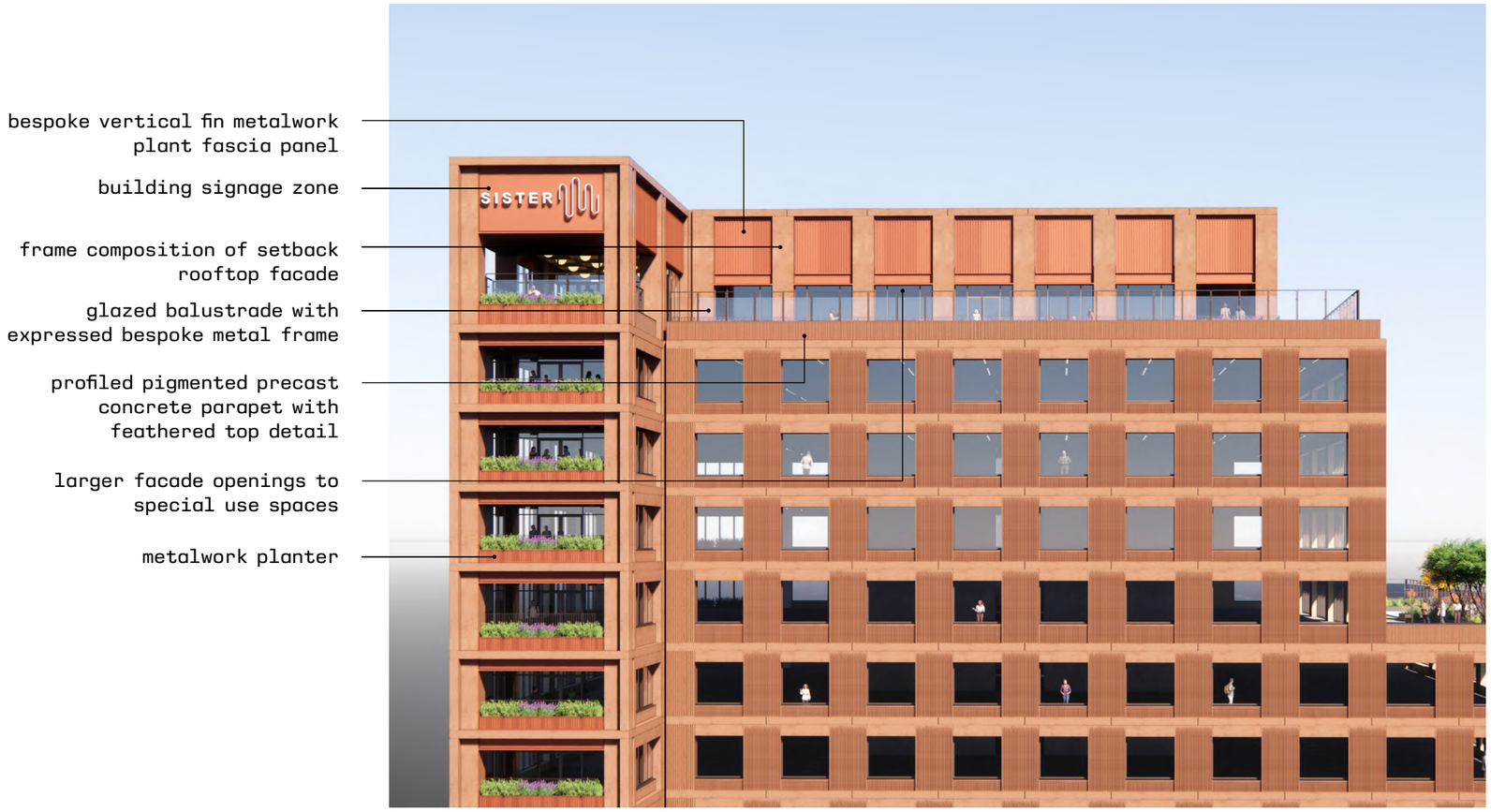
Construction and installation sequence diagram of typical precast concrete facade panels

3.1.6 C1 ROOFTOP

Metal fascia panels to the C1 rooftop volume and parapets to terraces have been adjusted to maintain consistency with related components to office level facades below.

Bespoke metalwork panels with projecting vertical fins echo the grain of profiled concrete piers and the articulation of balcony planters and balustrades, strenghtening the cohesive appearance of metalwork elements across the facade.

Precast concrete parapets are aligned to recessed spandrels of the office facades below, with the same fine gauge cast profile also applied to help unify the expression of these components.



Proposed amended west C1 top elevation view

Previously submitted west C1 top elevation view

3.1.7 SISTER SQUARE

Proposed amended view north across Sister Square

Previously submitted view north across Sister Square

3.2 VIADUCT ARCHES

Facade details to the viaduct arches relating to the integration of flexible zones for ventilation and the provision of signage have been clarified and adjusted following comments received from MCC officers and through continued consultation.

Refined glazed facades to the arches put their new active uses on display, with expressed metalwork and detailing of an industrial character. The main facades are inset from the existing arch profiles in elevation with generous 'shadow gaps' integrating continuous micro-louvres expressing the original volumes and providing flexible zones for ventilation of various potential uses. Integrated retractable awnings provide protection from the sun and the rain.

Metalwork overpanels incorporating independent signage text and projecting metal framed illuminated signage tabs have been integrated into the spandrel zone, improving wayfinding through physical signage of a controlled, consistent format.

Previously submitted view looking north to typical viaduct arch

Proposed amended view looking north to typical viaduct arch

4 LANDSCAPE AND PUBLIC REALM ADDENDUM

4.1 LISTING OF RENOLD

4.1.1 WHAT IT MEANS FOR SISTER SQUARE DESIGN

Following the listing of the Renold Building by Historic England, the proposed landscaping for Sister Square has been revisited, including the retention of the external podium (terrace walls, steps, and in-built planters to the east), which form part of the listing. The revised landscaping has included consideration of the following:

Retention and integration of the Renold Podium as part of the Sister Square design

Integrating the podium will let the Umist Renold Building be a part of the public realm and create a sense of arrival and presence facing the square.

By creating space between the listed podium and the square, will create space for the building to be appreciated and become part of the Sister Square design

Levels and accessibility

The gradients and levels of the square design will be adjusted to meet the existing retaining wall, stairs and access points to The Renold building and its podium, without compromising the accessibility.

Nature and BNG updates

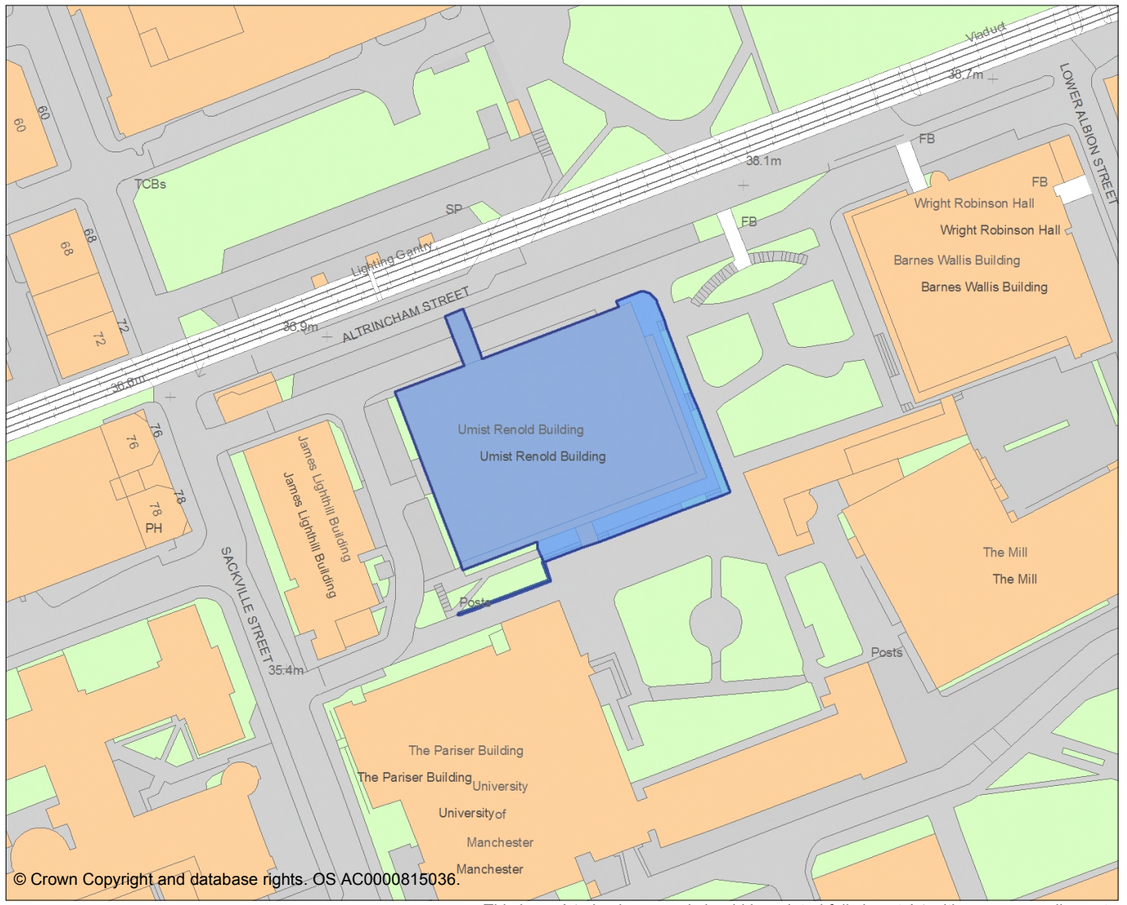
The soft landscaping and locations of new trees and plants will be adjusted to meet the new levels. The number of retained and new trees remain the same. BNG calculations to be re-run, minimal changes anticipated (maintaining 10% BNG)

Conclusion

The retention and integration of Renold's podium will not affect the original design principles for Sister Square (established by the SRF principles and previously submitted design), including not compromising on accessibility. The proposed changes have minimal to no impact on the previously proposed soft landscaping, trees and BNG.

The proposed landscaping changes to Sister Square have been minimised as far as possible whilst ensuring the podium can be retained. No interventions or works are proposed to Renold podium.

The proposal seek to ensure that the public realm remains cohesive and accessible, with the proposed changes limited to the bottom of the green slope and ramp and a reworking of the levels across the Square (to ensure the existing podium wall levels, work alongside the proposed building floor levels (which are unchanged)).



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: Renold Building, UMIST Campus

Heritage Category:	Listing
List Entry No :	1491623
Grade:	II

County:

District: Manchester

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SJ8459397591
Map Scale:	1:1250
Print Date:	1 September 2025

Historic England

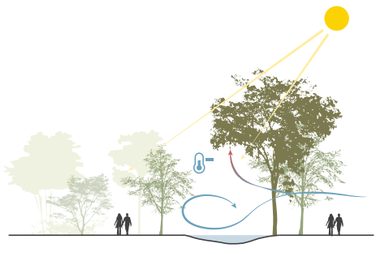
www.historicengland.org.uk

4.2 DESIGN PRINCIPLES

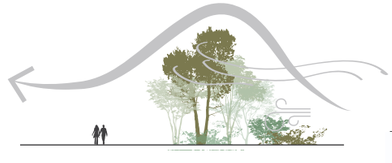
4.2.1 SRF DESIGN PRINCIPLES - REVISED DESIGN

The revised (proposed) design for Sister Square remains in line with the design principles previously established for Plot C, and more broadly within the ID Manchester SRF.

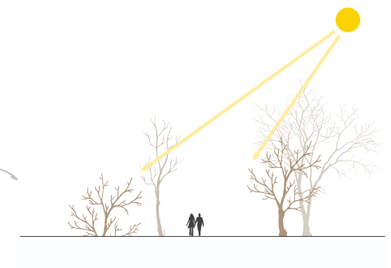
For Plot C, different variables have been considered depending on sunlight conditions. For the planting strategy, tree species are chosen to shade during summer months, or allow wind breezes through, mitigating hot weather, for instance by London Road. In some areas, such as Altrincham Street, the trees should let sunshine through, especially during winter months which can be done by planting deciduous species. Trees are placed in clusters to create windbreak to protect from cold breezes in the winter. Areas for social activities have been placed while responding to the needs of the future users and the activities these spaces are planned for.



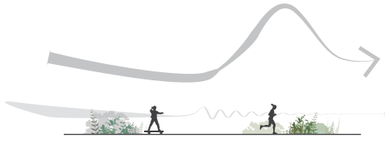
Shading and cooling - adding planting in layers



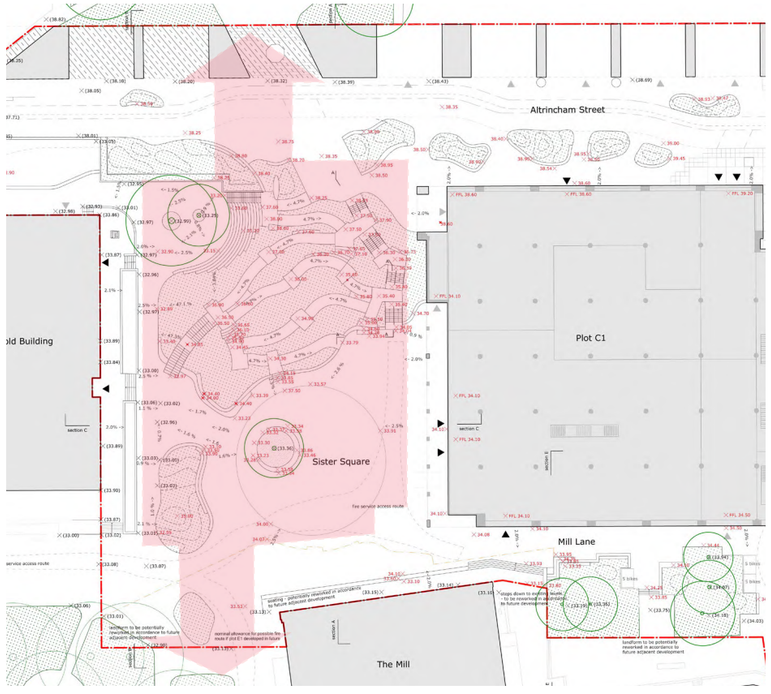
Controlling the breeze with a diverse approach to planting



Letting the sunshine through in strategic locations



Placing programme according to microclimate



Key N-S connection

The north-south connection is key in the Plot C landscape design principles, following SRF principles to allow for all kinds of movement and become a focal point for social interaction, creating opportunities for the chance meetings and collaborations that can allow innovation to flourish.

Access for all

All across Plot C, accessible routes are provided as part of a creative, landscaped solution - without the need to rely on lifts within the public realm, as envisioned in the SRF.

Preserve existing trees

Existing trees are to be retained wherever practicable in Plot C, including some important mature trees. Where trees are lost due to levels/new construction, they are replaced at a ratio of at least 3:1 to achieve a genuinly nature-led place across the plot.

4.3 SISTER SQUARE REVISED PROPOSAL

4.3.1 SISTER SQUARE DESIGN PRINCIPLES: NATURE AND PEDESTRIAN CONNECTIONS

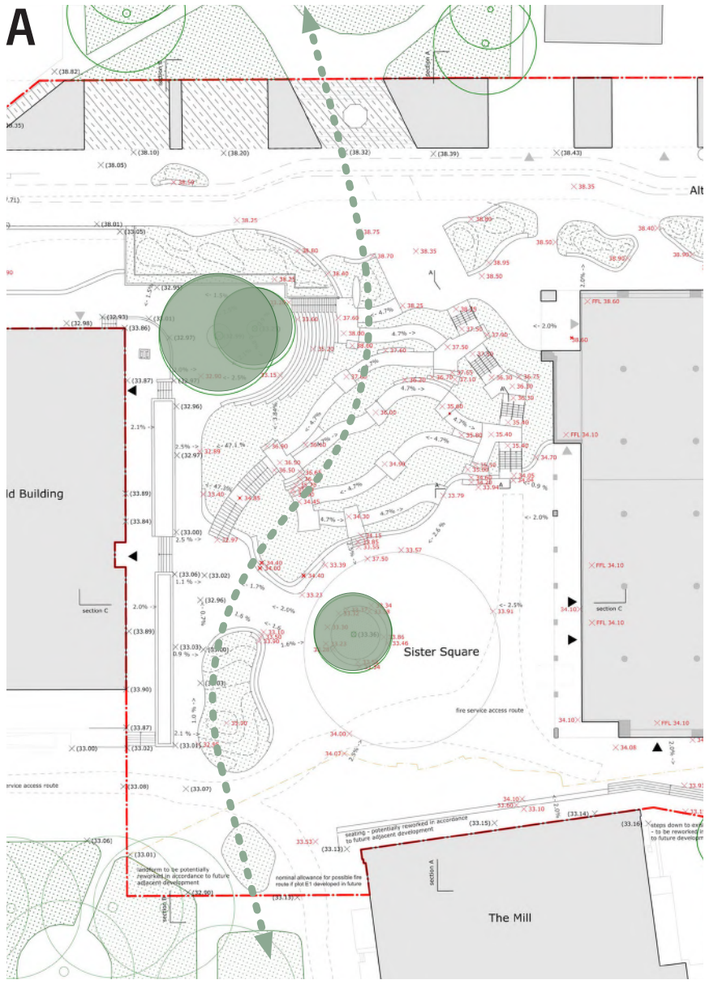
The revised (proposed) design for Sister Square remains in line with the design principles previously established for Plot C, and more broadly within the ID Manchester SRF. The design of Sister Square is a result of the following:

A) preserving characteristic trees on site and enhancing nature connections

B) establishing an accessible route from Altrincham St. down to the Square and building entrances

C) creating an open and flexible main space, surrounded by nature and seating, as well as two smaller event areas by the entrance to Renold building and the existing maple trees.

A

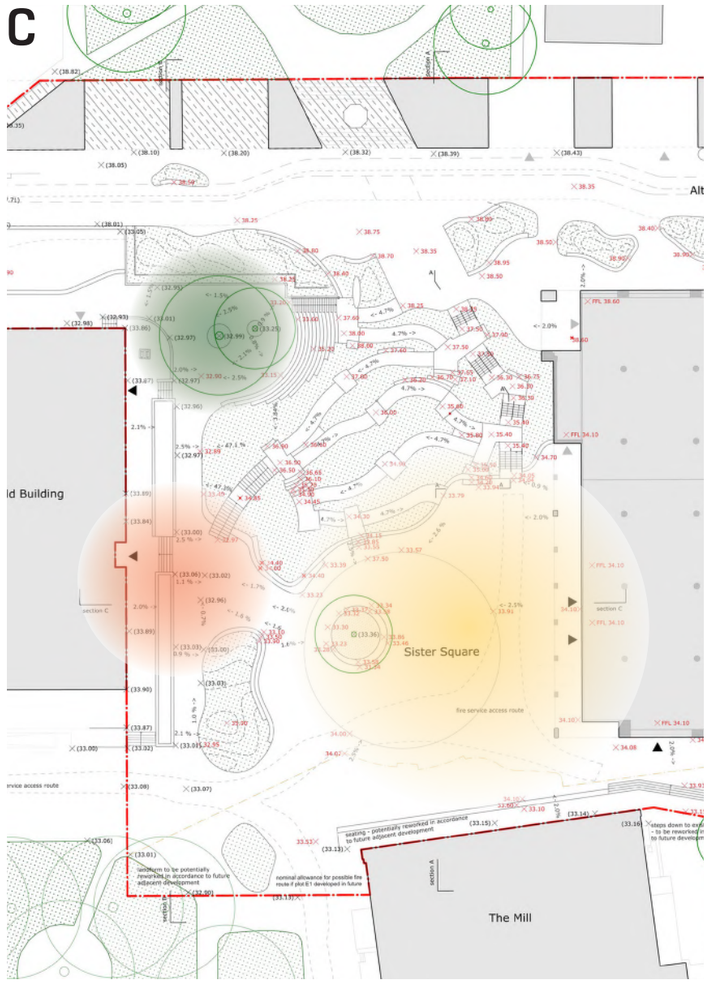


+

B

+

C



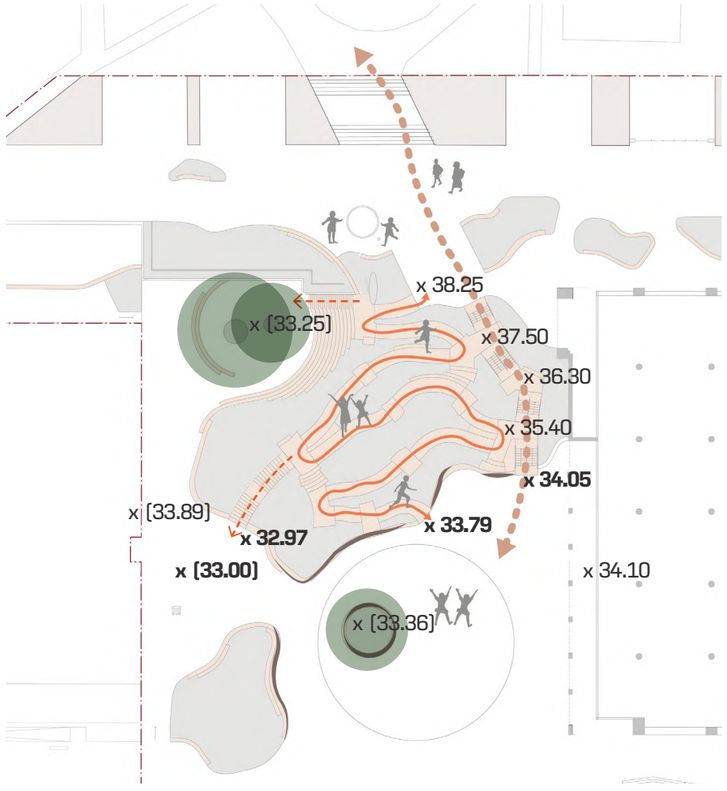
4.3 SISTER SQUARE REVISED PROPOSAL

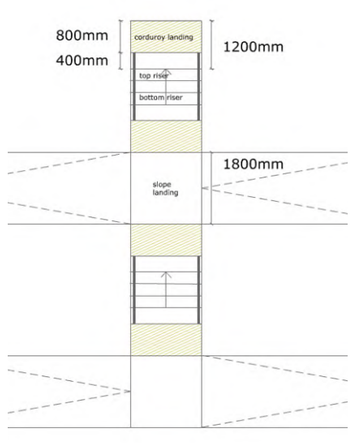
4.3.2 SISTER SQUARE DESIGN PRINCIPLES: ACCESSIBILITY FOR ALL

The revised design for Sister Square remains in line with the design principles previously established for Plot C, and more broadly within the ID Manchester SRF. The current situation at Sister Square is no longer up to date in terms of inclusive public realm design, thus creating an opportunity to redesign the square for full accessibility. The Plot C revised proposal aims to create an inclusive, safe, and green public space.

The new Sister Square is provided with a fully accessible landscape to connect the upper part on Altrincham Street at level 38,25 to the lower part at roughly level 34, with the lowest points by the existing cedar tree in the center of the event plaza (level 33,36) and the existing maple trees in the corner by Renold Building (level 33,25).

- Current Situation: There is a 5m level change from north to south, with stairs providing direct access from Altrincham Street. Those needing sloped access must take a 400m detour.
- New Proposal: Introduces a sloped route with a 1:21 gradient, landings, and seating. It also includes a direct stepped route.
- Accessibility: The design aims to make the route usable for everyone, including wheelchair users, parents with buggies, and those who find stairs challenging. The slope ensures structure, clarity, and predictability.
- Safety and security: The design includes open sightlines for predictability and safety. Here, the placement of planting is carefully considered.
- Nature Access: Additional planting to improve mental health and year-round green space.
- Stairs Design: Consistent rise and tread depths, tactile paving, and handrails on both sides for safety.
- Amphitheatre: Accessible seating at both top and bottom, with stairs and handrail for easier access.
- Future Phases: Existing stepped access to Vimto Park and ramped route opposite the Renold building will be maintained for now, and improved in future phases together with the development of Plot A.

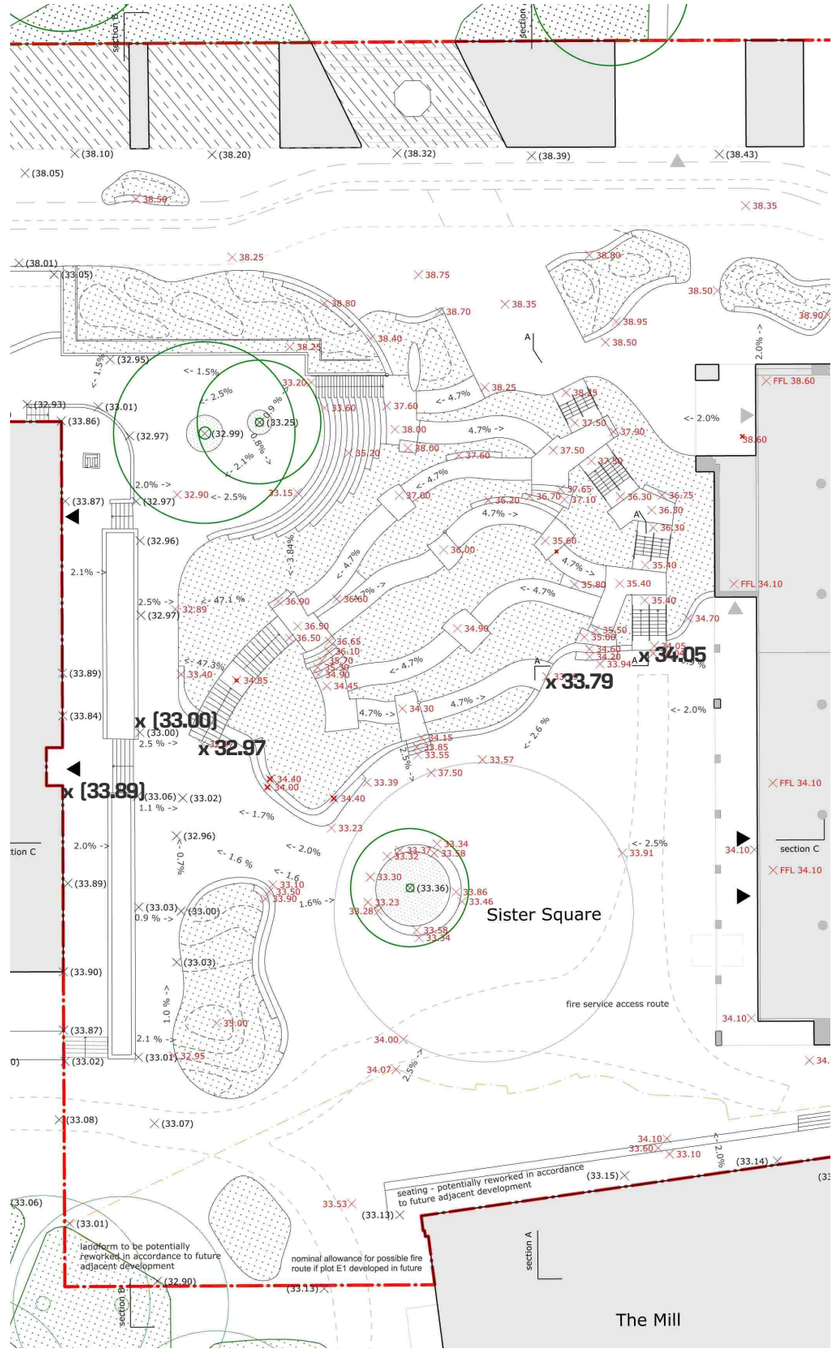




Diagrammatic sketch with dimensions for the central staircase design.

The route on the slope between upper and lower level on Sister Square also include a central stepped access.

- Stairs are following recommended regulations (DFA2/BS8300).
- Stairs on the slope can be considered as individual flights.
- Handrails on both sides.
- Corduroy hazard warning surface on both sides 1200 mm.
- Unobstructed level landing of a min. 1800mm x 1800mm (can be part of the sloped pathway landings).

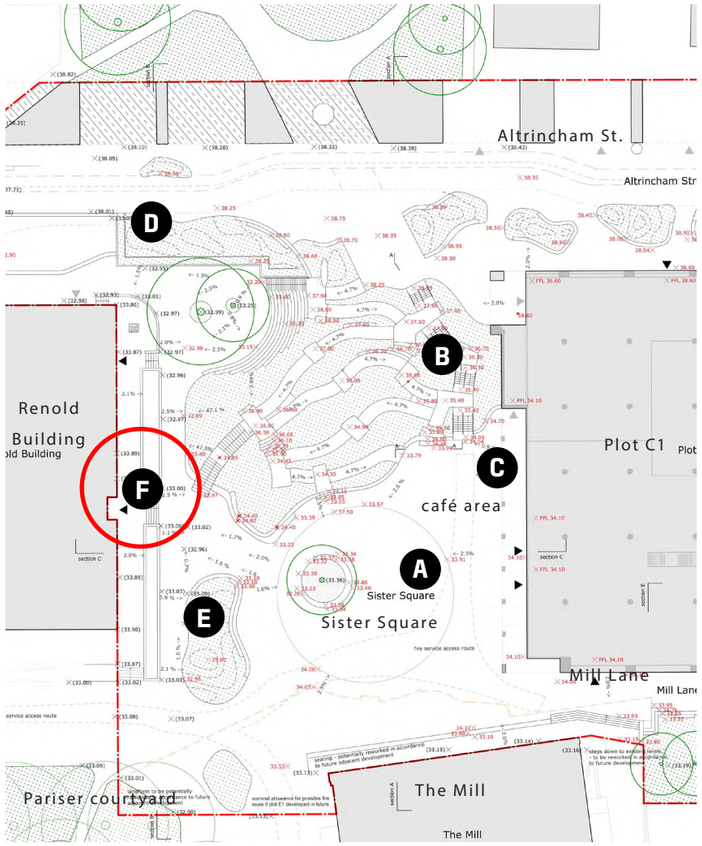


4.3 SISTER SQUARE REVISED PROPOSAL

4.3.3 SISTER SQUARE SUB-CHARACTER ZONES UPDATE

Following the listing of the Renold Building and the retention of the external podium, an additional sub-character zone (F) has been added to the Sister Square proposal - the Renold Podium along the east facing facade of the Renold building.

The other sub-character zones remain as in the previous design of Plot C (sub-character zones A-E).



F Renold Podium - east facing entrance area

The existing Renold podium, planters, stairs and retaining wall are kept, to maintain the buildings presence and direct access to Sister Square.

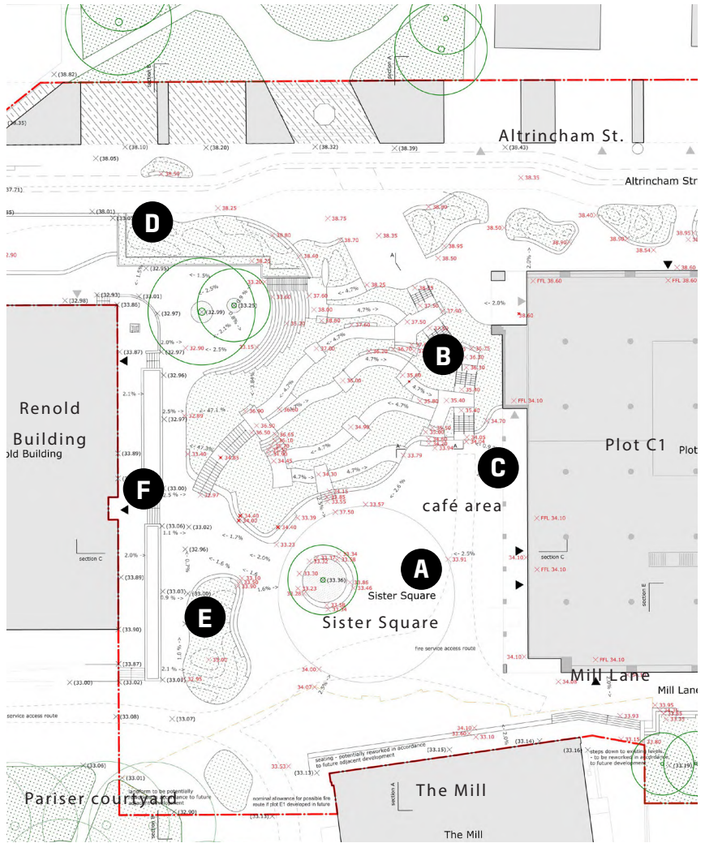
Precedent image of a social edge zone with planters by a facade.

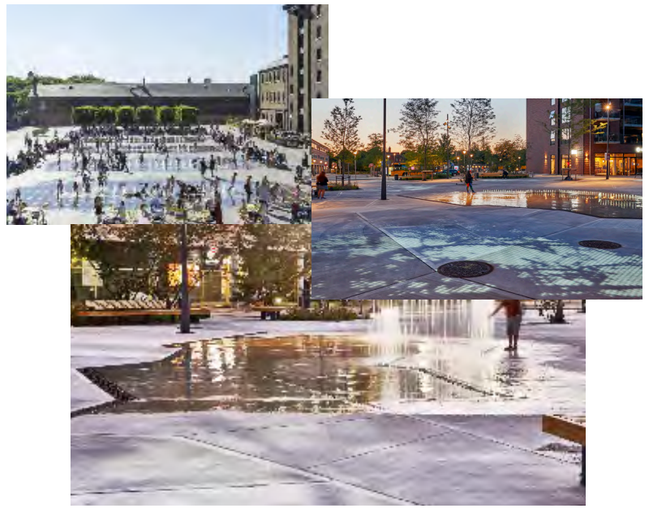
4.3 SISTER SQUARE REVISED PROPOSAL

4.3.3 SISTER SQUARE SUB-CHARACTER ZONES UPDATE

Following the listing of the Renold Building and the retention of the external podium, an additional sub-character zone (F) has been added to the Sister Square proposal - the Renold Podium along the east facing facade of the Renold building.

The other sub-character zones remain as in the previous design of Plot C (sub-character zones A-E), with their function and character unchanged, following amendments to the design of Sister Square with the retention of the Renold podium.





A Sister Square events area

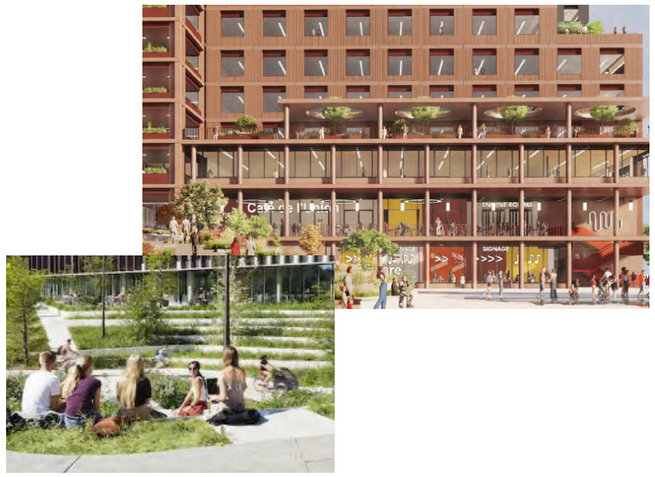
The circular plaza is designed to be a dynamic and flexible events space. This versatile area serves as a premier destination, from hosting large-scale music concerts to intimate community gatherings, drawing people from all corners of Manchester and beyond. At its centre a dynamic water feature creates focal point and offers a refreshing atmosphere during warm days. The events area is designed to be activated throughout the day, seamlessly transitioning from a bustling daytime hub for leisure and socializing to an nighttime venue for entertainment and cultural experiences.

B Sister Square sunny steps

The urban connection from Altrincham St forms an activated terrain, providing an accessible route into Sister Square. The amphitheatre shape becomes a natural spill-out zone for large events, accommodating overflow crowds, or providing a day-to-day sunny area connected to the active cafe areas and events spaces in Plot C. Cascading down the sloped terrain, a series of stepped plantings add a lush, green element to the Square. The terrain includes an accessible route, offering an access experience which frames the square.

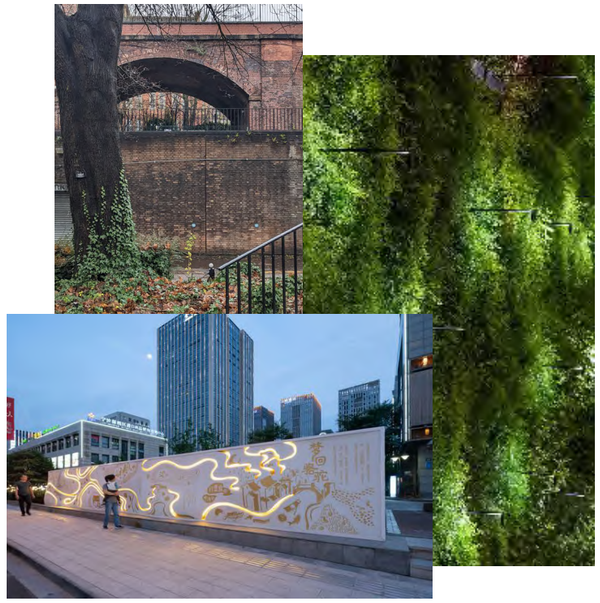
4.3 SISTER SQUARE REVISED PROPOSAL

4.3.3 SISTER SQUARE SUB-CHARACTER ZONES UPDATE



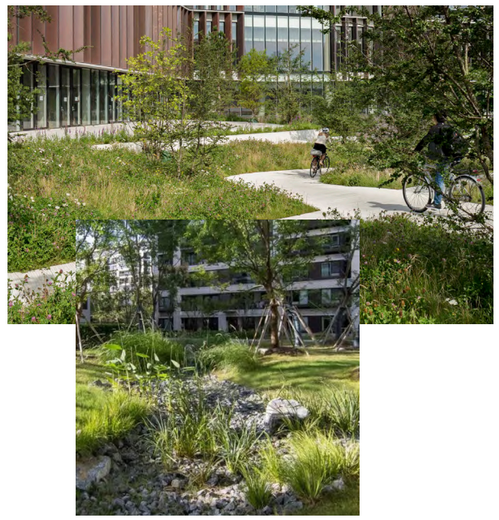
C Plot C interface

The spill out zone and activated edge of C1 are designed to connect the built and the grown and work across levels. The restaurant areas on the first floor include a balcony which can also be accessed from the public realm with views over Sister Square. A cafe on the ground floor also spills out onto the Square, making use of a favourable microclimate during the day, and potential for events in the evening. This sunny, sheltered area can become a favorite lunch hangout for locals and visitors alike, and remain active into the evening for after work drinks.



D Under the trees

The area adjacent to the Renold building serves as a versatile spill-out space. The high-value mature trees are retained and the hardscaping around them is designed around the long term health of the trees. The retaining wall of the service tunnel is planted and lush and activated through the evening by a dynamic light installation.

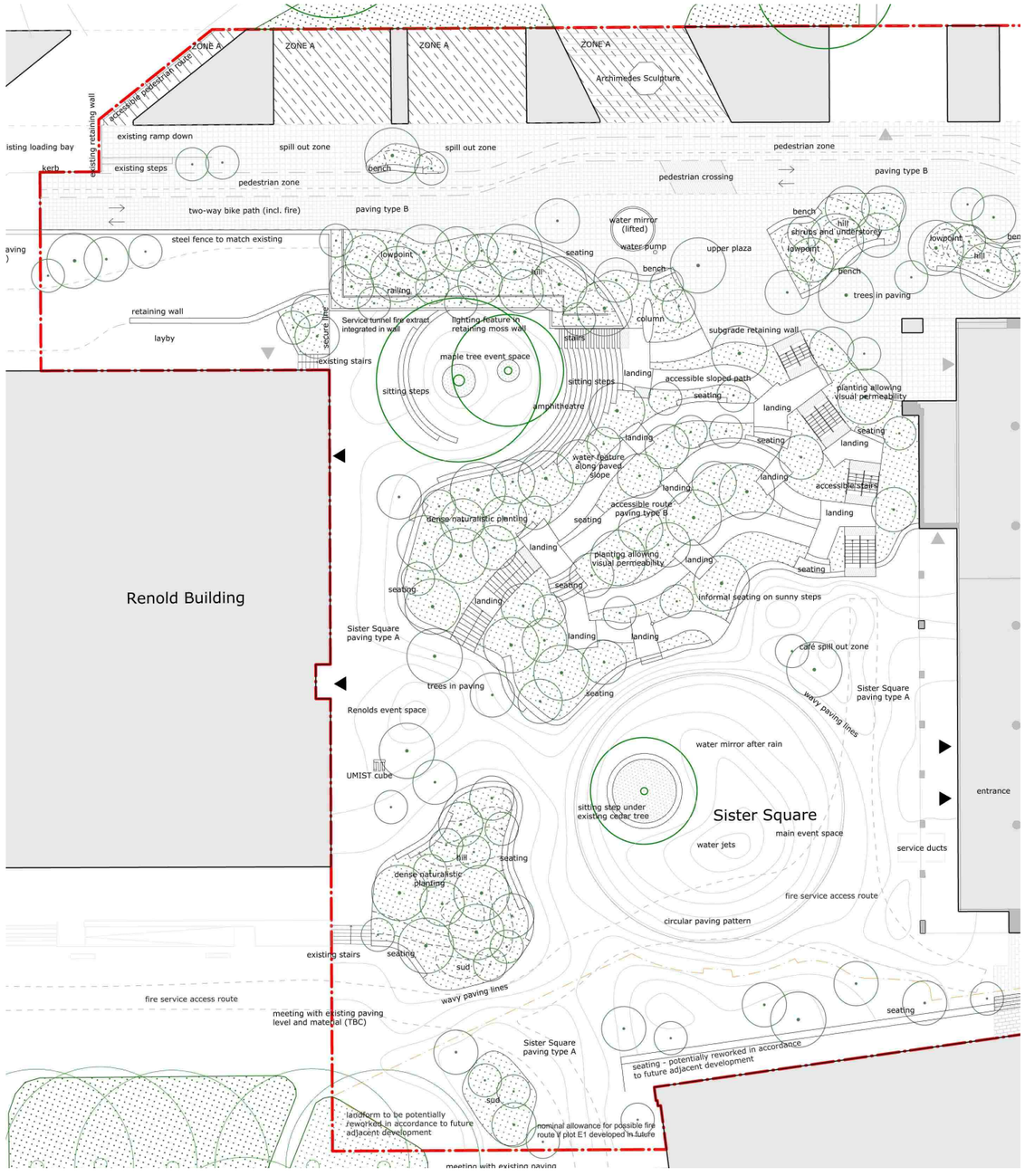


E Ecological link

The green link through Sister Square allows wildlife to move freely, helping to strengthen and enhance biodiversity. This helps to mitigate the effects of habitat fragmentation, and create a more resilient urban ecosystem across the Sister masterplan. There is also an opportunity for a water feature flowing down the topography and into the Square, which comes alive during rain events.

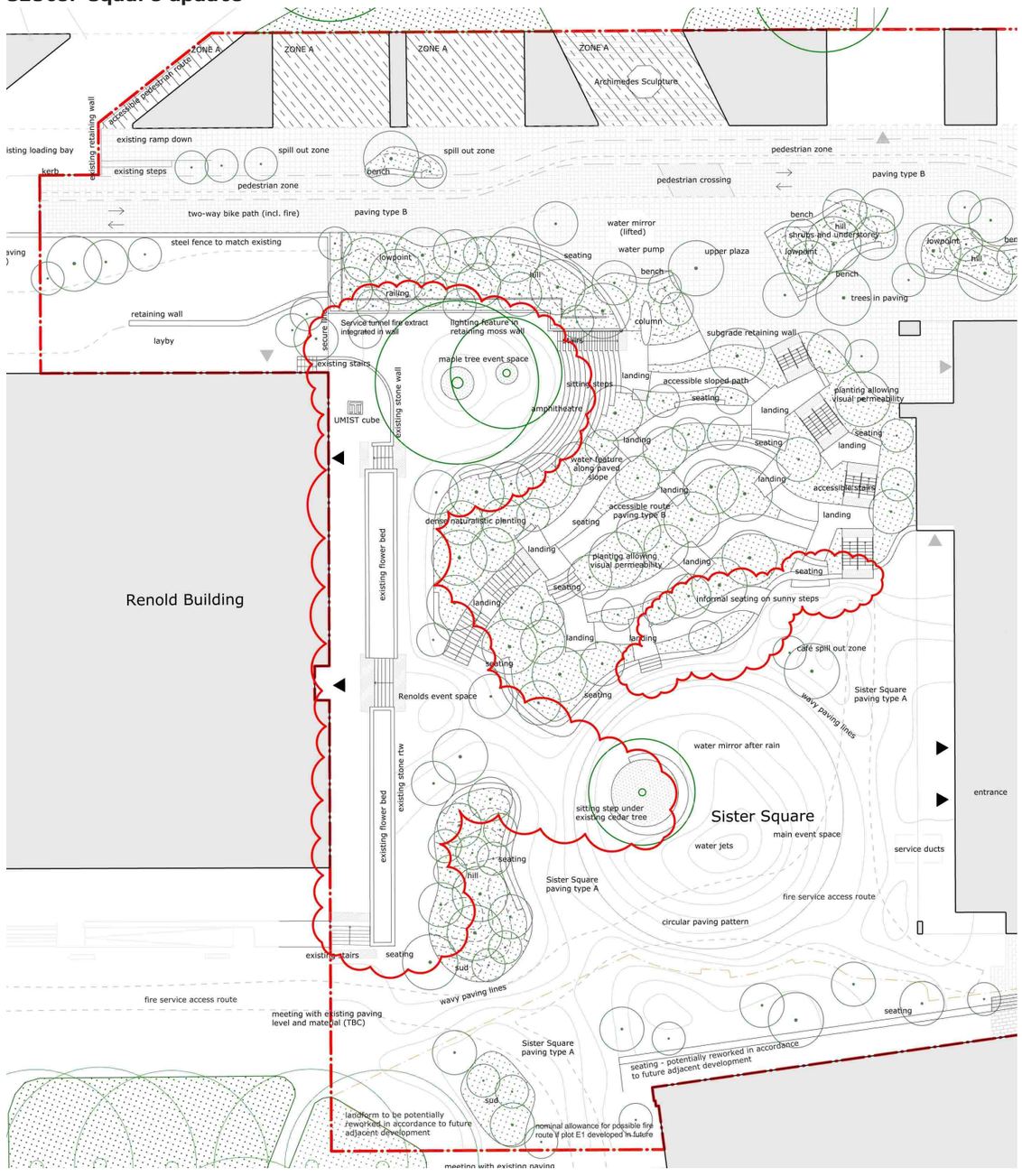
4.4 LANDSCAPING GA DRAWINGS COMPARISON

DAS submitted



General arrangement plan as submitted with DAS.

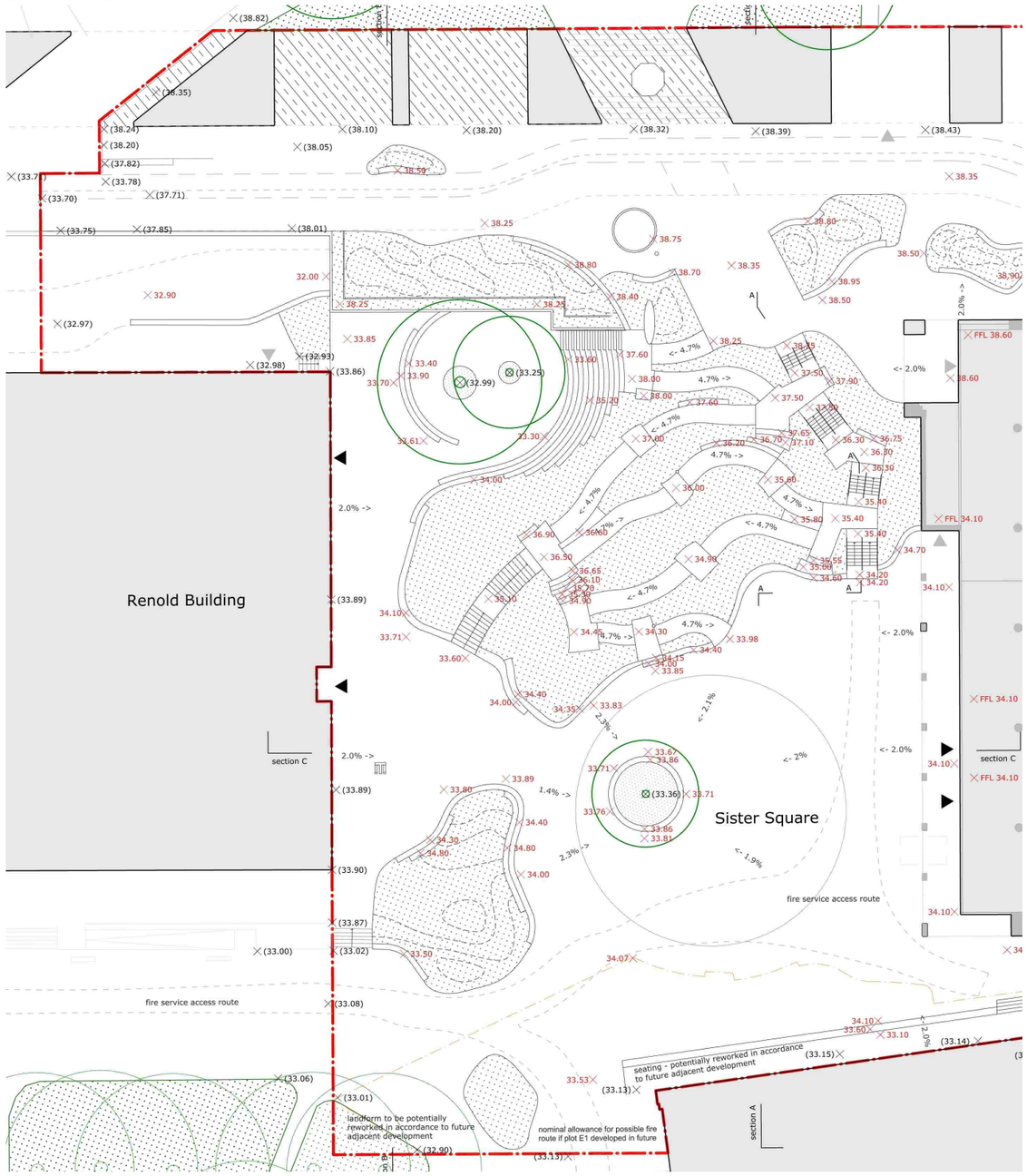
Sister Square update



Revised general arrangement plan with revision clouds showing areas changed.

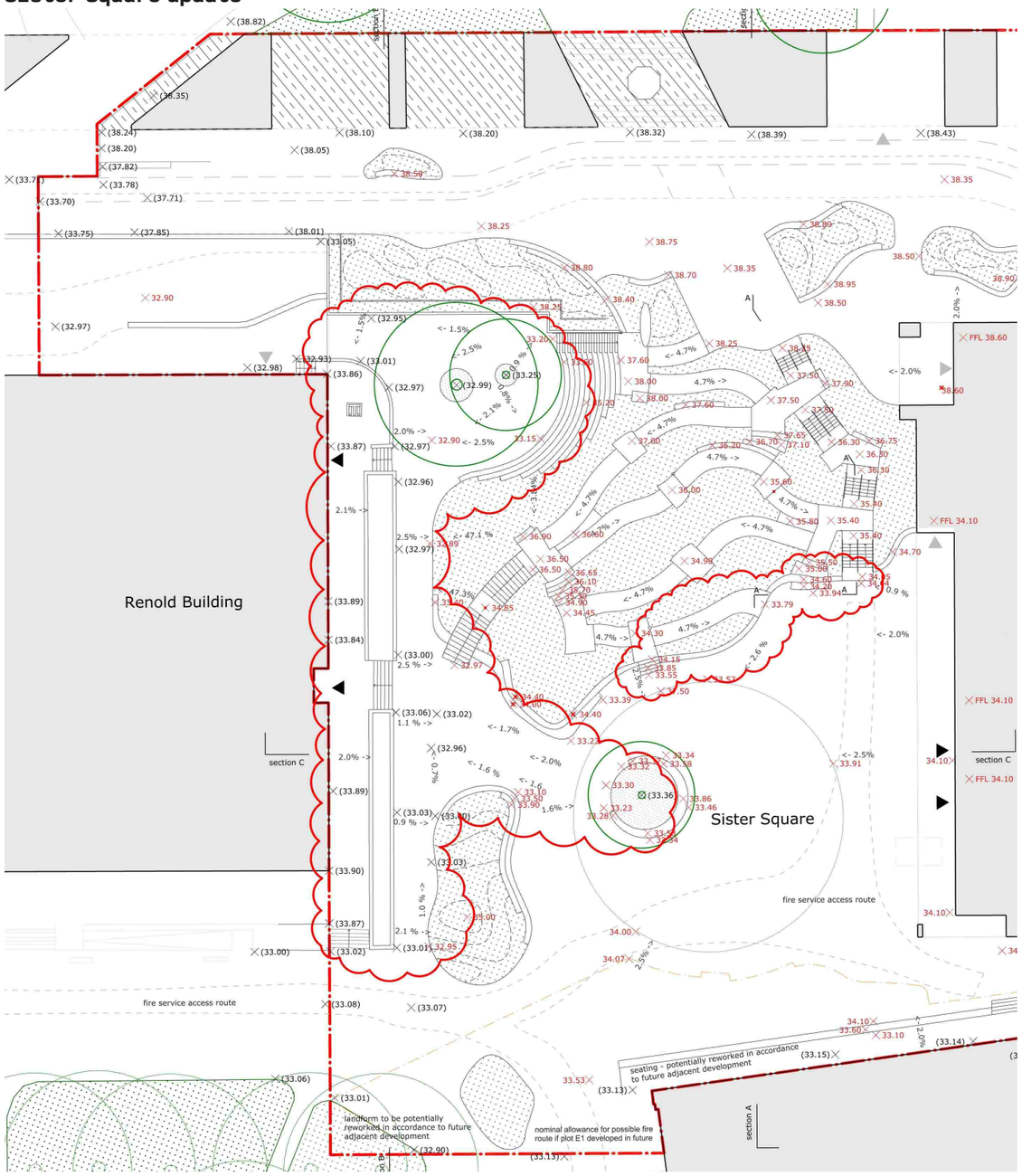
4.4 LANDSCAPING GA DRAWINGS COMPARISON

DAS submitted



Strategic levels plan as submitted with DAS.

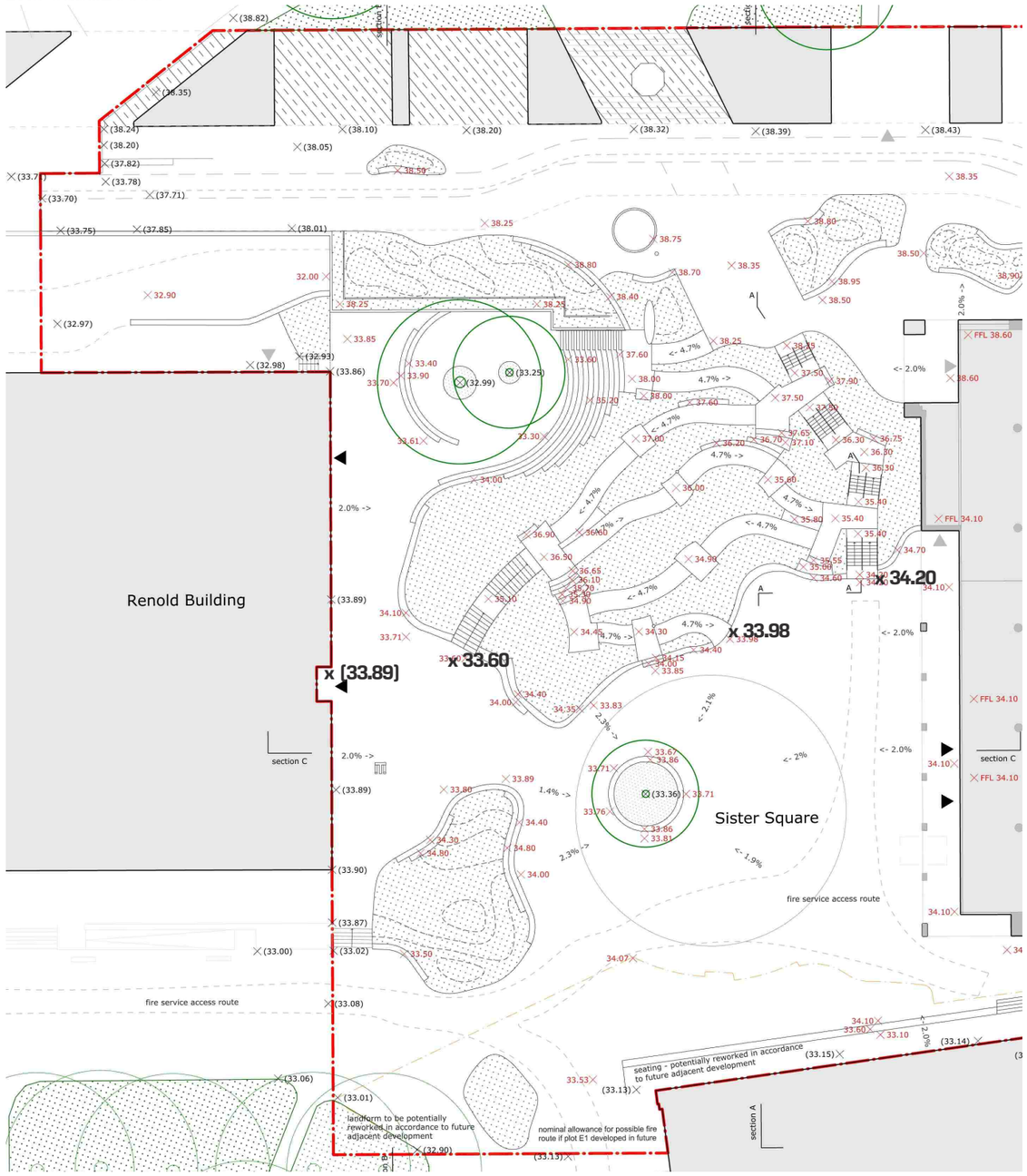
Sister Square update



Revised strategic levels plan with revision clouds showing areas changed.

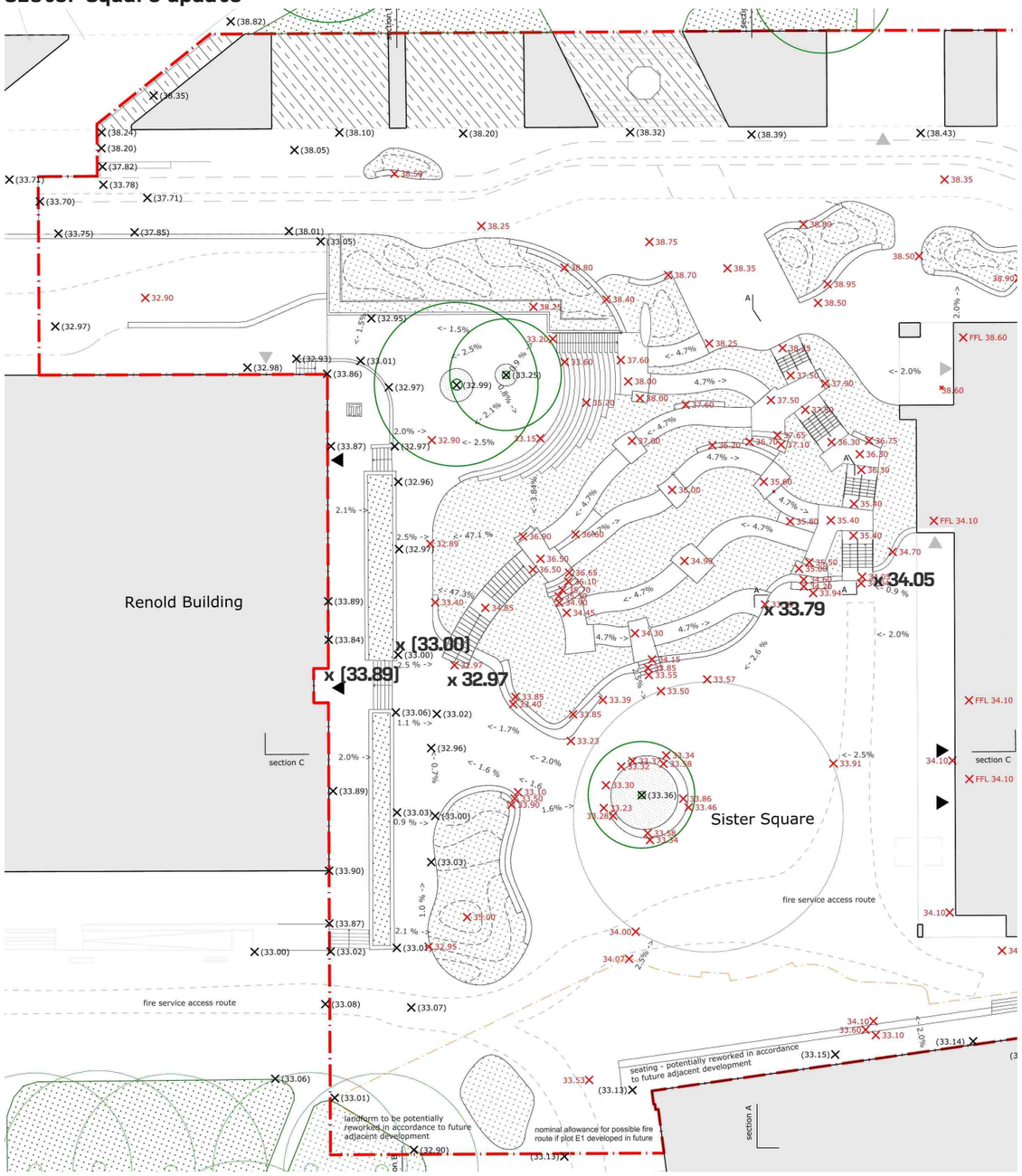
4.4 LANDSCAPING GA DRAWINGS COMPARISON

DAS submitted



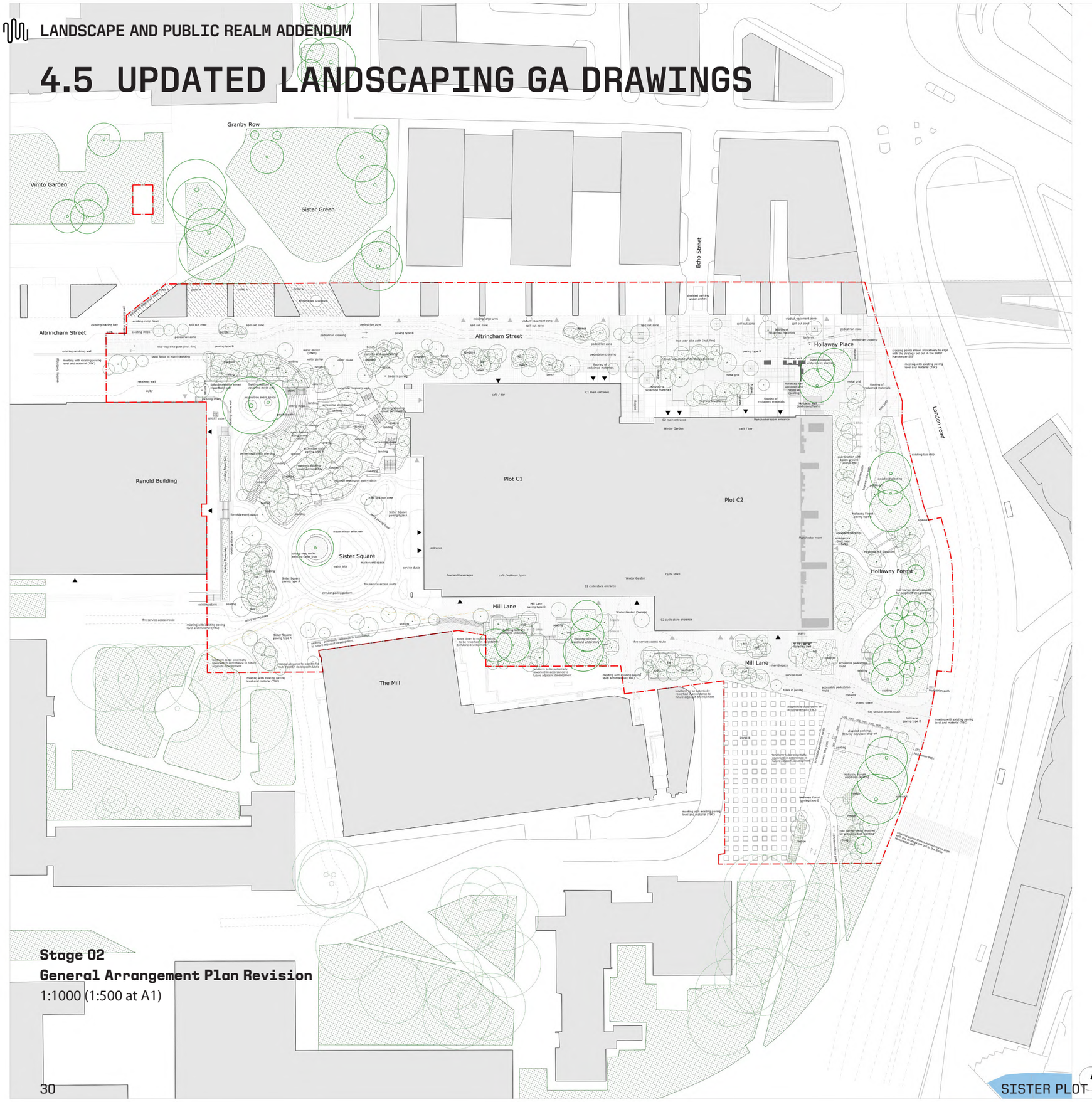
Strategic levels plan as submitted with DAS.

Sister Square update



Revised strategic levels plan with main level changes highlighted.

4.5 UPDATED LANDSCAPING GA DRAWINGS



General legend

- Red line boundary
- Contour lines
- Fire and traffic routes
- Pedestrian path
- Temporary design zone (TBC with plot E landscape)
- Steps and seating
- Building entrances (primary/secondary)
- Art pieces
- Pedestrian tactile paving / crossing
- Perennial, grass and shrub planting
- Proposed hedge (25m)
- Existing tree retained
- Proposed tree
- ZONE A: Lighting installation. Further details to be developed with Plot A design team in subsequent phases
- ZONE B: Plot C boundary line encompasses demolition footprint of Morton Laboratory. Public realm to be developed with Renold and Plot C design team in subsequent phases. Potential opportunity for meanwhile use.

Numbers

Tree Strategy:

No. of existing trees in Plot C today: 54 trees
No. of removed trees Plot C: 28 trees [26 kept]
No. of new trees Plot C: 270 trees

Cycle Parking:

35 spaces in the Plot C public realm

Note:
Tree placement and location of structures on Altrincham St. to be coordinated (utility zone to be confirmed).

Revision no. :	Date	Comments	Drawn	Checked
02	31.01.2025	Revision including new C1 and C2 building footprints, incorporation of Butterfly stairs in the landscape, level changes.	LAM/RSU	JLB/SIS
03	18.02.2025	Plot boundary update, temporary design zone boundary by plot E added, bike lane update.	LAM	JLB
04	11.04.2025	Updates on: plot boundary, Sister Square central steps and slope design update, Altrincham St, bike lane and pedestrian zone, disabled parking , new trees number and location, Hollaway Wall, entrances, smaller updates	LAM	JLB
05	23.04.2025	Plot boundary update, Hollaway Wall update	LAM	JLB
06	17.07.2025	Dimension bars added to pedestrian path and parking area. Bollards added.	SAN	JLB
07	18.08.2025	Bollards added, north east	SAN	JLB
08	05.09.2025	Sister Square level and design changes, due to Renold listing	LAM	JLB

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Project:	SISTER MANCHESTER PLOT C	REV:	07
Project No:	1519	BRUNTWOOD REF. NO:	SISC0-SLA-LA-ZZ-DR-LA-00001
Title:	General Landscape Arrangement Plan	DRAWING NO.	1519-L-01-12-01
Scale:	1:500 (A1)	DRAWN:	LAM/RSU
Date:	27.09.2024	APPROVED:	JLB

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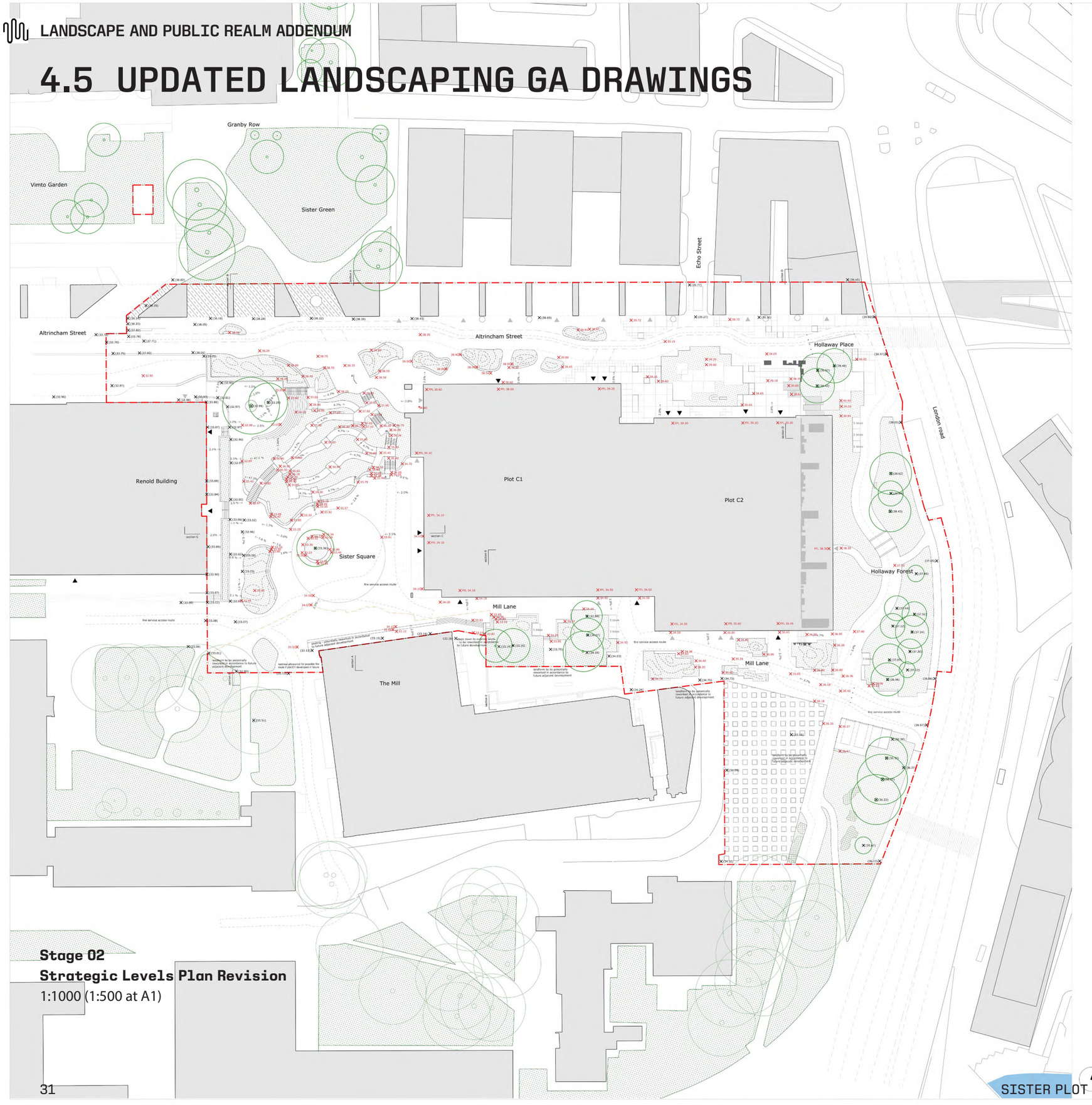
Njalsgade 17B,
Pakhus 2, 3.sal,
København S

Stage 02
General Arrangement Plan Revision
1:1000 (1:500 at A1)

4.5 UPDATED LANDSCAPING GA DRAWINGS



Stage 02

Strategic Levels Plan Revision

1:1000 (1:500 at A1)

General legend

- Red line boundary
- Contour lines
- Fire and traffic routes
- Pedestrian path
- Temporary design zone (TBC with plot E landscape)
- (15.39) Existing levels
- 39.60 Proposed levels
- Steps and seating
- Building clearances (primary/secondary)
- Art pieces
- Pedestrian tactile paving / crossing
- Perennial, grass and shrub planting
- Proposed hedge (25m)
- Existing tree retained
- Proposed tree
- ZONE A: Lighting installation, Further design to be coordinated with Plot C design team in subsequent phases
- ZONE B: Plot C boundary line encompasses distinction between Plot C and Plot E. Plot C main approach to be considered in Plot F design team in subsequent phases. Potential opportunity for mezzanine use.

Note:
Tree placement and location of structures on Altrincham St. to be coordinated (utility zone to be confirmed).

Revision no. :	Date	Comments	Drawn	Checked
02	31.01.2025	Revision including new C1 and C2 building footprints, incorporation of Butterfly stairs in the landscape, level changes.	LAM/RSU	JLB/SIS
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Project:	SISTER MANCHESTER PLOT C	REV:	07
Project No:	1519	BRUNTWOOD REF. NO:	SISC0-SLA-LA-ZZ-DR-LA-00002
Title:	Strategic Levels Drawing	DRAWING NO.	1519-L-01-30-01
Scale:	1:500 (A1)	DRAWN:	LAM/RSU
Date:	27.09.2024	APPROVED:	JLB

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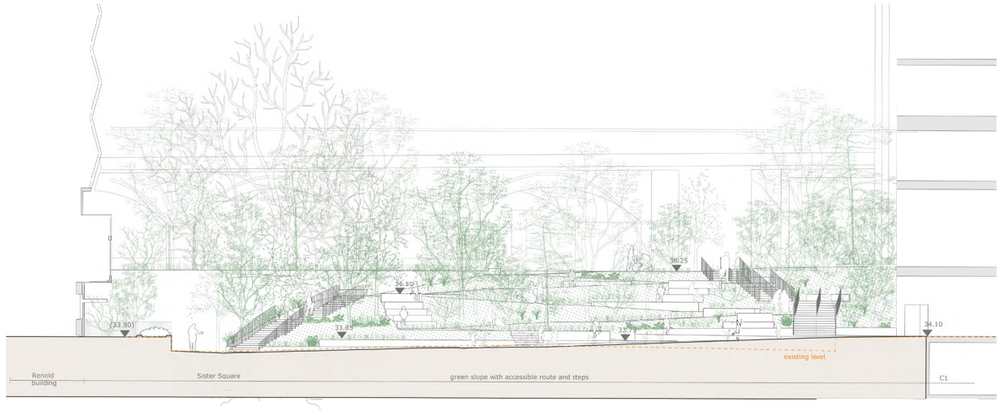
Njalsgade 17B,
Pakhus 2, 3.sal,
København S

4.6 UPDATED SISTER SQUARE LANDSCAPE SECTIONS

SECTION AA: SISTER SQUARE THROUGH STAIRS

SECTION BB: SISTER SQUARE ELEVATION TOWARDS C1 BUILDING



SECTION CC: SISTER SQUARE TOWARDS ALTRINCHAM ST.

Stage 02
Landscape Sections through Sister Square Revision
1:1000 (1:500 at A1)