

IDM - PLOT C

Manchester, UK

Townscape & Visual Impact Assessment

Appendix 7.3: Townscape Baseline & Assessment

30th April 2025

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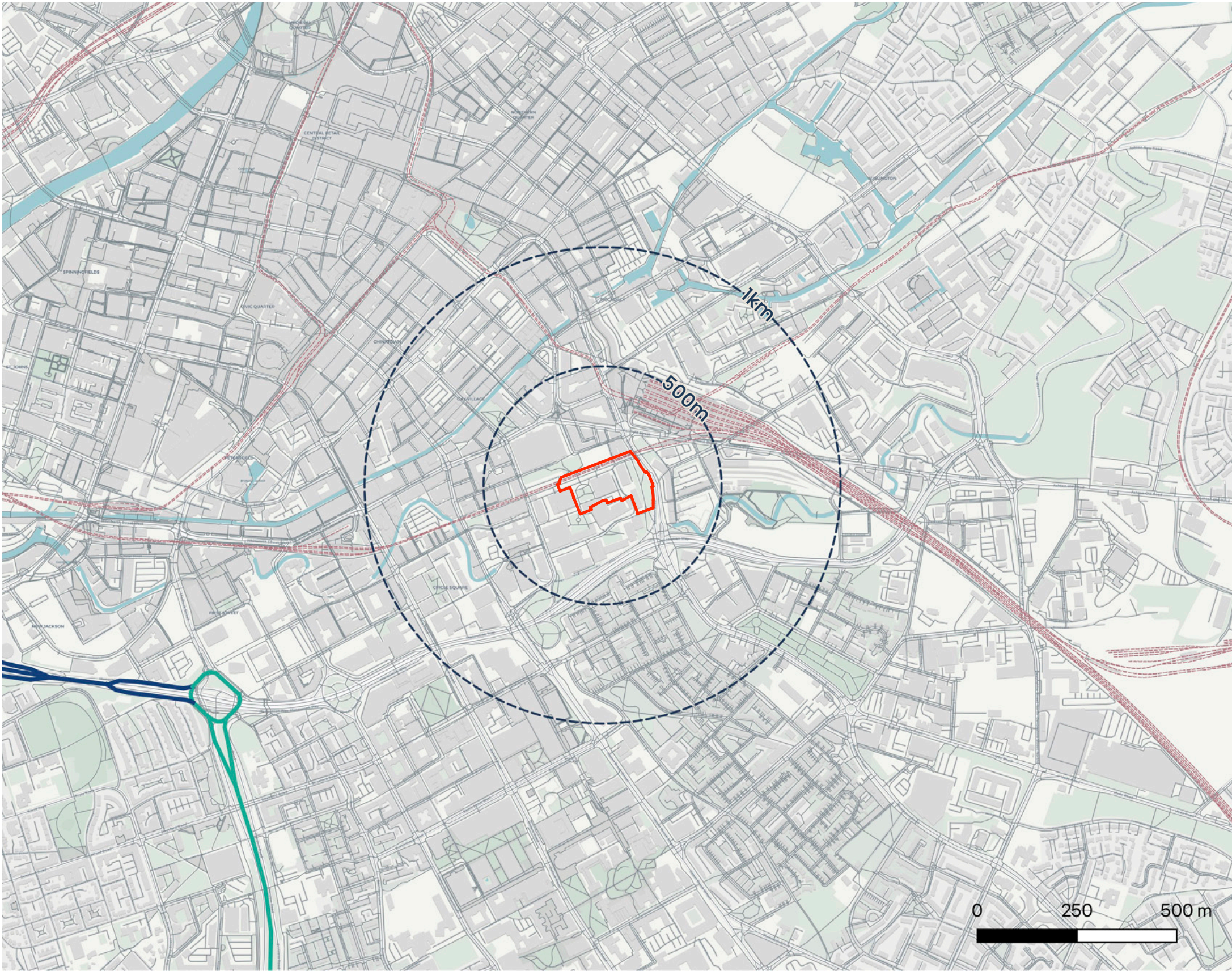
01 Figures

IDM - PLOT C



01 Figures

Figure 1.0: Site Location

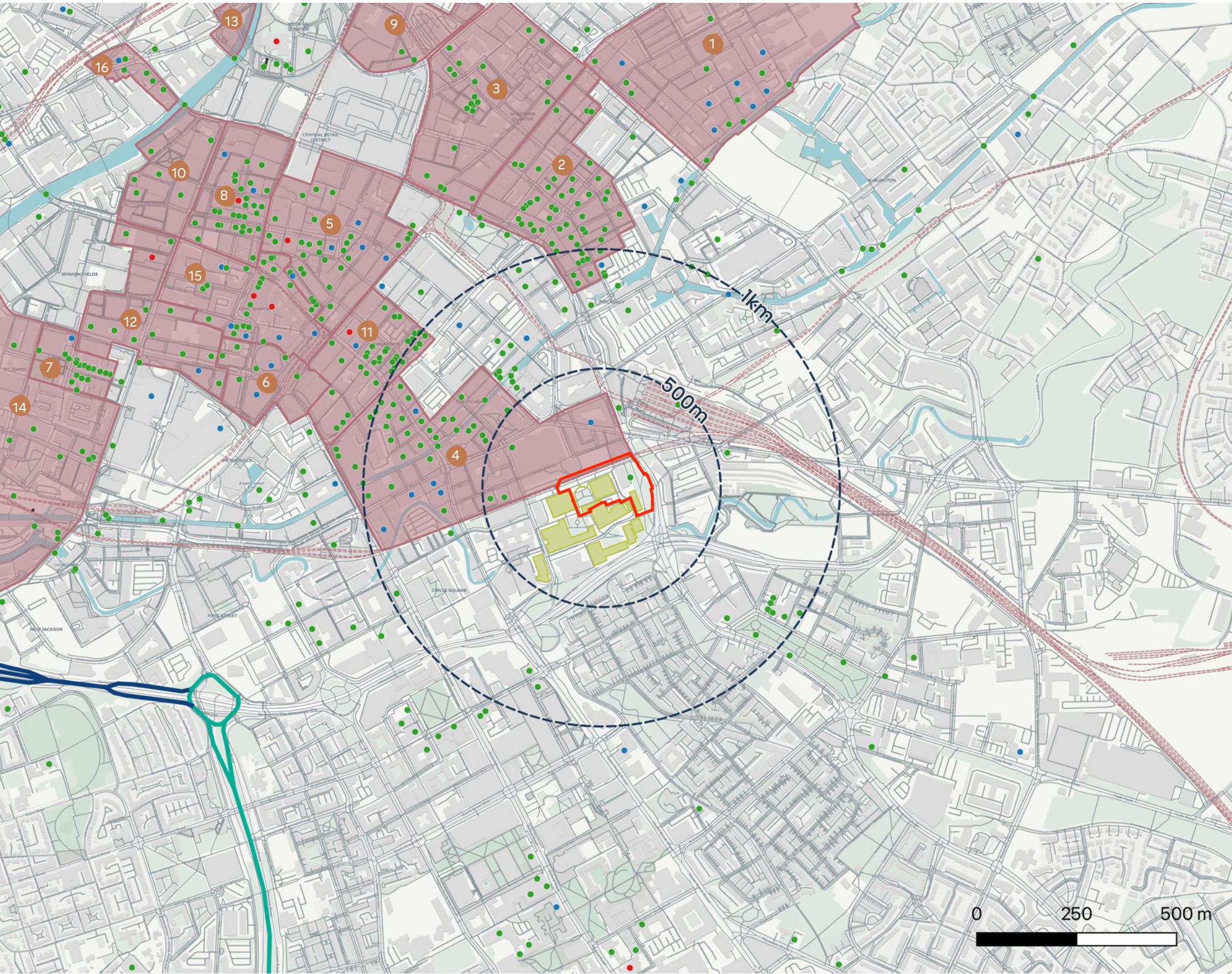


- KEY
- Sister- Plot C
 - Distance Radii
 - Motorway
 - A Roads
 - Railway Line
 - Built Form
 - Water Body

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

01 Figures

Figure 1.1: Heritage Designations



KEY

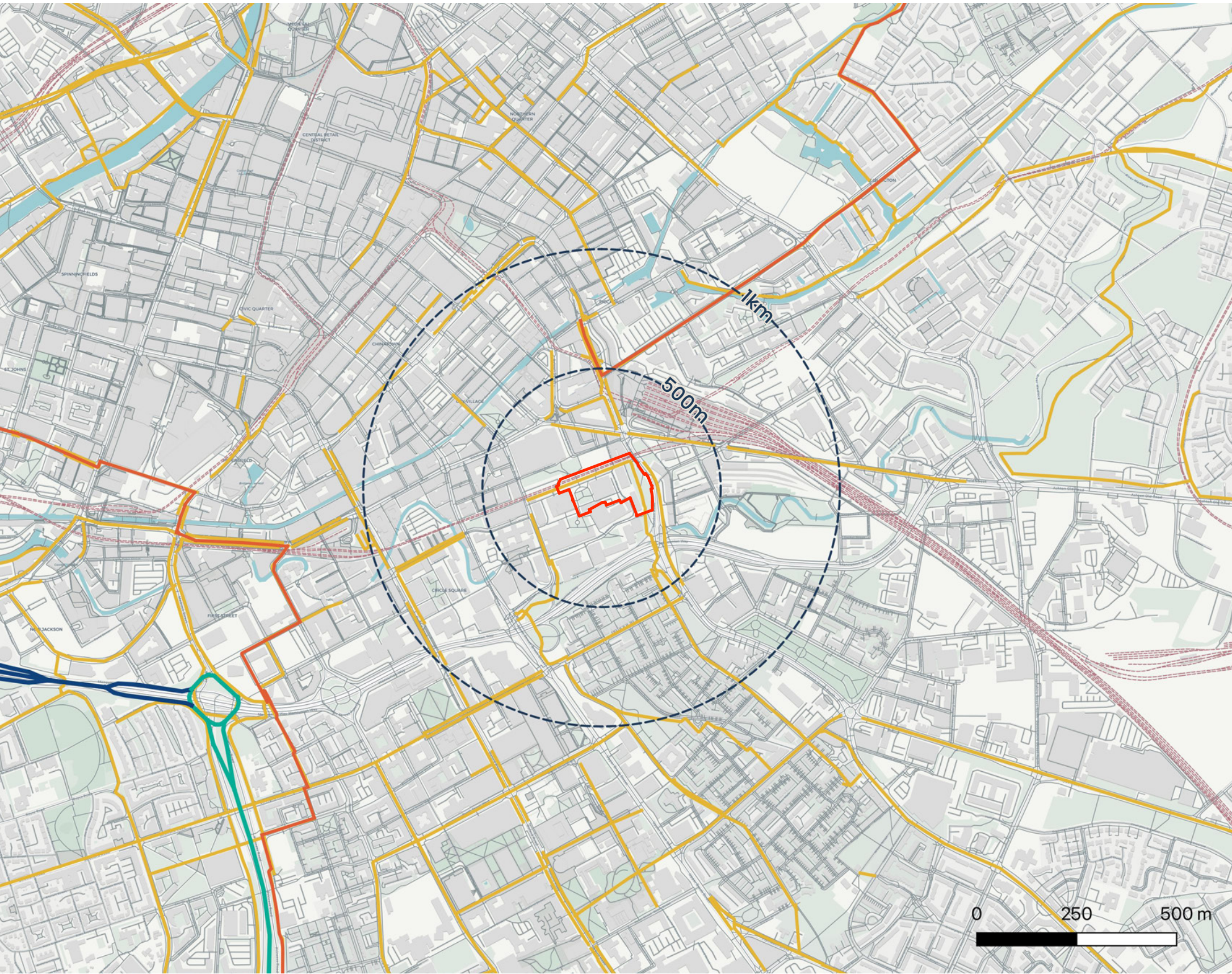
- Sister- Plot C
- Distance radii
- Listed buildings Grade II
- Listed buildings Grade II*
- Listed buildings Grade I
- Conservation Areas
- Non-designated Heritage Asset (within SRF)

- 1 Ancoats
- 2 Stevenson Square
- 3 Smithfield
- 4 Whitworth Street
- 5 Upper King Street
- 6 St Peters Square
- 7 St John Street
- 8 St Anns Square
- 9 Shudehill
- 10 Parsonage Road
- 11 George Street
- 12 Deansgate
- 13 Cathedral
- 14 Castlefield
- 15 Albert Square
- 16 Flat Iron

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01 Figures

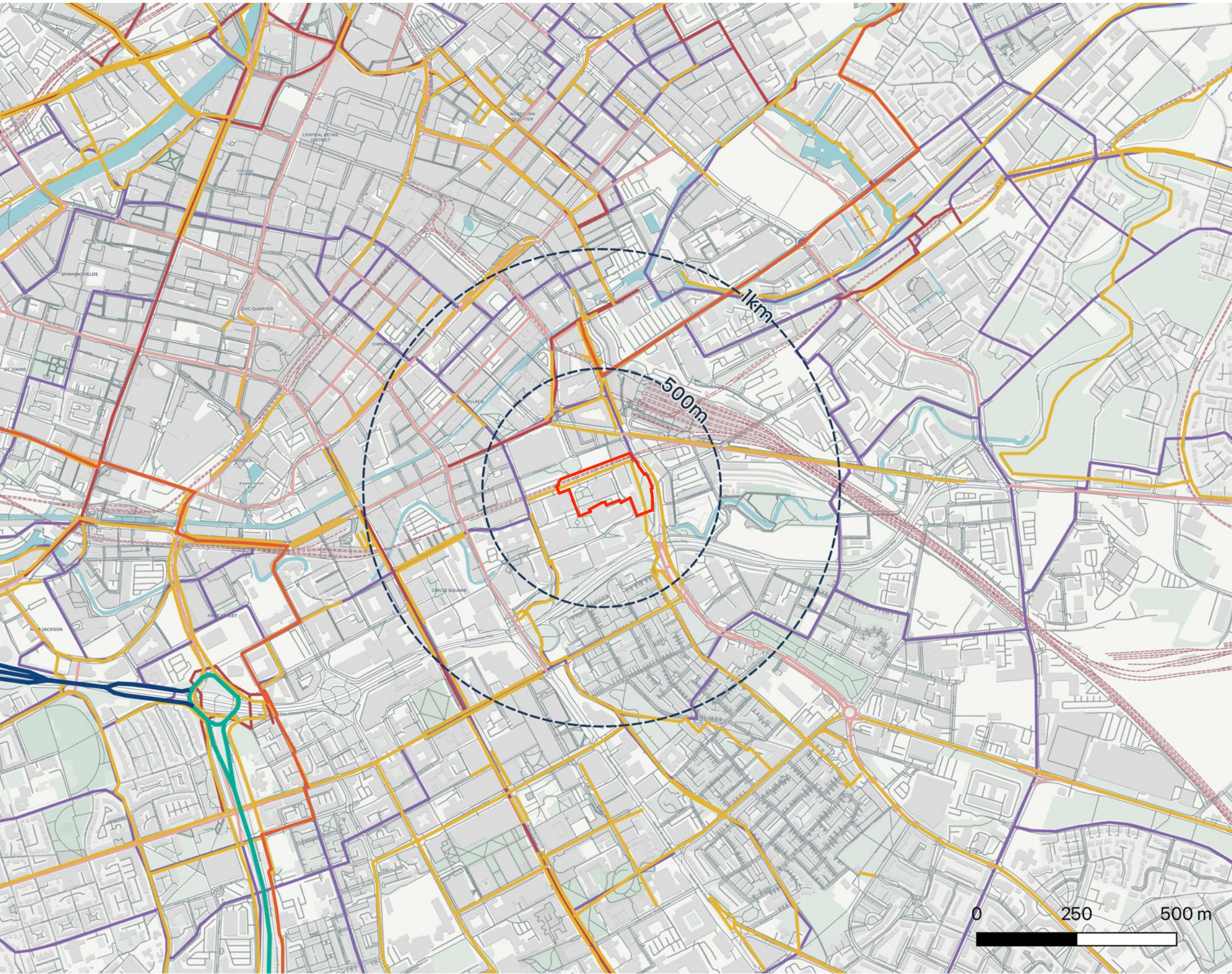
Figure 1.2: Walking & Cycling Routes



- KEY
- Sister- Plot C
 - Distance radii
 - Cycle Network (Sustrans)
 - Cycle Network (TfGM)

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Available at: <https://www.data.gov.uk/dataset/655a1680-fe40-44c0-832f-131067256db6/gm-cycle-routes>

Figure 1.2: Walking & Cycling Routes - Beeways



KEY

- Sister- Plot C
- 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



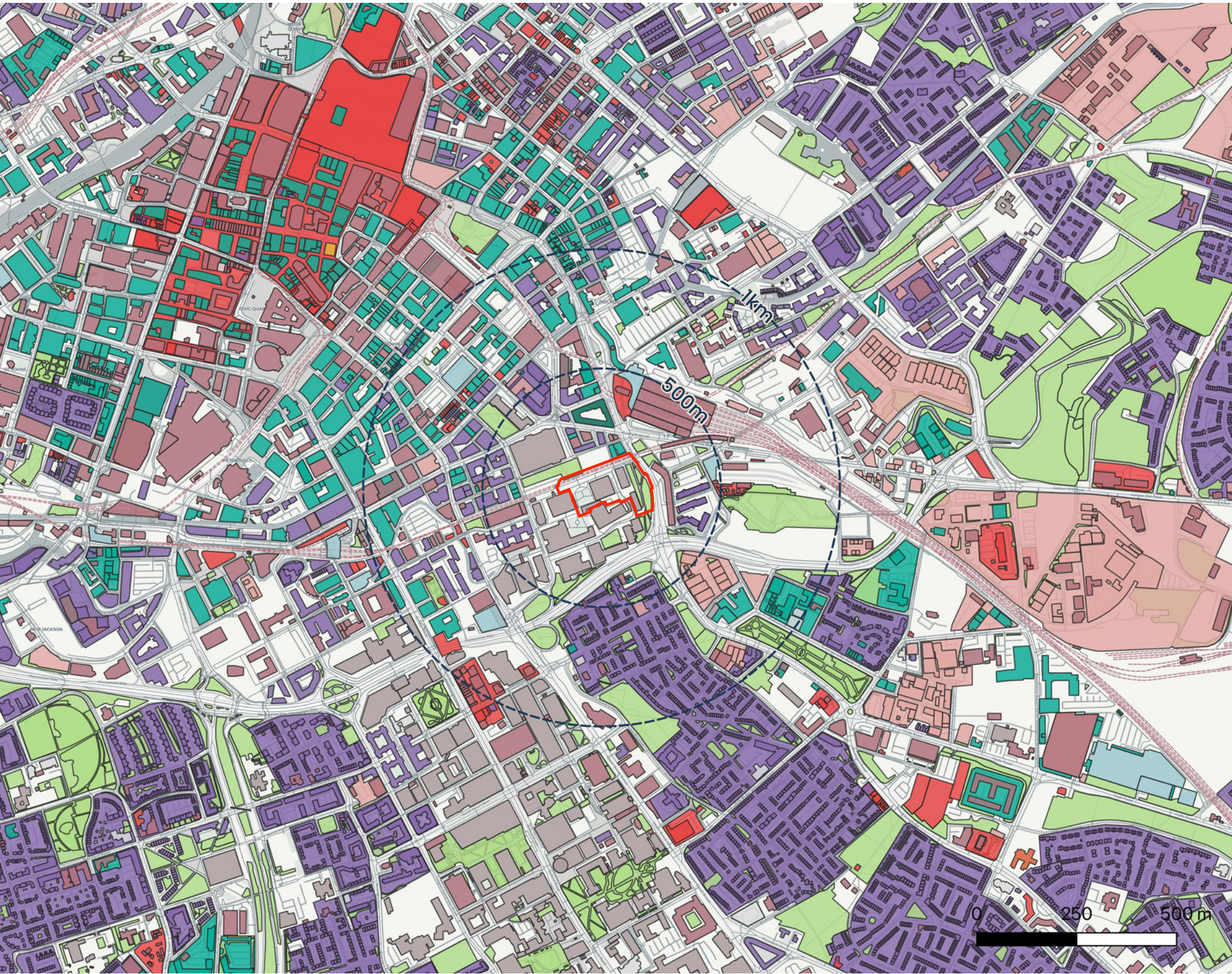
KEY

- Sister- Plot C
- Distance Radii
- Urban Grain

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01 Figures

Figure 1.4: Land Use

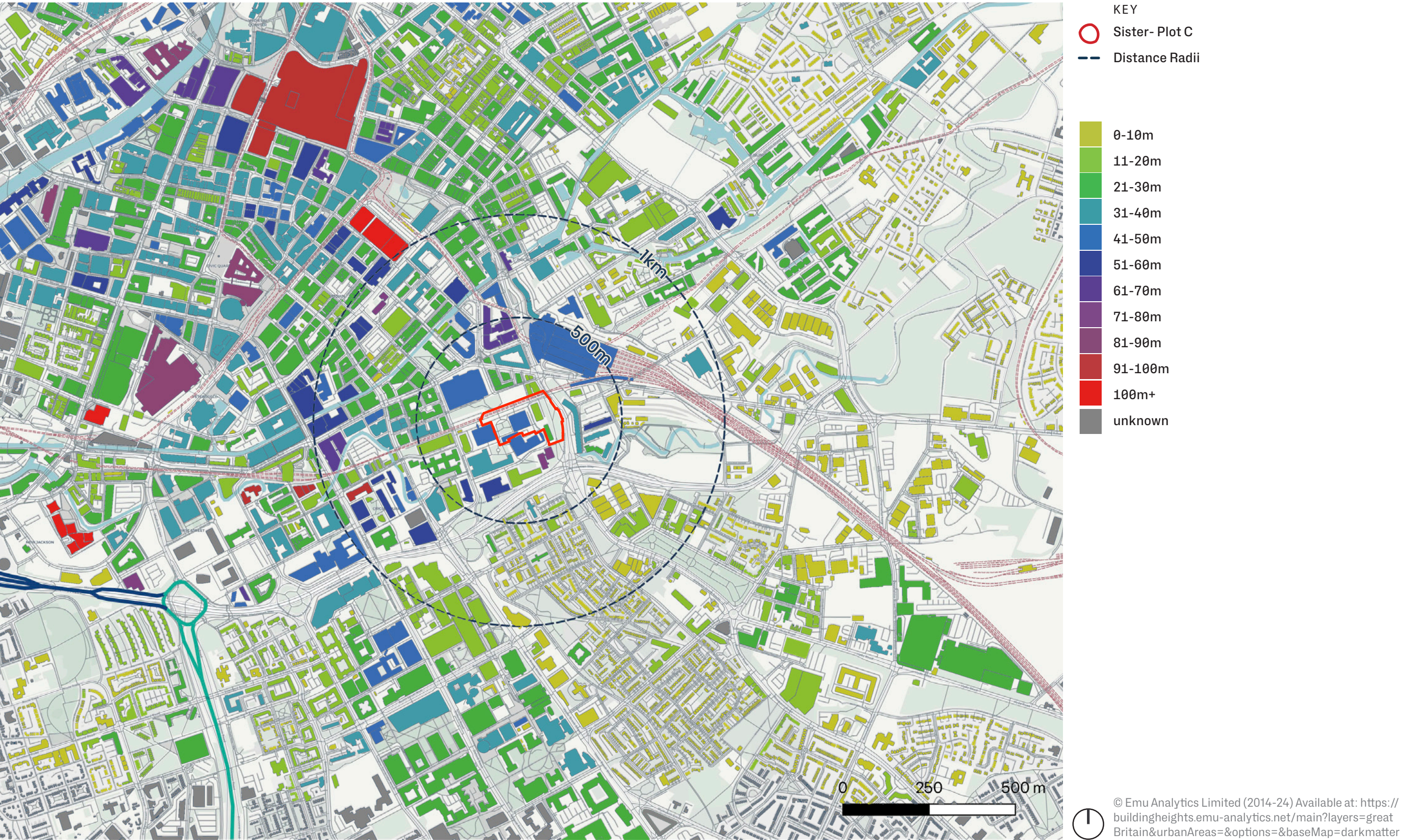


- KEY
- Sister- Plot C
 - Distance radii
 - Residential
 - Car Park
 - Retail
 - Commercial
 - Religious
 - Education
 - Industrial
 - Transport
 - Leisure/ Entertainment
 - Derelict/ unknown
 - Healthcare
 - Public Facilities
 - Agricultural
 - Other

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

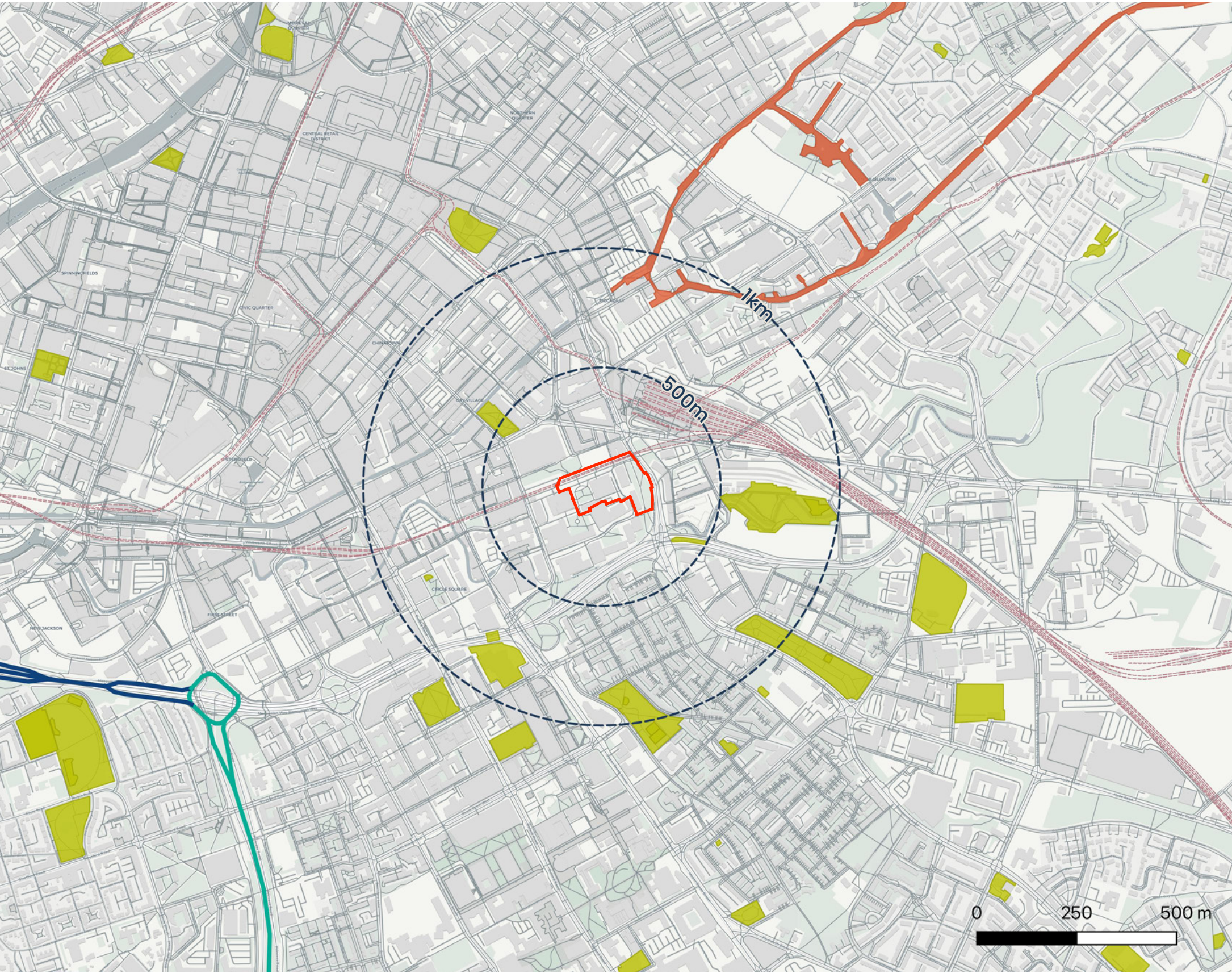
01 Figures

Figure 1.5: Building Heights



01 Figures

Figure 1.6: Environmental Designations



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

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02 Baseline

IDM - PLOT C



02 Baseline

Townscape receptors

Phase A + Phase B + Phase C				
Receptor	Scenario 1: Baseline	Value	Susceptibility	Sensitivity
Urban grain	The urban grain near the site follows key vehicular corridors, with buildings arranged to maximize available space. The site itself has a looser grain, influenced by Mancunian Way, London Road, and Sackville Street. This looser grain extends south and east but tightens again beyond Mancunian Way and the rail line. To the northeast, Manchester Piccadilly Railway Station stands out with its large footprint.	Medium	Low	Low/ Medium
Land use	This area of the city is primarily educational, with some residential, transport, and commercial uses. Mayfield Park serves as a key recreational space. All buildings in Plot C are defined as being of educational use. Educational land use extends southwest, while residential use dominates south of the site. North of Plot C, land use is mixed, including public, commercial, residential, industrial, and transport. The Sackville Building, a significant educational and heritage site, lies northwest, while Piccadilly Station, a major transport hub, is to the northeast.	Low	Low	Low
Building height	The area around Plot C has a diverse built environment, with recent high-rise developments reshaping Manchester’s skyline. Historic low-rise buildings (up to seven storeys) now sit against taller structures like iQ Echo Street and Number 3 Circle Square. Within Plot C, building heights range from 11 to 70m, with exceptions such as the Maths and Social Sciences Building, which reaches 71-80m south of the site.	Medium	Medium	Medium
Public realm and streetscape	Plot C is well-connected, with railway lines along its northern edge linking to Manchester Piccadilly Station, a major transport hub with train and Metrolink services. The site has pedestrian routes, including footways from London Road to Sackville Street and along Altrincham Street, where the newly installed IDM Meanwhile Use scheme adds greenery and seating. 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 like the A6, A34, and A685. However, these major roads may act as barriers for pedestrians, making access to Piccadilly Station less convenient.	Low	Low	Low
Site character	The site, located in Manchester City Centre, is bordered by Altrincham Street (Deansgate-Castlefield Viaduct) to the north, London Road to the east, The Mill to the south, and the Renold Building to the west. It includes the Bowling Green, several university buildings from the former UMIST Campus, and heritage structures like the Grade II-listed Holloway Wall and Deansgate-Castlefield Viaduct. While not part of the Whitworth Street Conservation Area, the site is near it and surrounded by approximately 75 listed heritage assets within a 500m radius. Notable nearby landmarks include the Institute of Science and Technology, Manchester train shed, and the Grade II-listed Sculptural Wall to the east.	Medium	Medium	Medium

03

Assessment

IDM - PLOT C



03 Assessment

Townscape receptor - Urban grain

Phase A + Phase B + Phase C				
Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
<p>Scenario 5: Construction</p> <p>An early on-site activity is the demolition of Barnes-Wallis Building, Wright Robinson Tower, Manchester Meeting Place, Morton Labs, Moffat Building, as well as the removal of the Butterfly steps to enable the construction of buildings C1 and C2 which cover much of the footprint of the existing buildings. Altrincham Street is to be temporarily closed during construction. Urban grain will change as existing buildings are demolished and the two plots are completed. Land use will quickly change from the baseline position to an active construction site. Building heights will fluctuate as demolition and building works proceed. Public realm and the streetscape particularly to Altrincham Street will be disrupted while construction takes place and space is utilised to facilitate construction.</p>	Low/ Medium		Moderate	Minor/Moderate - Moderate Adverse
<p>Scenario 5: Operational</p> <p>The Proposed Development will reflect the previous footprint of the demolished buildings and will present a similar grain to the baseline position. Phase A and B will cover access currently along Lower Albion Street and extend further east encompassing the Holloway Wall.</p>			Minor	Minor/moderate Neutral
<p>Scenario 6: Cumulative</p> <p>Committed development subject to this assessment is at too distant location to have a bearing on this townscape receptor. No in combination effects or change to significance of scenario 5 in operation.</p>		n/a	Minor	Minor/moderate Neutral
<p>Scenario 7: Cumulative + IDM masterplan</p> <p>Masterplan development plots are similar to existing and therefore magnitude of change is minor.</p>		n/a	Minor	Minor/moderate Neutral

03 Assessment

Townscape receptor - Land Use

Phase A + Phase B + Phase C				
Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 5: Construction There will be a change of use from the outset as buildings are demolished and The Site operates as an active construction site. This change will be short term, temporary and not out of keeping with the city centre locality where the construction of tall buildings has been a familiar feature over the last decade.	Low		Moderate	Minor/Moderate Adverse
Scenario 5: Operational On completion, land use will change permanently to commercial use. This is not out of keeping of change happening in the immediate neighbouring areas, preceded by iQ Echo Street student accommodation, which is currently under construction.			Moderate	Minor/Moderate Beneficial
Scenario 6: Cumulative Committed development subject to this assessment is at too distant location to have a bearing on this townscape receptor. No in combination effects or change to significance of scenario 5 in operation.		n/a	Moderate	Minor/Moderate Beneficial
Scenario 7: Cumulative + IDM masterplan Across the masterplan area, the prominence of educational land use will reduce and be replaced by a broader mix of uses, mainly commercial and residential. These uses are congruent with what exists locally.		n/a	Moderate	Minor/Moderate Beneficial

03 Assessment

Townscape receptor - Building Heights

Phase A + Phase B + Phase C				
Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 5: Construction As The Proposed Development progresses through construction, this local baseline position of two to fifteen storeys will be exceeded as Phase B extends to 18 storeys.	Medium		Moderate	Moderate Adverse
Scenario 5: Operational On completion, The Proposed Development will be taller than existing buildings within Plot C, however iQ Echo Street sets recent precedent for high rise buildings in the vicinity. Additionally, Number 3 Circle Square is set to be 15 storeys on completion. These two local examples make tall buildings characteristic of this part of the city.			Moderate	Moderate Neutral
Scenario 6: Cumulative Committed development subject to this assessment is at too distant location to have a bearing on this townscape receptor. No in combination effects or change to significance of scenario 5 in operation.		n/a	Moderate	Moderate Neutral
Scenario 7: Cumulative + IDM masterplan The masterplan suggests a range of building heights across the development zones. More widespread variation makes for a greater magnitude of change than scenario 5. When considered at this mor strategic scale, in combination effects are beneficial		n/a	High	Moderate/major Beneficial

03 Assessment

Townscape receptor - Public realm & Street scene

Phase A + Phase B + Phase C				
Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
Scenario 5: Construction Pedestrian and cycling networks locally will be impacted with the temporary closure of Altrincham Street to enable a sensible working area to facilitate demolition and construction. This means pedestrian and cyclist movement on an east-west axis will be pushed north through Vimto Park. Site hoardings will create a blank façade onto adjoining footways and carriageways.	Low		Moderate	Minor/Moderate Adverse
Scenario 5: Operational Proposed public realm will soften the streetscape, improving on the existing offer at the former Bowling Green, enhancing the user experience of the proposed Phase A and B buildings. Change of use to the railway arches will create a new user experience for passers-by, pedestrians and cyclists travelling along Altrincham Street, creating new seating areas as well as a reason to stop and sit. The inclusion of the Holloway Wall internal to the Phase B footprint as well as in the public realm will celebrate the heritage asset.			Moderate	Minor/Moderate Beneficial
Scenario 6: Cumulative Committed development subject to this assessment is at too distant location to have a bearing on this townscape receptor. No in combination effects or change to significance of scenario 5 in operation.		n/a	Moderate	Minor/Moderate Beneficial
Scenario 7: Cumulative + IDM masterplan Delivery of strategically considered public realm will make for a more welcoming and navigable environment for people, much improved on both the baseline position and Plot C when considered in isolation.		n/a	High	Moderate Beneficial

03 Assessment

Townscape receptor - Site Character

Phase A + Phase B + Phase C				
Potential Effect on Receptor	Sensitivity	Mitigation	Magnitude	Significance and effect
<p>Scenario 5: Construction</p> <p>The Site will be enclosed by hoardings and subject to significant demolition ahead of building works. Character will therefore be temporarily adversely affected.</p>	Medium		Moderate	Moderate Adverse
<p>Scenario 5: Operational</p> <p>The Proposed Development will present active frontages onto adjoining streets and will be further enhanced with new public realm and change of use to the railway arches. This will create a cohesive character between the upper level on Altrincham Street and lower level around the former bowling green. The buildings will feature carefully selected robust materials which will reflect the existing character of neighbouring red brick heritage assets as well as some materials which will help The Proposed Development to stand out as a unique part of the city centre. This is an enhancement on the baseline position and therefore of benefit to the site character.</p>			Moderate	Moderate Beneficial
<p>Scenario 6: Cumulative</p> <p>Committed development subject to this assessment is at too distant location to have a bearing on this townscape receptor.</p>		n/a	Moderate	Moderate Beneficial
<p>Scenario 7: Cumulative + IDM masterplan</p> <p>The impact on the character of Plot C depends on the detailed design of neighbouring development zones. As this is an unknown entity, the magnitude of change is deemed to be equal to that under scenario 5 and 6</p>		n/a	Moderate	Moderate Beneficial

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