

2-4 WHITWORTH STREET WEST

Manchester, UK

Townscape and Visual Impact Assessment

Appendix 3: Townscape Baseline & Assessment
2 December 2024

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01 Figures

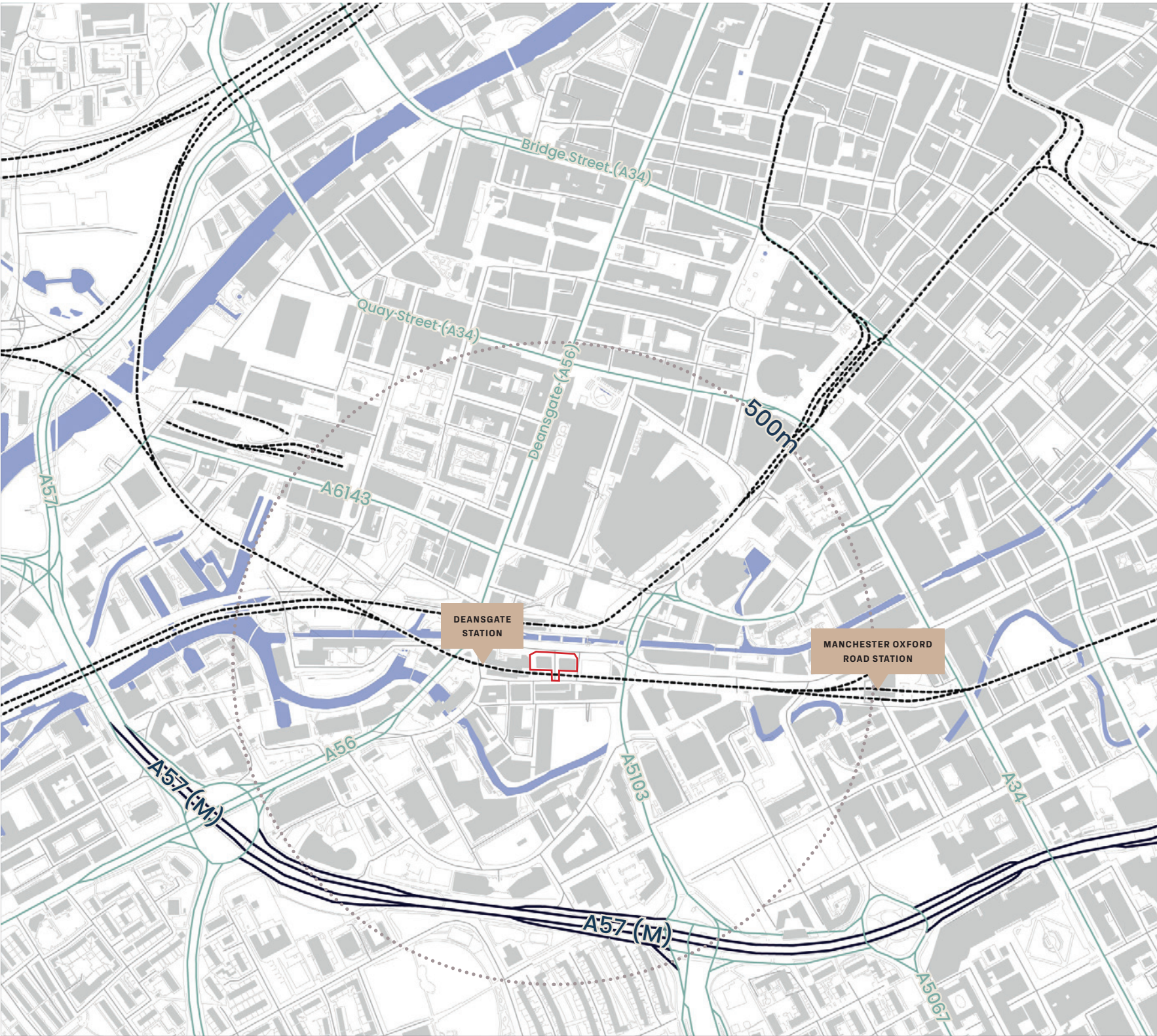
2-4 WHITWORTH STREET WEST



01 Figures

Figure 3.1: Location Plan

2-4 whitworth street west

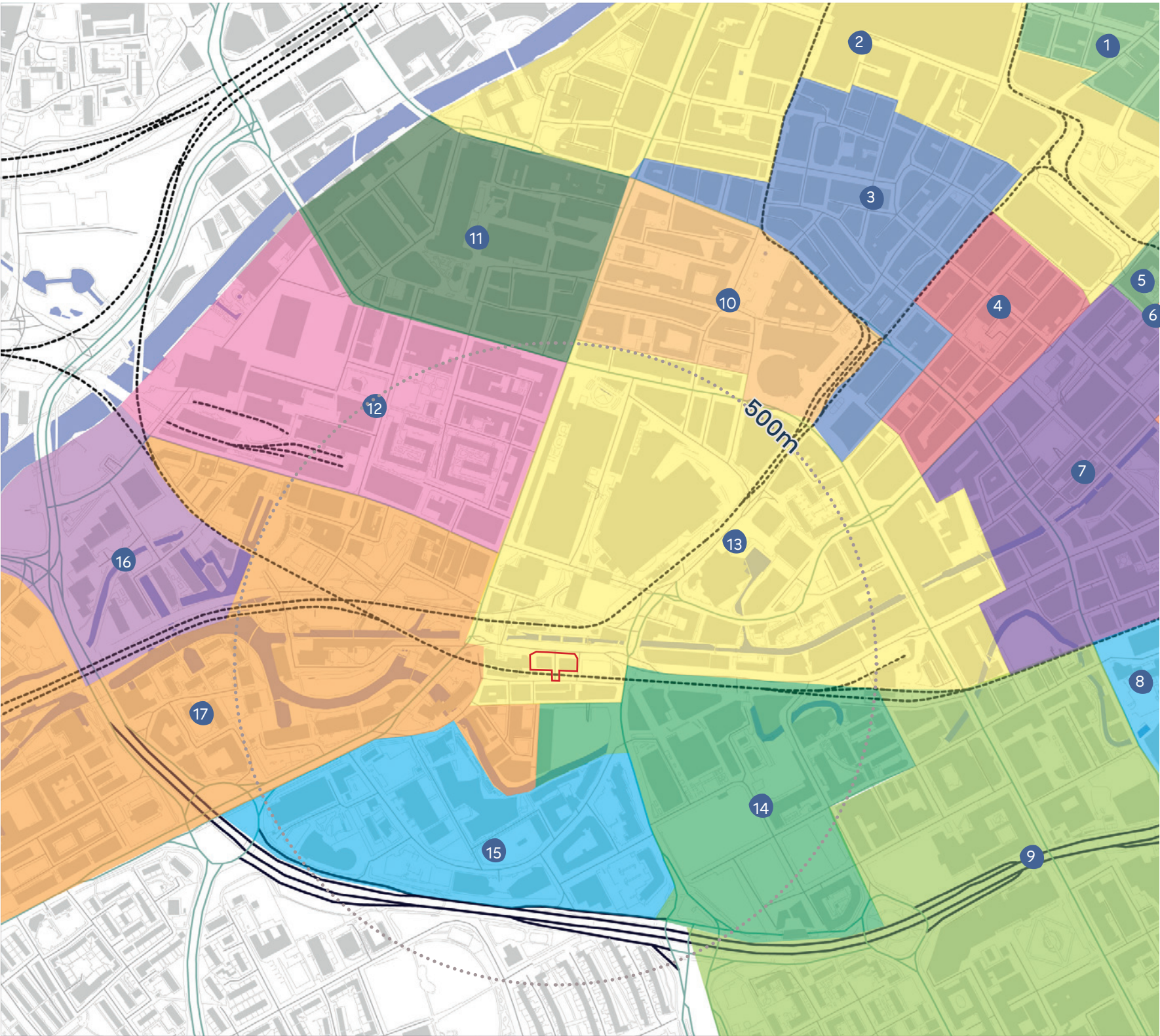


- KEY
- 2-4 Whitworth Street West
 - Distance Radii
 - Motorway
 - A Roads
 - Railway Line
 - Built Form
 - Watercourse

01 Figures

Figure 3.2: Townscape Character

2-4 whitworth street west

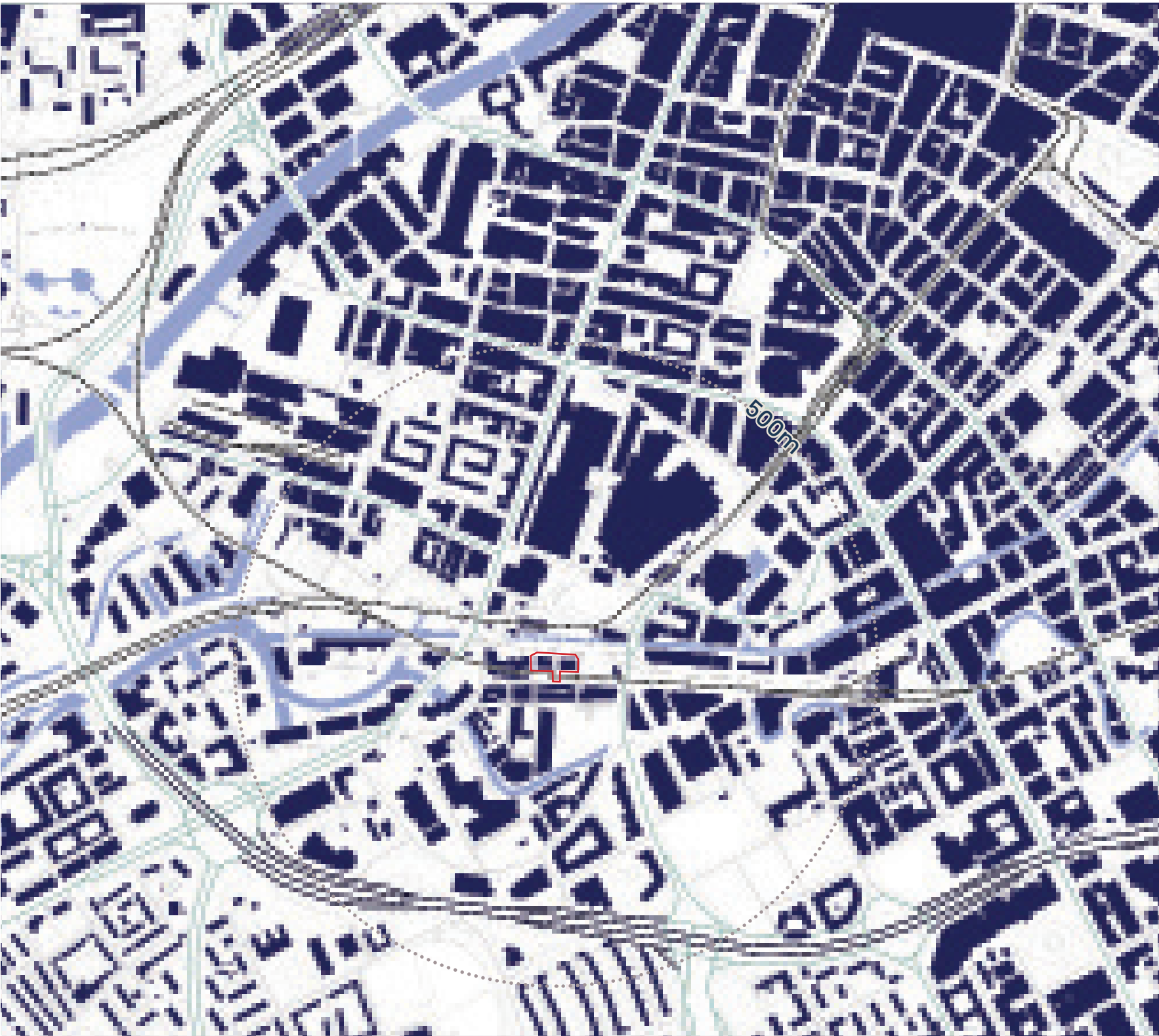


- KEY
- 2-4 Whitworth Street West
 - Distance radii
- 1 Northern Quarter
 - 2 Retail Core
 - 3 Central Business District
 - 4 China Town
 - 5 Piccadily
 - 6 Kampus
 - 7 The Village
 - 8 North Campus
 - 9 Oxford Road Corridor
 - 10 Civic Quarter
 - 11 Spinningfield
 - 12 St John's
 - 13 Petersfield
 - 14 First Street
 - 15 Great Jackson Street
 - 16 Water Street
 - 17 Castlefield

01 Figures

Figure 3.3: Urban Grain

2-4 whitworth street west

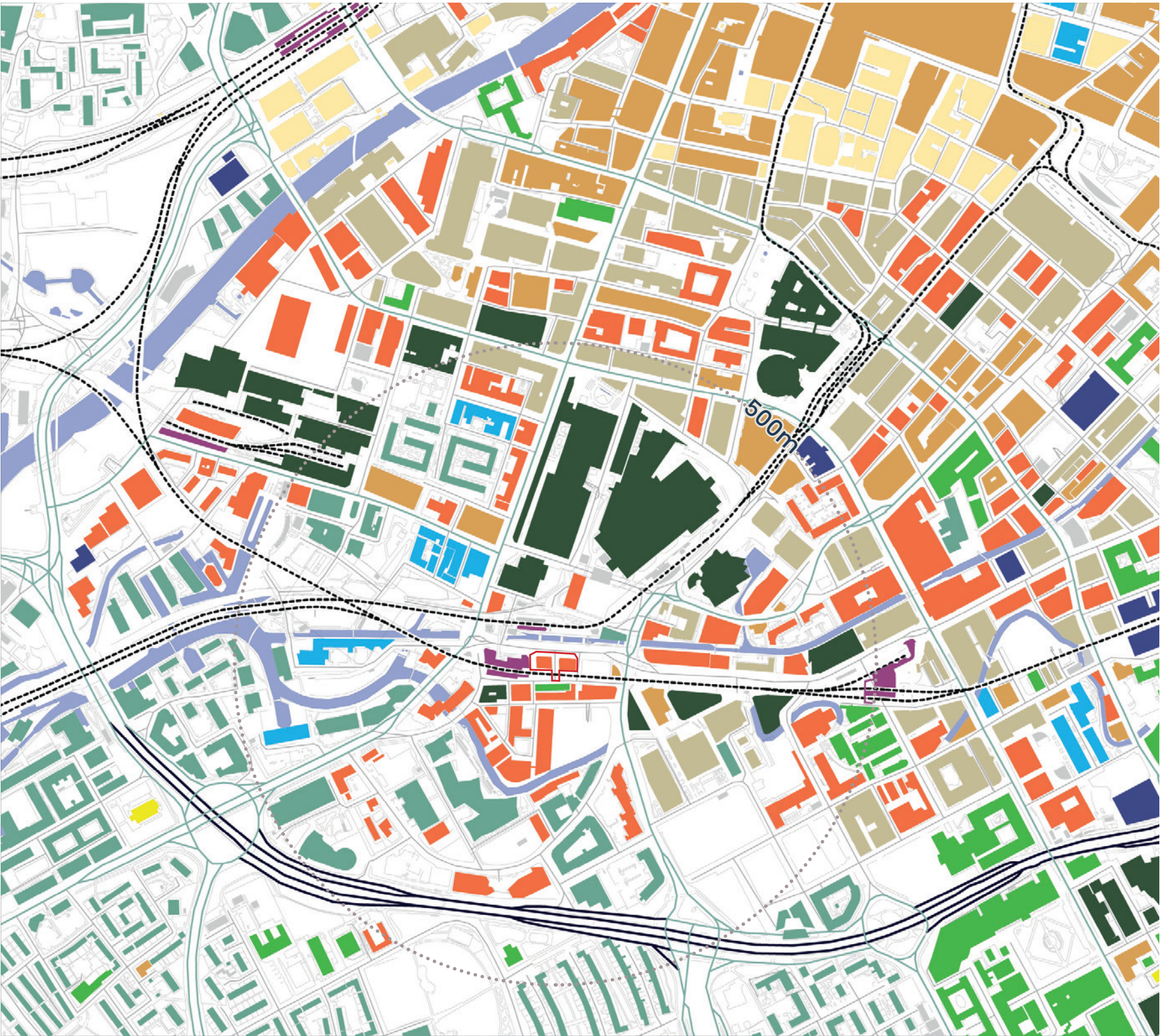


- KEY
- 2-4 Whitworth Street West
 - Distance radii
 - Urban Grain

01 Figures

Figure 3.4: Land Use

2-4 whitworth street west

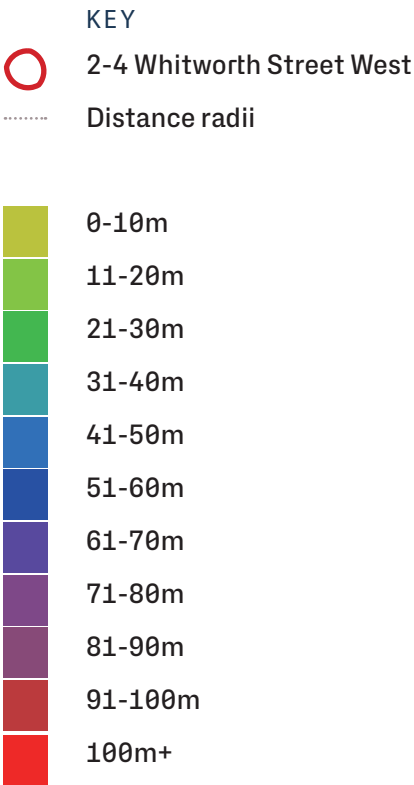
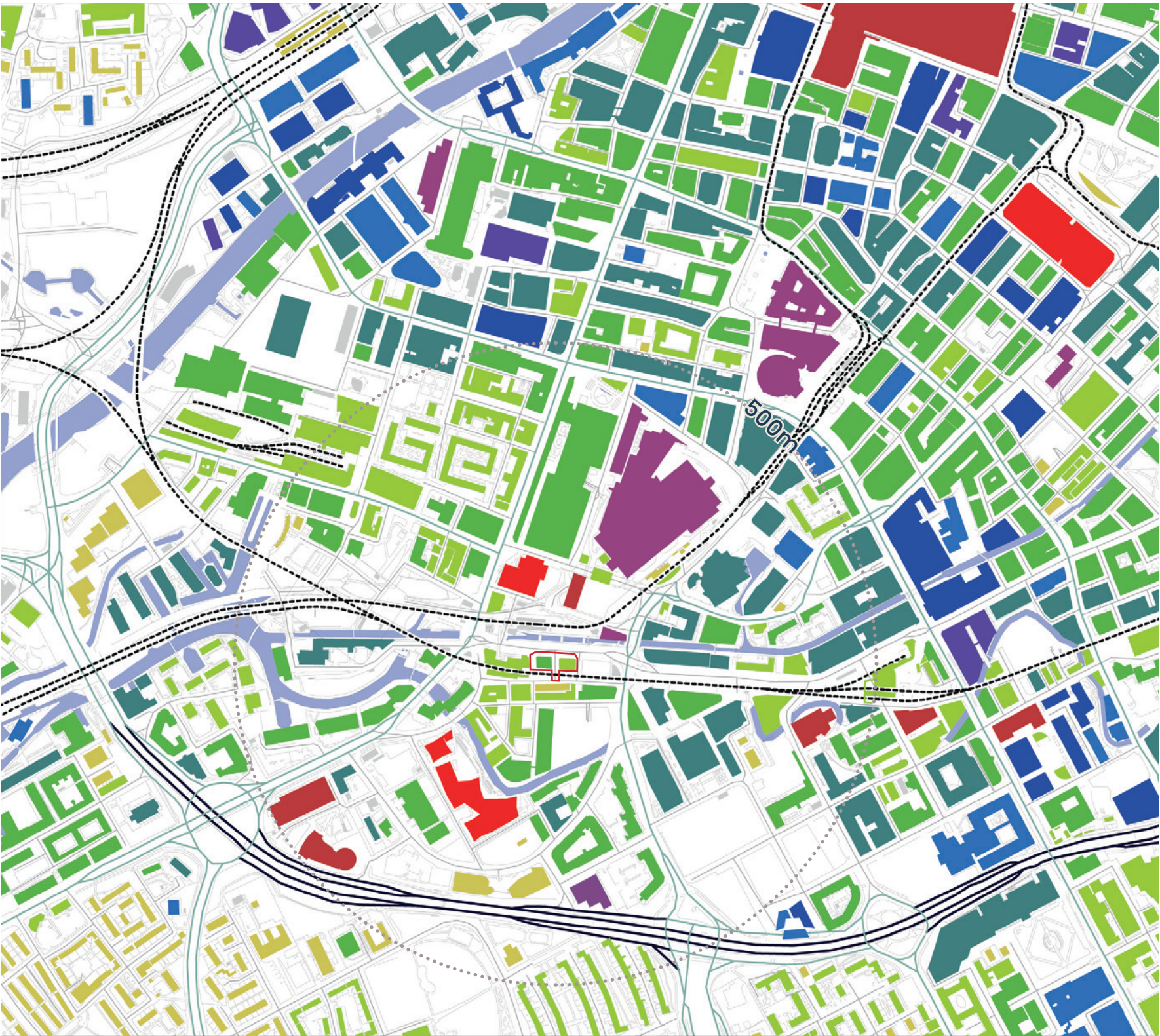


- KEY
- 2-4 Whitworth Street West
 - Distance radii
 - Residential
 - Car Park
 - Retail
 - Commercial
 - Religious
 - Education
 - Industrial
 - Transport
 - Leisure/ Entertainment
 - Derelict/ unknown
 - Mixed use (Commercial/ Retail)
 - Mixed use (Residential/Retail)

01 Figures

Figure 3.5: Building Heights

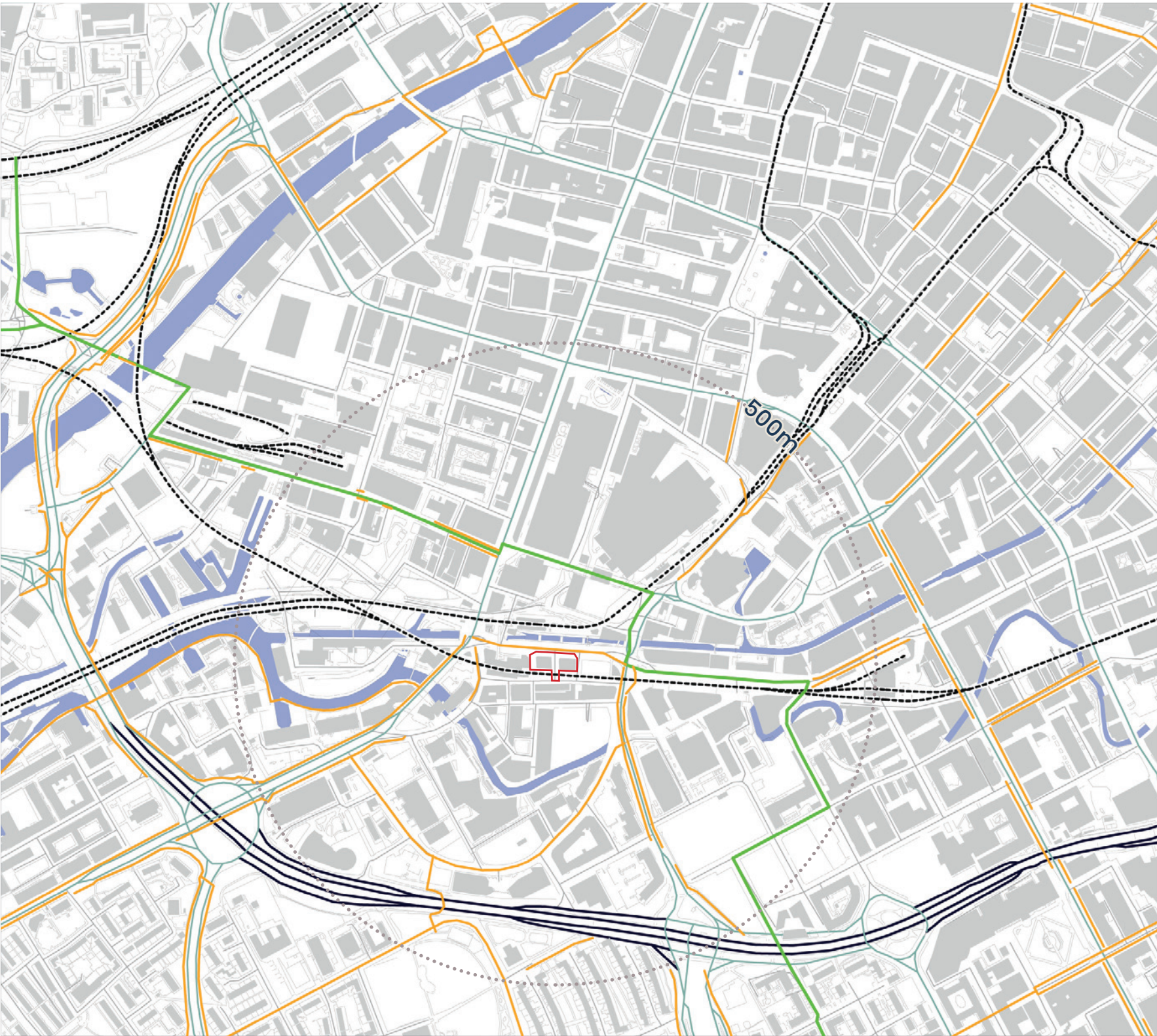
2-4 whitworth street west



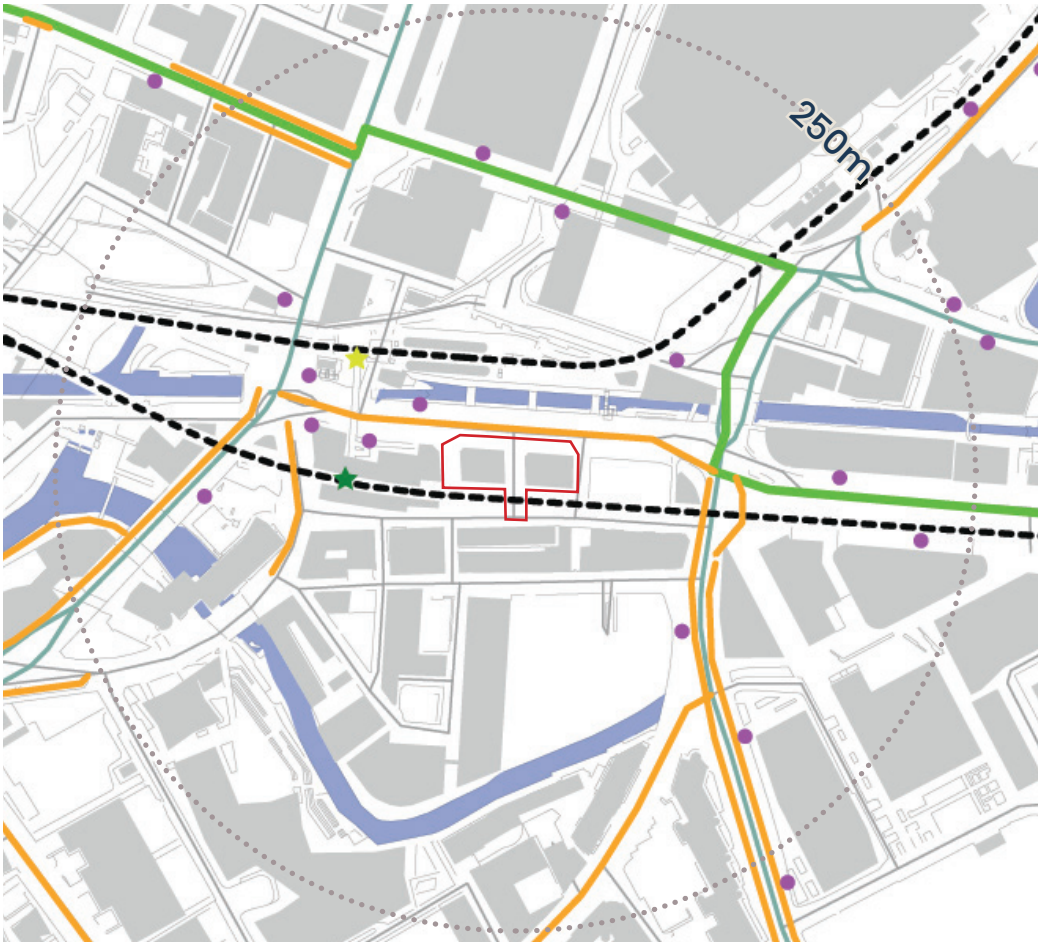
01 Figures

Figure 3.6: Movement and Linkages

2-4 whitworth street west



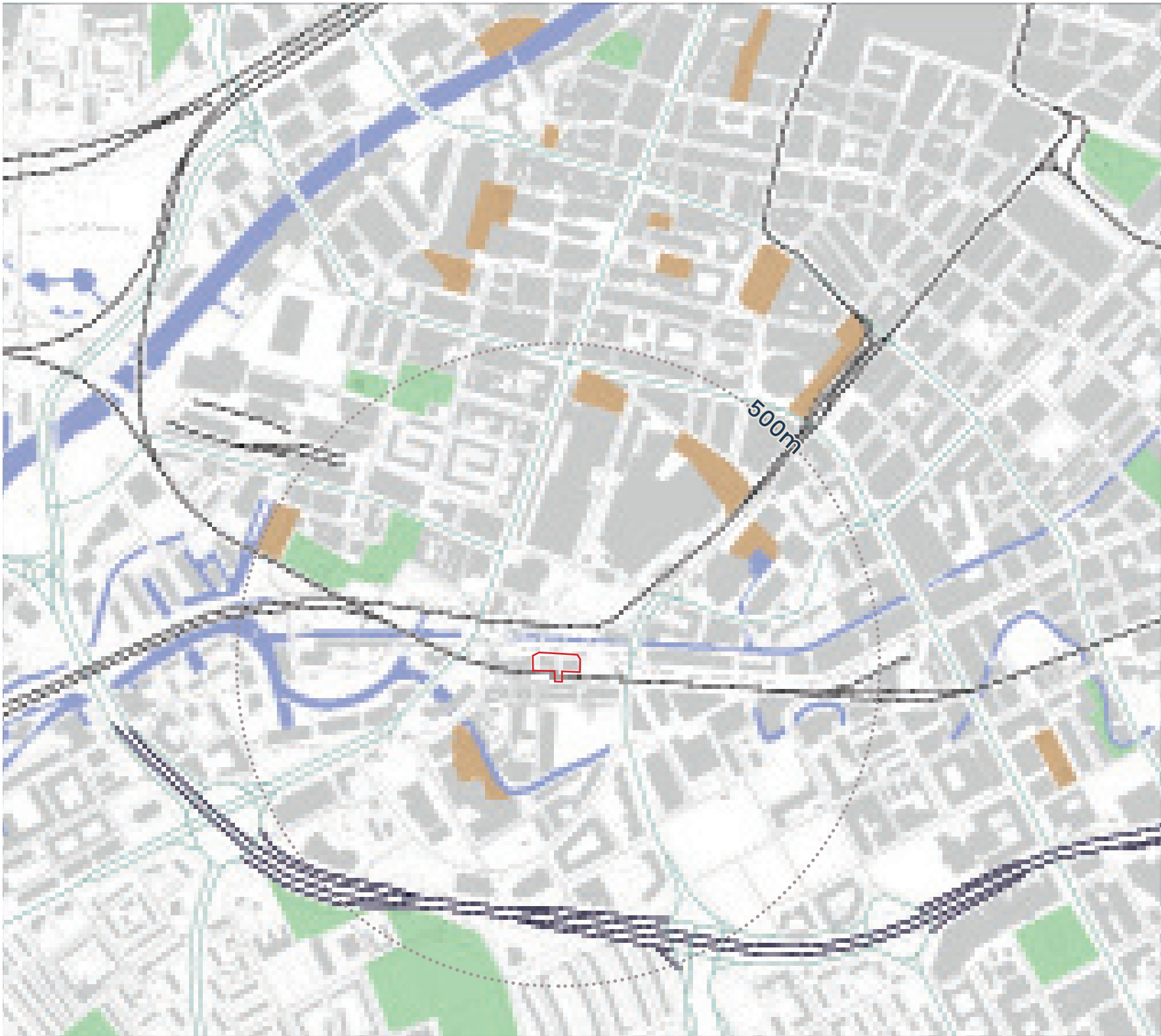
- KEY
- 2-4 Whitworth Street West
 - Distance radii
 - Cycle Network (Sustrans)
 - Cycle Network (TfGM)
 - Bus Stops
 - Metrolink Stops
 - Train Stations



01 Figures

Figure 3.7: Public Space

2-4 whitworth street west

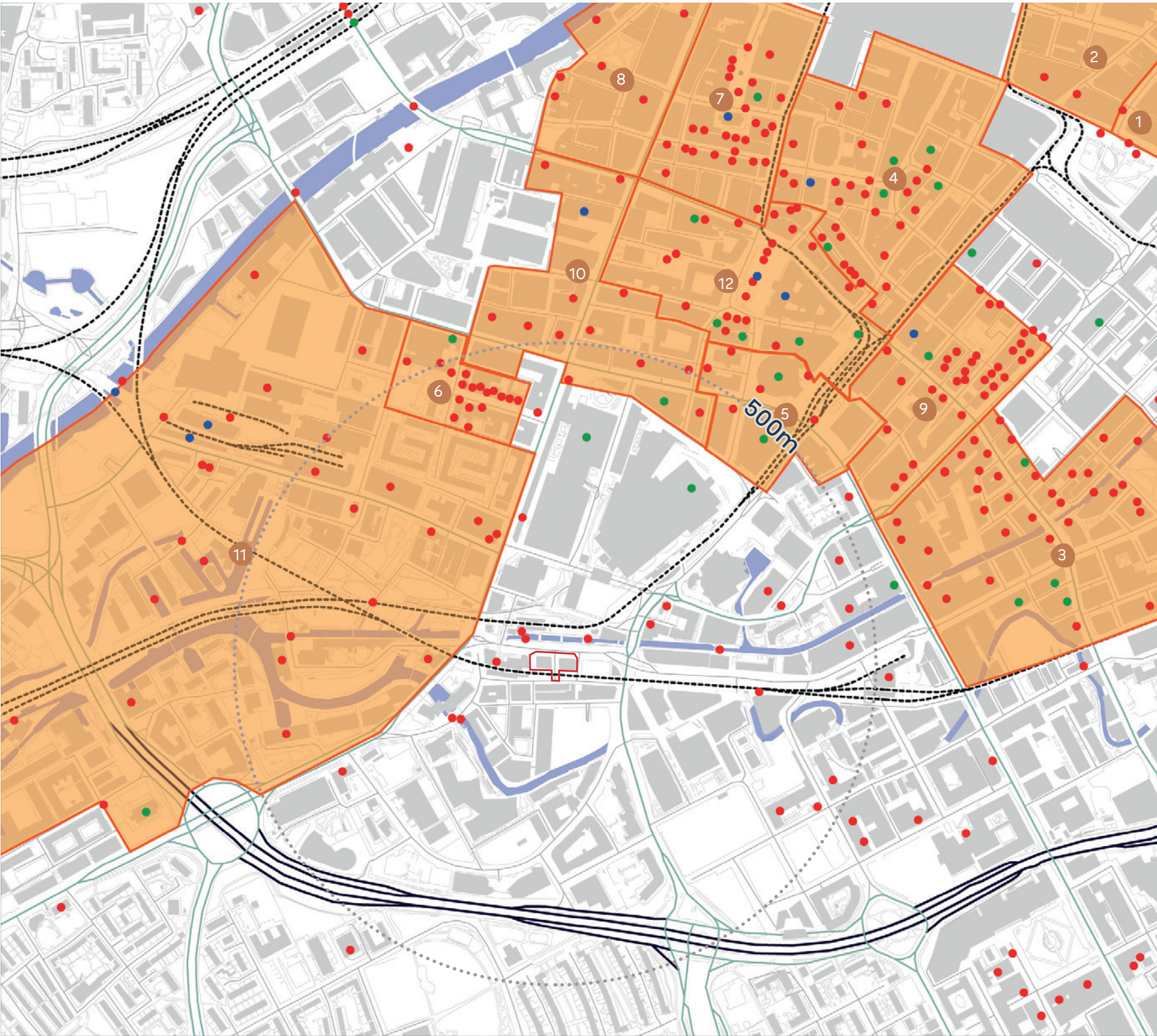


- KEY
- 2-4 Whitworth Street West
 - Distance radii
 - Green space/ parks
 - Public Squares

01 Figures

Figure 3.8: Heritage

2-4 whitworth street west



- KEY
- 2-4 Whitworth Street West
 - Distance radii
 - Listed buildings Grade II
 - Listed buildings Grade II*
 - Listed buildings Grade I
 - Conservation Areas
- 1 Stevenson Square
- 2 Smithfield
- 3 Whitworth Street
- 4 Upper King Street
- 5 St Peters Square
- 6 St John Street
- 7 St Anns Square
- 8 Parsonage Road
- 9 George Street
- 10 Deansgate
- 11 Castlefield
- 12 Albert Square

02 Baseline

2-4 WHITWORTH STREET WEST



02 Baseline

Townscape receptors

2-4 whitworth street west

Receptor	Baseline Description	Value	Susceptibility	Sensitivity
Urban grain	Grain is locally formulated by infrastructure of railway viaducts aligned east/west, axial roads in/out of the city and the Rochdale Canal at Deansgate Locks. The street network is long established but the scale of buildings has increased and become less granular as the city has evolved. The coarseness of the grain is most prominent at Manchester Central and Great Northern Warehouse where large buildings used during the heyday of rail transportation have been retained and brought into modern use.	Medium	Medium	Medium
Land use	Along Whitworth Street West, use is predominantly commercial and encompasses the bars of Deansgate Locks which are located opposite The Site. Rail and Metrolink stations mean transport interchanges are also feature at both ends of the street. Commercial use continues south of the railway viaduct into the Southern Gateway area where residential use also becomes more commonplace. To the north, beyond the railway viaduct, recreation and leisure use is offered at Manchester Central and Great Northern Warehouse, beyond which, business/office use becomes more prevalent in the heart of the city.	Medium	Medium	Medium
Building height	2 Whitworth Street West is a four-storey and Whitworth Street West is three-storey. In the vicinity of The Site, buildings are mainly 6 storeys or less, but where Whitworth Street West meets the A5103, taller buildings front the road junction, including Axis (27 storey), Hacienda and Inside. When considered with Beetham Tower and Viadux (40 storey) which are located close by, taller buildings a characteristic of this part of the city.	Medium	Medium	Medium
Public realm and streetscape	Whitworth Street West is a historic route that's aligned east/west and connects the city's axial routes of Deansgate, Albion Street and Oxford Street. These are busy transit routes that are of a significant enough scale to accommodate wide vehicle high ways and often generously sized pavements. Parallel to Whitworth Street West, the long established street network extends to Hewitt Street and Little Peter Street, connected by smaller side streets of Bugle Street, Rowendale Street and Cameron Street. Locally, the streetscape is influenced by the rail infrastructure with viaducts being a feature alongside both sides of Whitworth Street West and the movement of people in and around upper level stations contributing to the character of public realm. Public realm intended for gathering and dwelling is located close to Whitworth Street West. To the east, Tony Wilson Place serves the First Street development and to the north, Great Northern Square, Bridgewater Place and St Peter's Square are spaces offer a setting or frontage to well known public and private buildings such as Great Northern Warehouse, Bridgewater Hall and Central Library. These are predominantly hard realm, civic scale spaces. Greener spaces are located further afield in Castlefield, west of Whitworth Street West.	Low	Low	Low
Site character	The Site comprises the building footprint of numbers 2 and 4 Whitworth Street West plus the adjoining pavements. The plots are separated by Rowendale Street, a cobbled highway that passes under a railway arch connecting Whitworth Street West and Hewitt Street. Bugle Street and Cameron Street flank The Site to the west and east respectively but these highways are surfaced with macadam. Pavements along Whitworth Street West are wide and surfaced with pre cast concrete slabs and brick edging.	Low	Low	Low

03

Assessment

2-4 WHITWORTH STREET WEST



03 Assessment

Townscape receptors

2-4 whitworth street west

Receptor	Effects	Sensitivity	Mitigation	Magnitude	Significance and effect
Urban grain	Construction Phase: An early on-site activity is the removal of numbers 2 and 4 Whitworth Street West to enable the construction of the proposed building that covers much of the footprint of both demolished buildings. Rowendale Street will be stopped off permanently with both Bugle and Cameron Street, temporarily closed and enclosed inside the construction site hoardings. The Proposed Development will then rise out of the ground as a single building, covering a large proportion of the footprint belonging to the previous buildings.	Medium		Minor	Minor/moderate Adverse
	Operational Phase: Proposed Development will create a coarser grain because a single new building will cover much of the footprint of the two existing buildings that have been demolished. The new footprint will however remain congruous with the Petersfield area, reflect the size of plots along Hewitt Street and slot in between the long established transport infrastructure routes.		Colonnade design means ground floor footprint is smaller than those above.	Minor	Minor Adverse
Land use	Construction Phase: Land use will change from the outset as buildings are demolished and The Site operates as an active construction site that includes tower cranes. This change is 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.	Medium		Minor	Minor/moderate Adverse
	Operational Phase: On completion of the construction phase, land use will permanently change to residential. This is a model that is precedented elsewhere in Petersfield and is more congruous with land uses in the neighbouring areas of Castlefield and First Street.		Resident's amenity space on ground floor to activate frontage onto Whitworth Street West.	Minor	Minor/moderate Beneficial

Building height	Construction Phase: The baseline position of a three storey and four storey building will disappear as works commence to demolish 2 and 4 Whitworth Street West. As The Proposed Development is constructed, this baseline benchmark will be exceeded as the proposal extends towards 44 storeys.	Medium		Minor	Minor/moderate Adverse
	Operational Phase: On completion, the Proposed Development will be much taller than 2-4 Whitworth Street West and most buildings in Petersfield, however the residential blocks of Axis and Viadux have set a recent precedent for high rise buildings in the vicinity. In addition, recently constructed apartments in the adjoining Great Jackson Street area (The Residences and Crown Street) are tall enough to make tall buildings a characteristic of the Petersfield backdrop.		The base of the Proposed Development reflects the form and colour of existing buildings, paying homage to the baseline position both in terms of height and character.	Moderate	Moderate neutral
Public realm and streetscape	Construction Phase: The local street network will be impacted as Rowendale Street is permanently stopped off and both Bugle Street and Cameron Street are both temporarily closed to enable a sensible working area to facilitate demolition and construction. This means that pedestrian through routes between Whitworth Street West and Hewitt Street are reduced. Site hoardings will create a blank facade onto adjoining footpaths	Low		Minor	Minor Adverse
	Operational Phase: Being set back from the existing building footprint, space is freed up for new public realm. Soft landscape including trees, rain gardens and climbers will soften the streetscape and create an enhanced user experience for passers by and pedestrians opting to stop and sit in newly created seating areas. Although Rowendale Street will be permanently stopped off, new public realm will improve pedestrian links along Bugle Street and Cameron Street.		Soft landscape will front onto Whitworth Street West, Bugle Street and Cameron Street. Enhanced pedestrian links between Whitworth Street West and Hewitt Street.	Minor	Minor Beneficial
Site character	Construction Phase: Whilst the Proposed Development is under construction, The Site will be enclosed by hoardings and subject to significant demolition ahead of building works. Character will therefore be temporarily adversely affected.	Low		Minor	Minor Adverse
	Operational Phase: Once complete, the building will present an active frontage onto adjoining streets, enhanced by new public realm with soft landscape including trees and rain gardens, feature archways and seating areas. Materials are selected to reflect the red brick of demolished buildings and make a connection to The Site's heritage. This is an enhancement on the baseline position and therefore of benefit to site character.		Materials palette for the building and public realm reflect the colour and texture of the demolished 2-4 Whitworth Street West.	Minor	Minor Beneficial

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