Issued - 5 December 2025

ALL SAINT'S LIBRARY DEVELOPMENT

APPENDIX 6.1

TOWNSCAPE FIGURES, BASELINE AND ASSESSMENT TABLES

PLANIT

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FIGURES

1.1 Site Location and Study Area

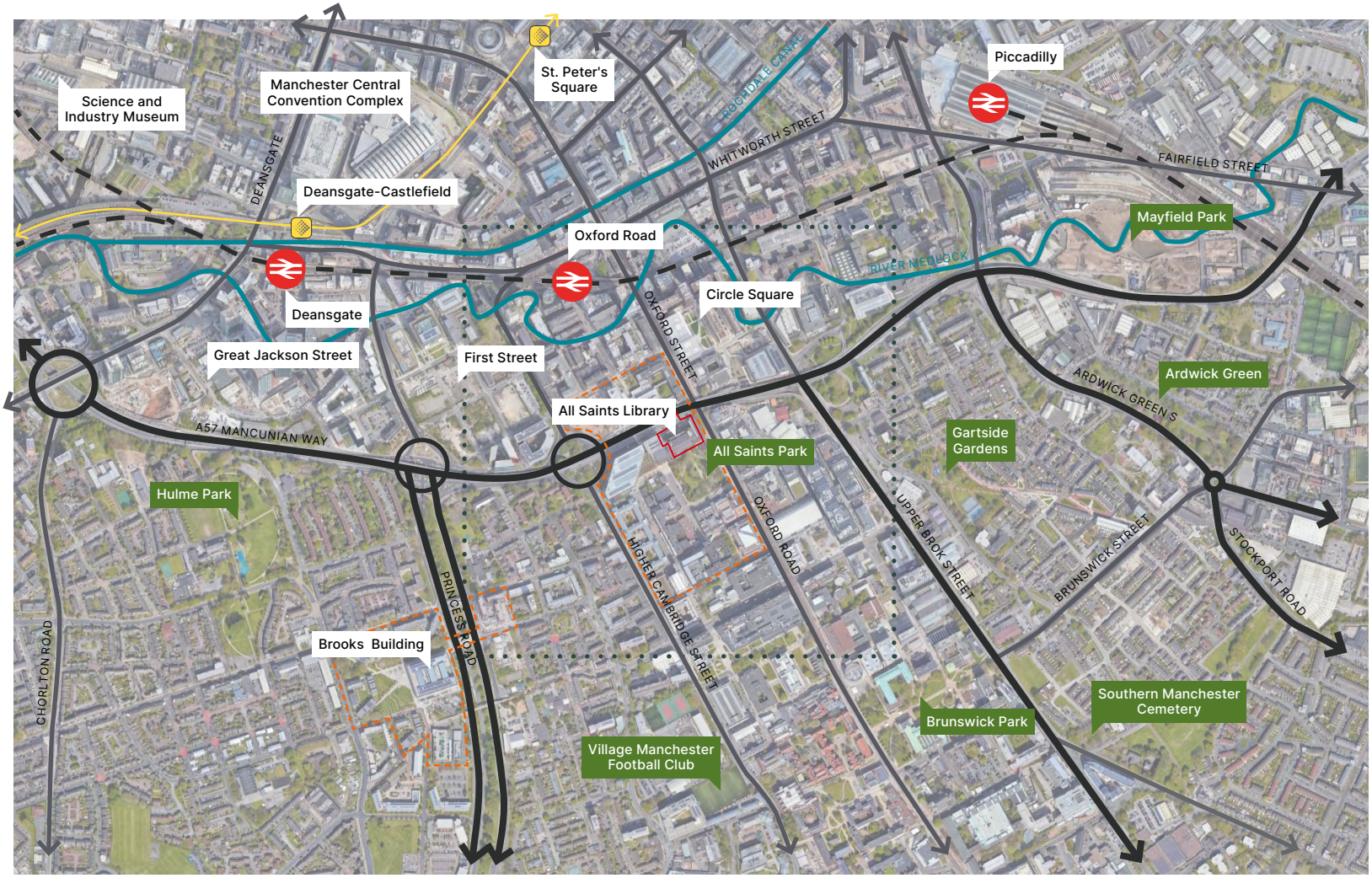


Fig. 1.1 - Site location aerial plan. (Image credit: Google Map data © 2025)

1.2 Historical development

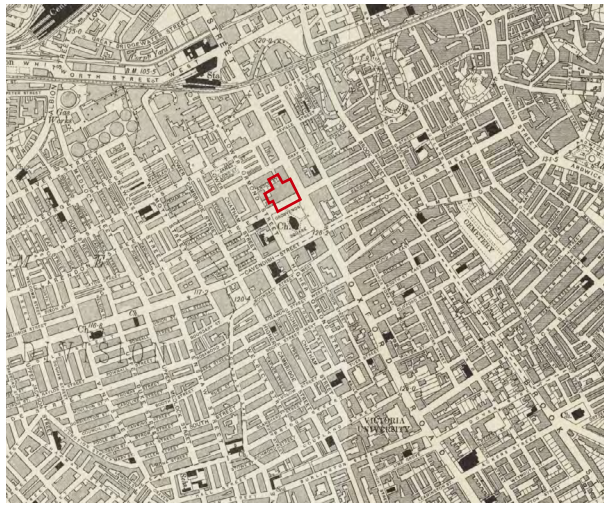


Fig. 1.2.1 - 1909 (Image credit: National Library of Scotland)

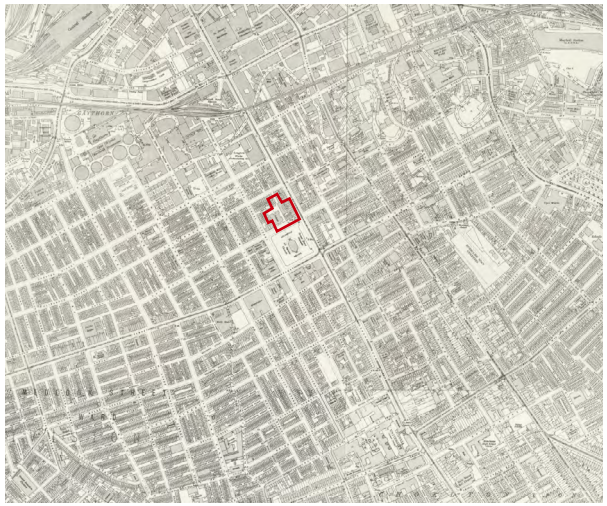


Fig. 1.2.2 - 1922 (Image credit: National Library of Scotland)

Key

Site boundary



Fig. 1.2.3 - 1959 (Image credit: National Library of Scotland)



Fig. 1.2.4 - 2000 (Image source: 2023 The Geoinformation Group)

1.3 Townscape Character Areas

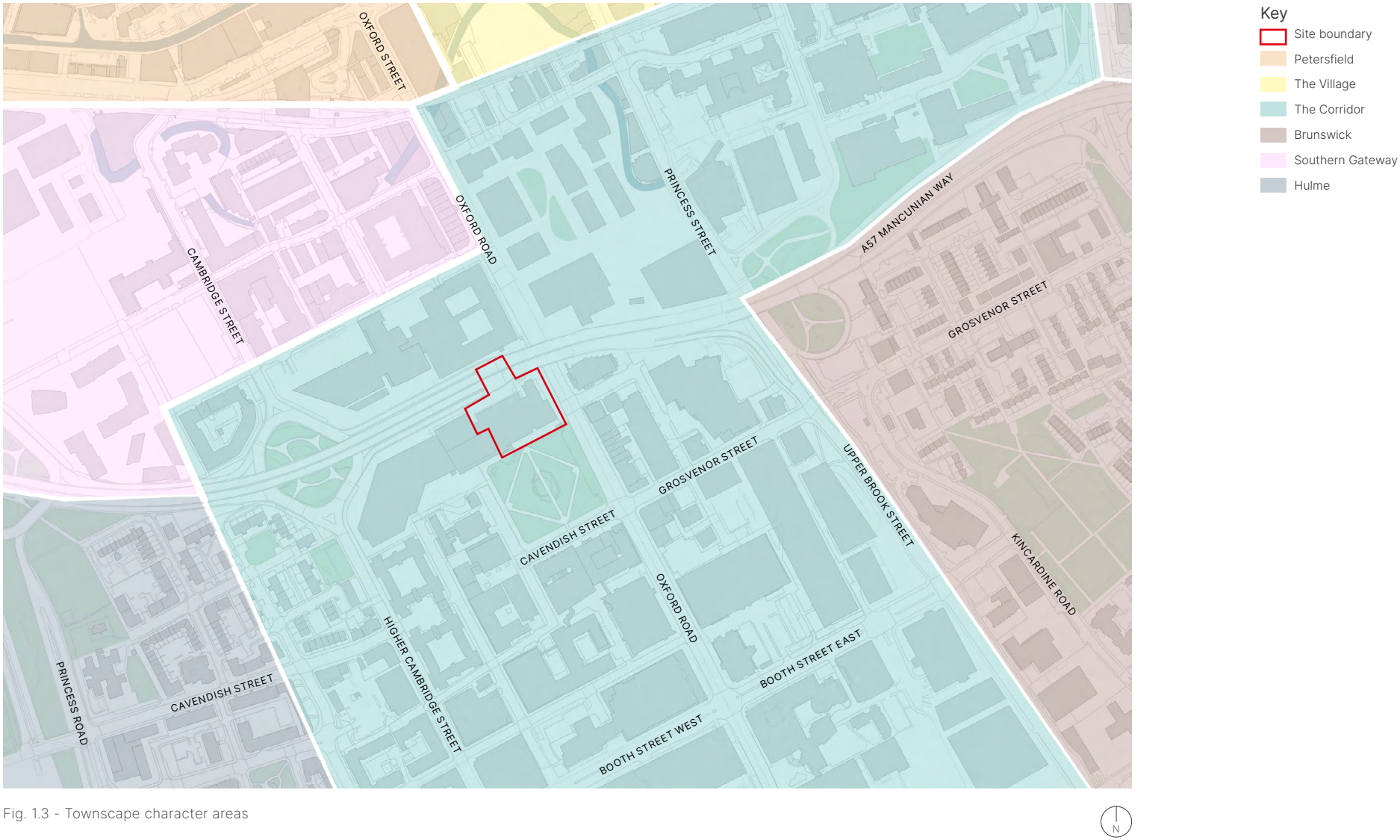


Fig. 1.3 - Townscape character areas

1.4 Urban Grain

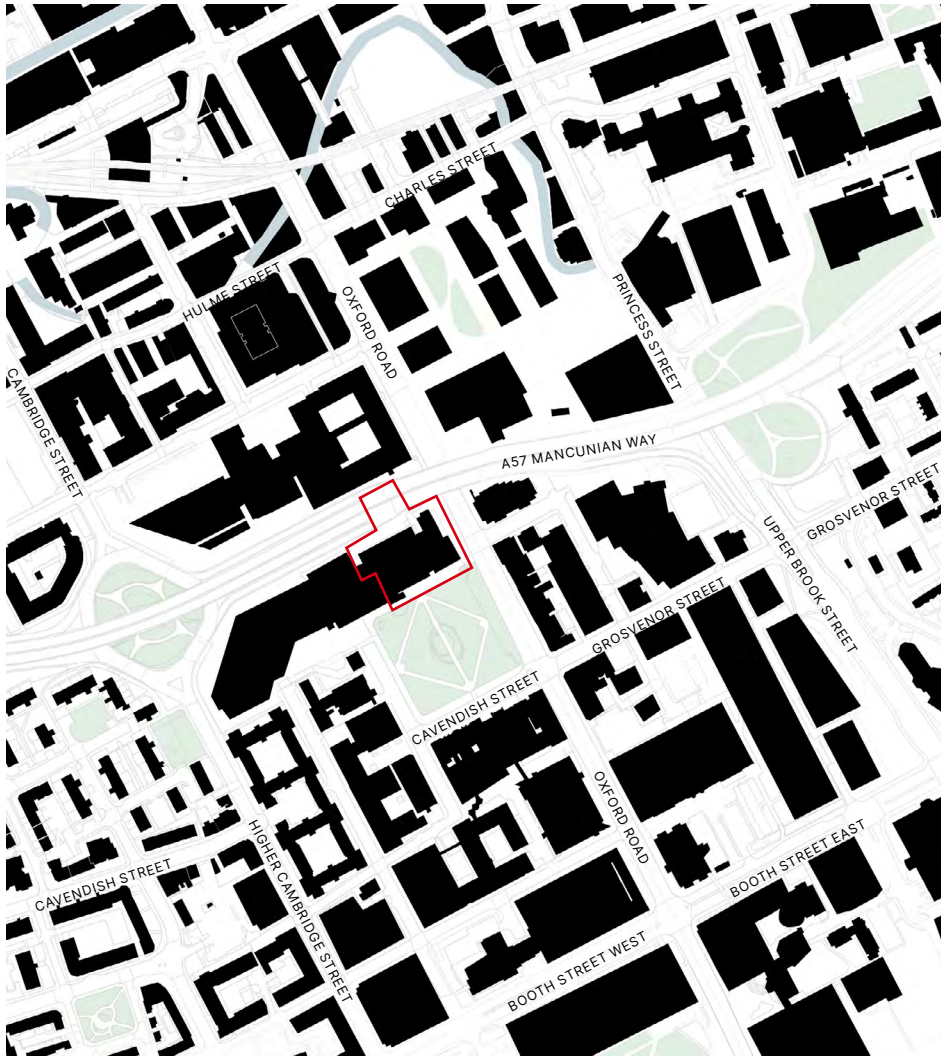


Fig. 1.4.1 - Existing urban grain



Fig. 1.4.2 - Proposed urban grain

1.5 Building Heights



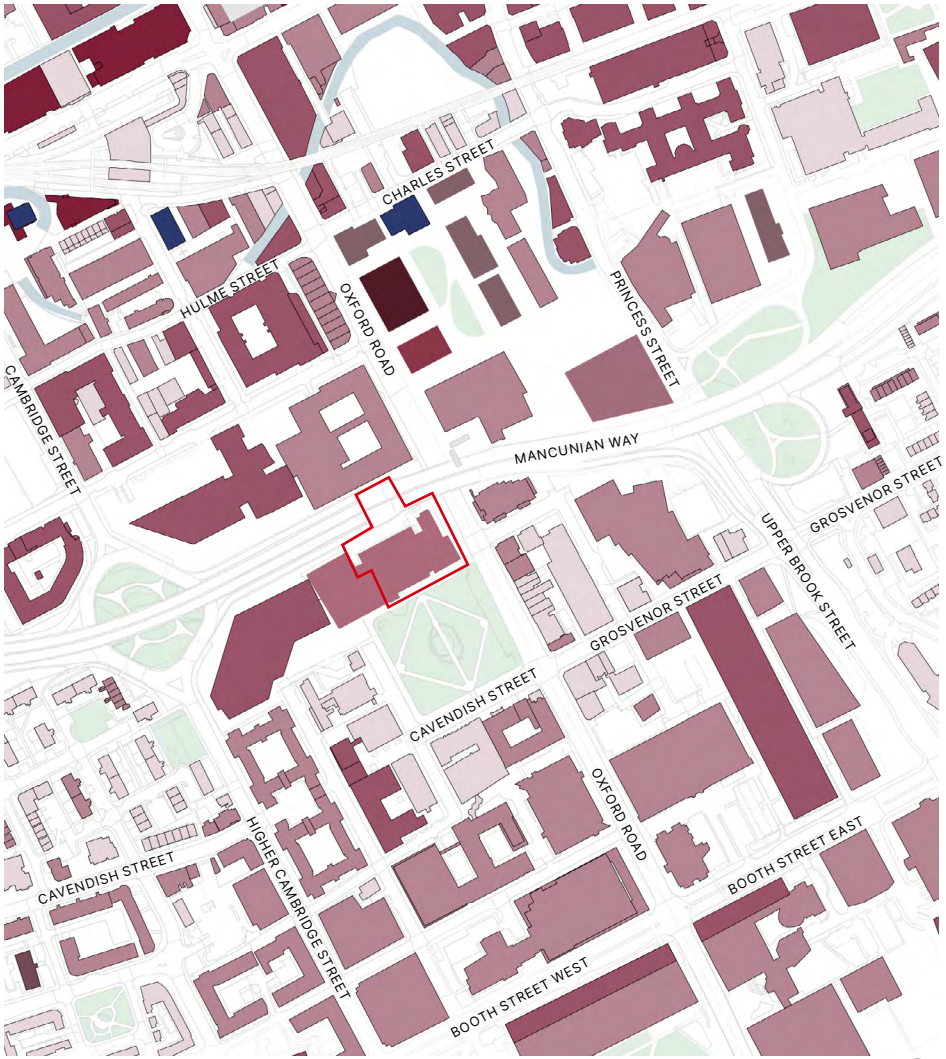


Fig. 1.5.1 - Existing building heights

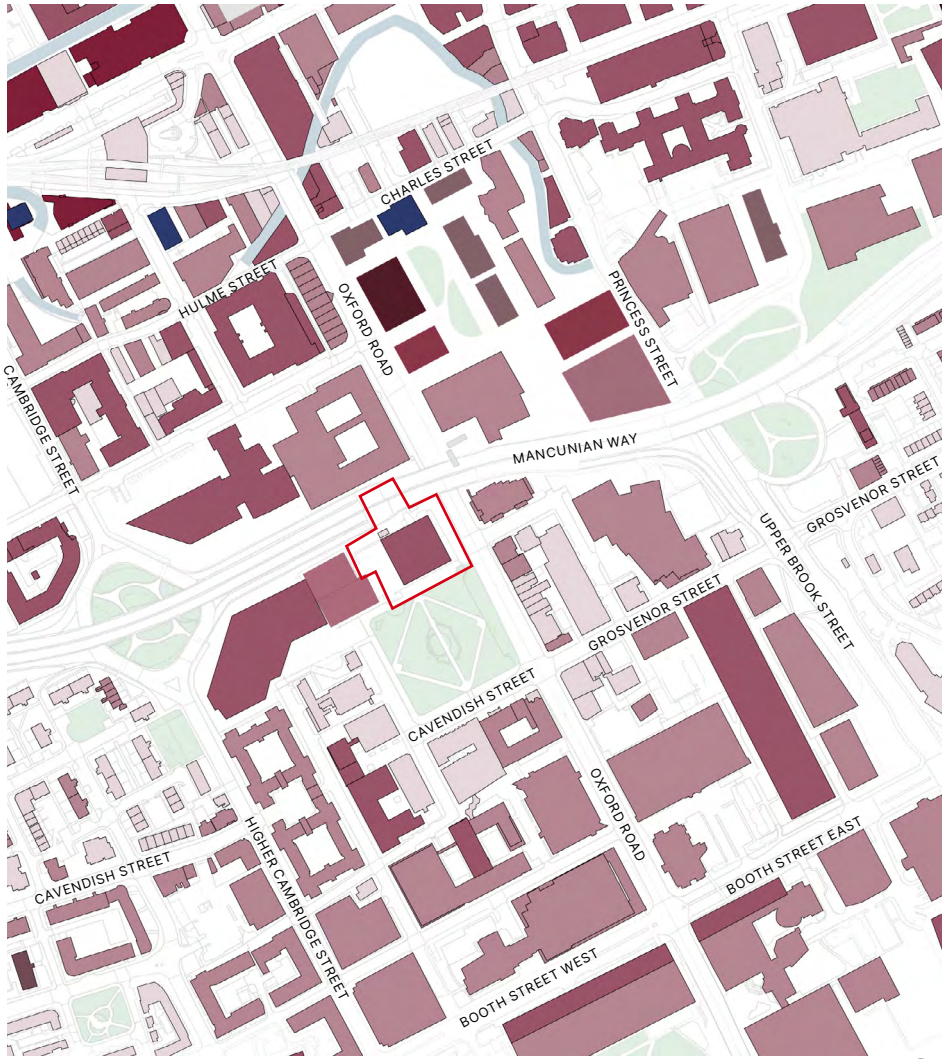


Fig. 1.5.2 - Proposed building heights

1.6 Movement and Linkages



Fig. 1.6.1 - Existing movement and linkages

Fig. 1.6.2 - Proposed movement and linkages

1.7 Environmental Designations and Public Open Space

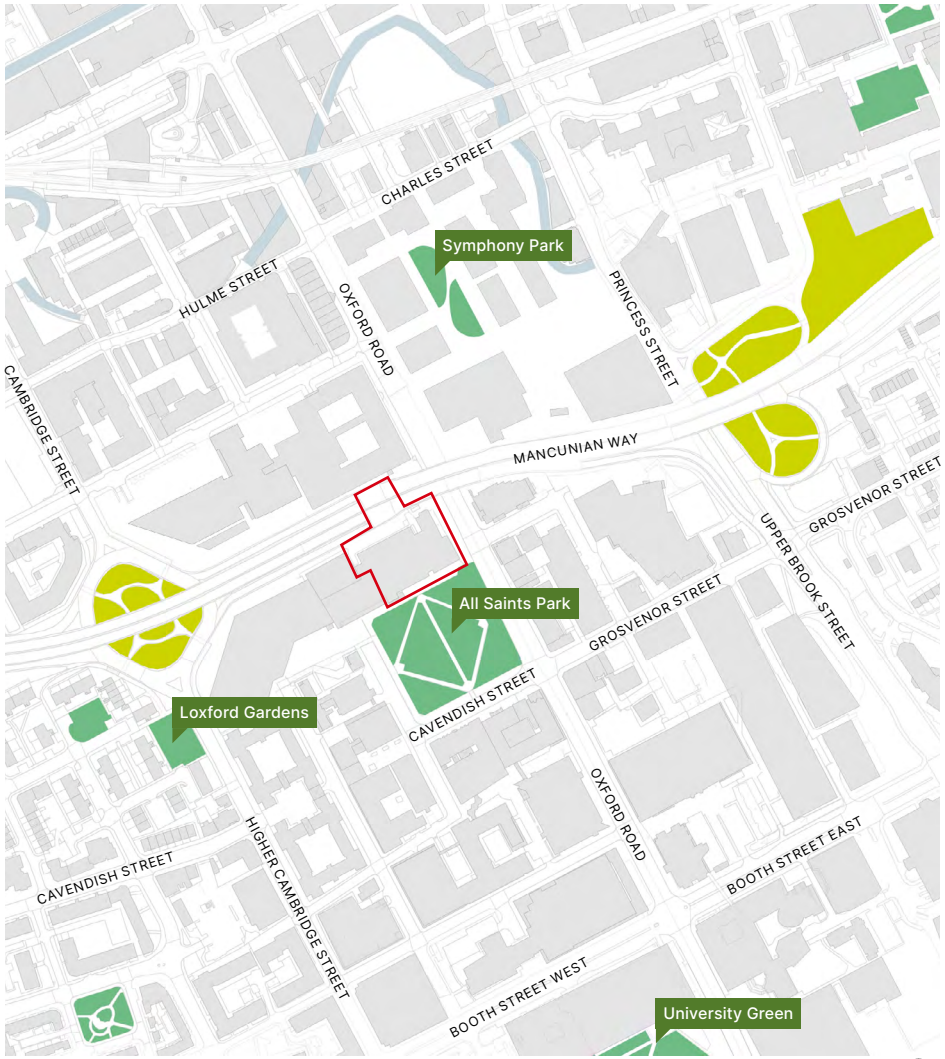


Fig. 1.7.1 - Existing public realm and public open space

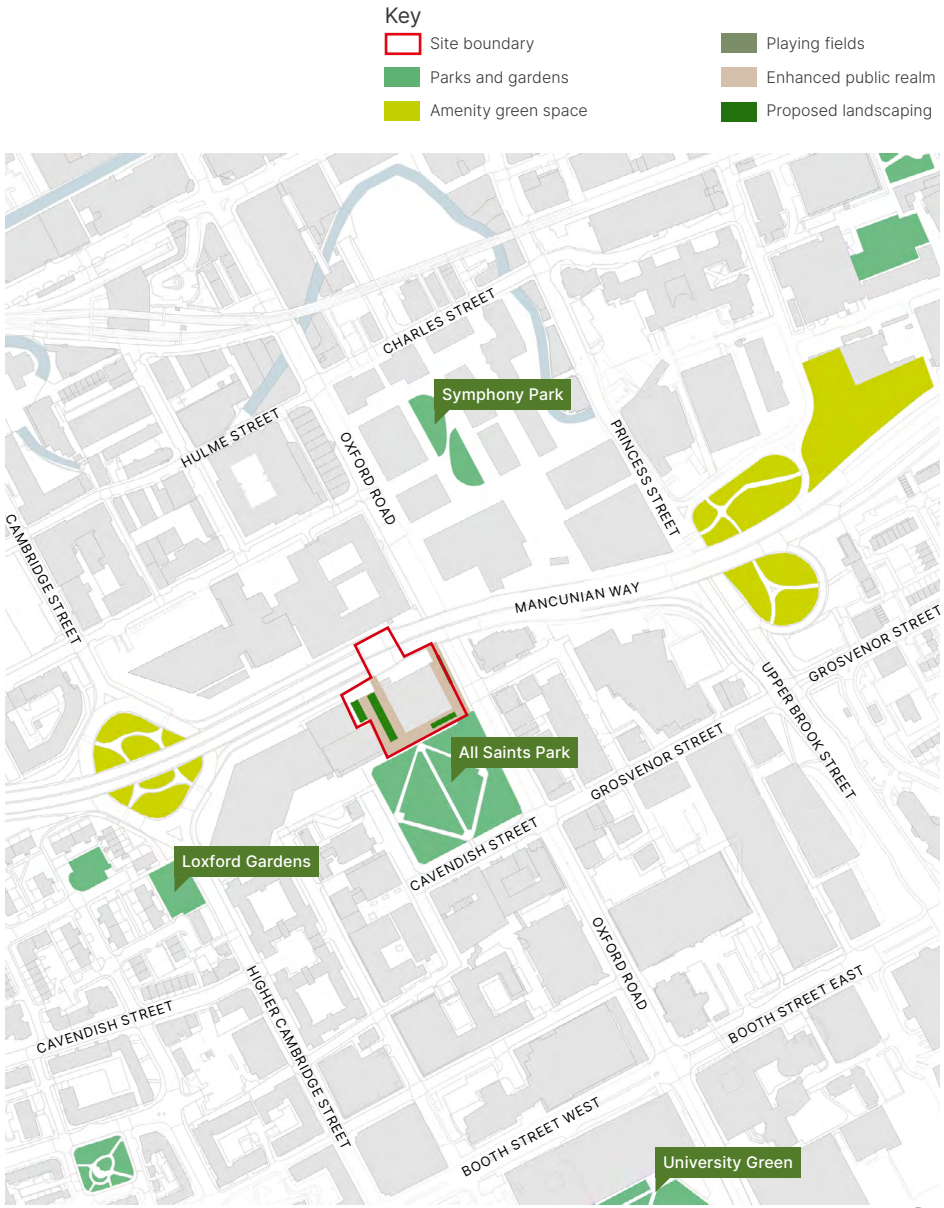


Fig. 1.7.2 - Proposed public realm and public open space

1.8 Site Character

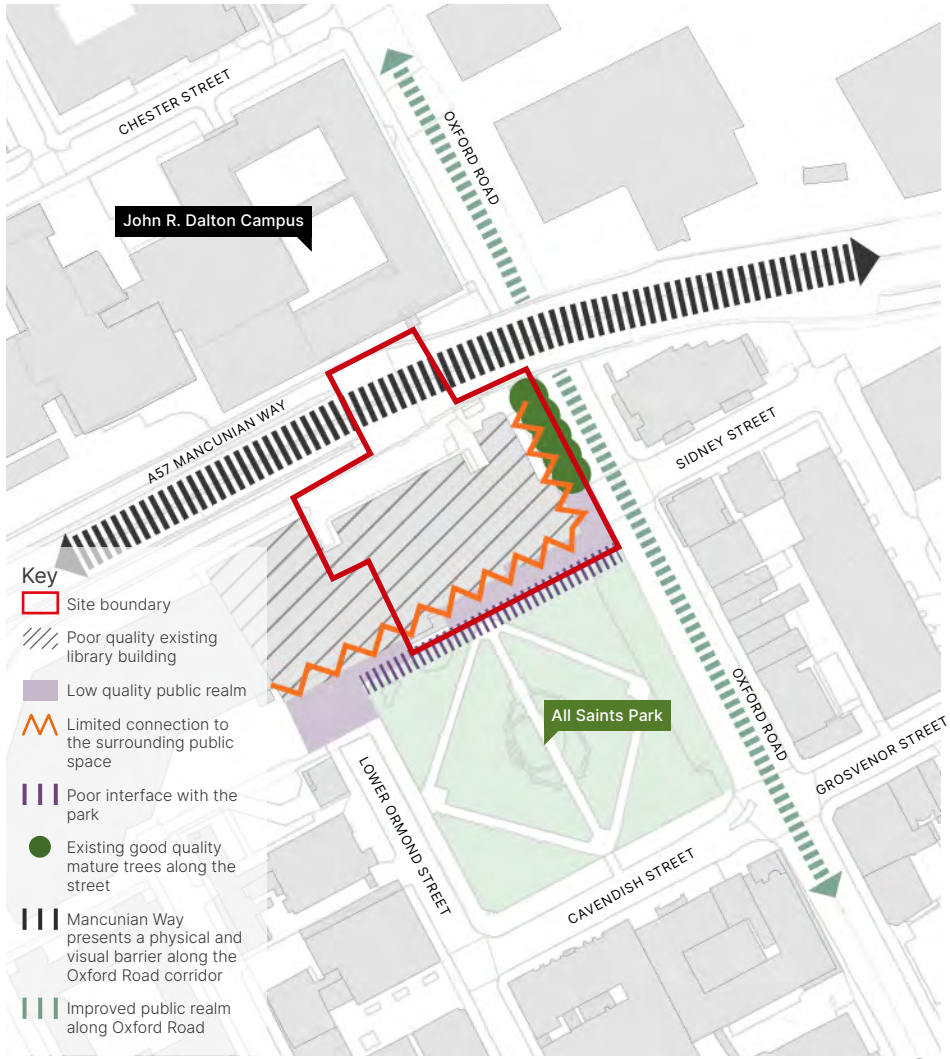


Fig. 1.8.1 - Existing site character

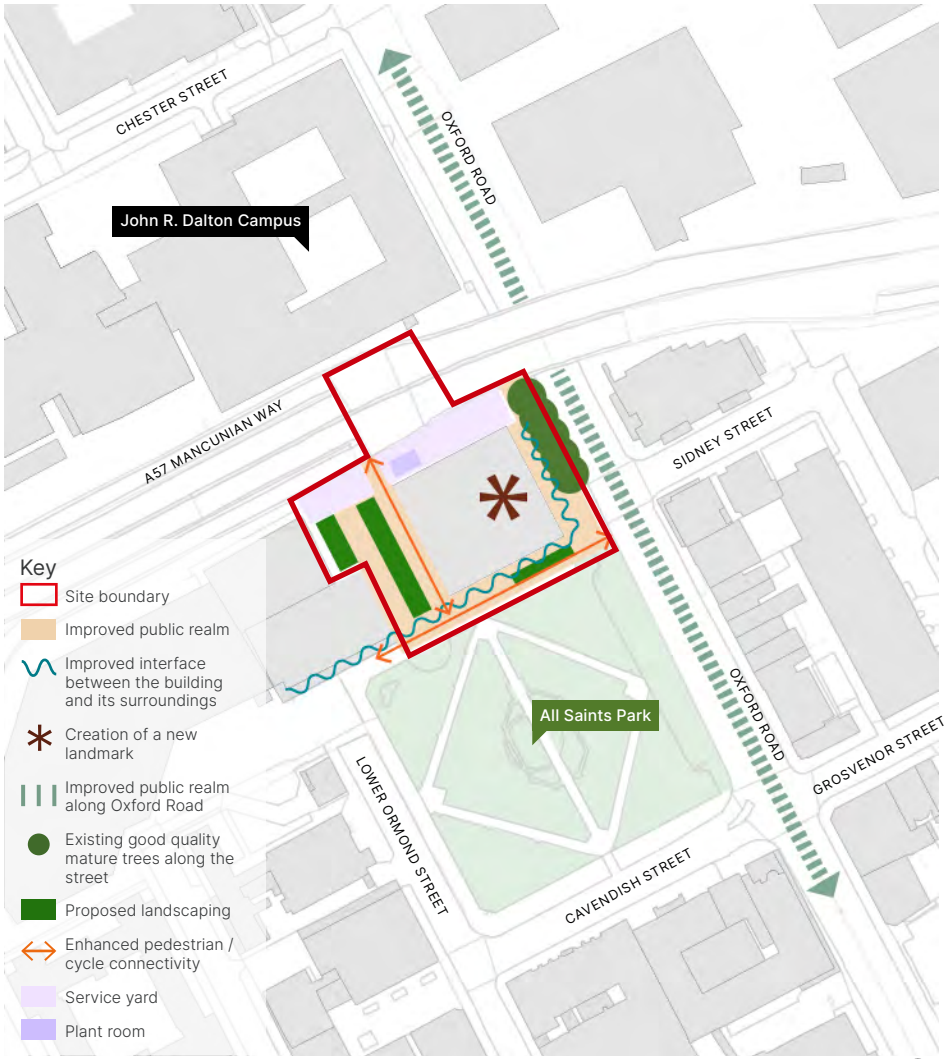


Fig. 1.8.2 - Proposed site character

1.9 Surrounding Committed Development



Fig. 1.9 - Surrounding committed development

Key
- Site boundary
- Committed Development

A total of 4 cumulative schemes have been identified as set out below:

1. **137 Oxford Road - Erection of single storey roof extension to create Purpose Built Student Accommodation (Use Class Sui Generis) comprising 20no bedspaces, with commercial Class E at ground floor, together with elevational alterations, and other associated works. Planning approved December 2024, works on-site have not commenced and no conditions have been discharged.**
2. **Cambridge Halls - Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works. Planning application submitted June 2025.**
3. All Saints Library (Demolition Application) - Full planning permission for demolition and partial retention of All Saints Library. Application submitted but pending determination.
4. Retained Library Refurbishment - Full planning permission for refurbishment of remaining element of All Saints Library and adjacent Sandra Burslem Building facade following demolition works. No planning application submitted.

137 Oxford Road and Cambridge Halls are the only schemes formally assessed within this report.

2 ASSESSMENT TABLES

2.1 Townscape Baseline and Receptor Sensitivity

The townscape receptors considered within this assessment and the assessed baseline sensitivity are set out in **Table 2.1.1** below.

Table 2.1.1 Townscape Baseline Sensitivity

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character - The Corridor	Townscape Character Areas are presented in **Figure 1.3.** The Site lies within Manchester City Centre, as defined by Manchester Core Strategy 2012-2017. The City Centre is defined as the area inside the Inner Relief Route, and extends to the south to encompass the Oxford Road Corridor, and includes several distinct areas. The area where the Site is located is defined as 'The Corridor', and contains major educational and medical institutions located alongside a linear route (Oxford Road) in a variety of large scale buildings. Underlying this are remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. The area contains a network of open spaces often resulting from more recent developments, and is especially busy with public transport and pedestrian movement through much of the day, with patterns of movement linking areas to both sides of Oxford Road. The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way. The Strategy states that new development needs to reflect the significant scale and form expected from major City institutions, and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. In addition, a balance between built form and open space which allows for easy movement through and across the area will be required within new development. The Corridor is considered a suitable location for new office, research and development, light industrial, general industrial, education and health developments. The Site in its current form does not contribute to achieving the objectives for 'The Corridor', as set out within the Core Strategy. The existing library is an older building (built 1972) and therefore does not display highest standard in terms of appearance and function, and is not activating the surrounding public space. The Corridor, where the Site is located forms an important part of city centre, housing the thriving University core, with surrounding listed buildings, therefore the value of Townscape Character as a receptor has been assessed as **medium**. The suceptability to change is assessed as **low** as the Site sits in the wider University estate area, that is subject to regeneration under 'Estate Strategy 2017- 2027' with new high-performing contemporary buildings replacing the old ones, therefore the area has a substantial ability to accommodate the proposed development without undue harm. The overall sensitivity of is therefore assessed as low/medium, where it is considered that **medium** is a more appropriate sensitivity score.	Medium	Low	**Medium**

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Urban Grain	Urban Grain is presented in **Figure 1.4.** The wider study area presents a predominantly dense urban grain to the north, reflecting the Site's location directly adjacent to the city centre. The ring road (Mancunian Way), which encapsulates the city centre area, forms a significant north-south barrier between the centre and its surroundings. The grounds of the University campus stretch out beyond Mancunian Way to the south of the city centre, and whilst in keeping with the city centre character, its medium to large-footprint buildings are in contrast with the finer grain of the surrounding residential areas. The main north-south and east-west movement corridors form a grid pattern and therefore the urban grain has a relatively regular character. The grain is punctuated by occasional green open spaces, the most significant of them being the All Saints Park located in front of the University Library building. The grain on the Site is in keeping with the dense medium-sized grain of the city centre. It adjoins the neighbouring Faculty of Business and Law building and represents a typical grain of a university campus building. The area displays urban grain that is typical to the University campus character, and so the value of is assessed as **medium**. The building footprint is largely determined by the extents of the Site boundary and function of the library building, therefore the susceptiblity to change is **low**, as the Site has a substantial ability to accommodate the proposed development without undue harm. The overall sensitivity is therefore assessed as low/medium, where it is considered that **low** is a more appropriate sensitivity score.	Medium	Low	**Low**
Building Heights	Building Heights are presented in **Figure 1.5.** The building heights within the area are characterised by a mix of heights, with development ranging from 2 storeys - which represent the lower density residential areas - to 30+ floors of the Circle Square tower, which is more characteristic of the city centre. The building heights within the city centre to the north and along the Oxford Road Corridor to the south are generally substantial, reflecting their location within the Corridor Townscape Character Area, as defined within the Core Strategy. Building heights generally step up towards the city centre core to the north of the Mancunian Way. All Saints Park and the buildings that encompass it form a set piece, with the historic buildings generally not stepping above the height of 3 storeys. Modern additions to this scene in form of the library and Mabel Tylecote building are increasing the height datum in the area, and setting a precedent for a potential creation of a landmark in this strategic location along the Oxford Road Corridor. The buildings within the immediate surroundings of the Site are generally 3 to 9 storeys high, in keeping with the character of the wider area, therefore the value has been assessed as **medium**. The area does not have a landmark building, and its close proximity to the centre and location along the Oxford Road Corridor - where the height datum is set significantly higher - gives the Site substantial ability to accommodate the proposed development without undue harm, and so the susceptibility to change is **low**. The overall sensitivity is therefore assessed as low/medium, where it is considered that **low** is a more appropriate sensitivity score.	Medium	Low	**Low**

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Movement and Linkages	Movement and Linkages are presented in **Figure 1.6.** The Site is bound by two major movement corridors, the Mancunian Way and Oxford Road, both of which also presenting significant barriers in pedestrian movement within the wider area. Oxford Road integrates a cycle link from St. Peter's Square on the north of Oxford Road to Fallowfield in the south. There is also a busy beeway running through the area along Cavendish and Grosvenor Street, linking the Site to the wider cycle network. To the north of the Site there is Oxford Road train station, which is a major transport node within the area connecting the campus with wider surroundings. The central location to the city centre, leisure attractions and university campuses results in a large amount of footfall in this area. Currently, the Site accommodates a pedestrian linkage along Oxford Road, and a well-used connection from Oxford Road to the Faculty of Business and Law, and so the value of the receptor is therefore assessed as **medium**. The direct linkage between Oxford Road and The Faculty of Law in front of the library building is a part of a wider area with good pedestrian permeability and likely to be enhanced by the proposed development. The Proposed Development is unlikely to affect any other major links in the area, meaning the susceptibility to change is **low**, as the Site has substantial ability to accommodate the proposed development without undue harm. The overall sensitivity is therefore assessed as low/medium, where it is considered **low** is a more appropriate sensitivity score.	Medium	Low	**Low**
Environmental Designations and Public Open Space	Environmental Designations and Public Open Space are presented in **Figure 1.7.** There is no public open space or environmental designation covering the Site. There is a row of five mature trees along the eastern edge of the Site that adjoins Oxford Road. Directly south of the Site lies All Saints Park, originally opened in 1820 as a burial ground for All Saints Church. In 1935, it was turned into a public park and playground. The Park has recently been redeveloped as a part of Manchester Metropolitan University's wider 10-year estate strategy to improve the landscaping, create a new flexible space and pedestrianise surrounding streets. As a result, there is a new high-quality public open space interfacing with the Site, which contributes to the area's campus setting. There are several other green open spaces in the study area, mainly Symphony Park within Circle Square development to the north, University Green to the south and Gartside Gardens to the south-east of the Site. The green space and public paved areas south of the Site are of high quality, following recent redevelopment works as part of the University's estate strategy, and the Site itself contains several mature trees that form an important part of the street scene and positive environmental impact on Oxford Road. Therefore, the value of the receptor has been assessed as **medium**. The proposal includes a new, improved public and student learning space in keeping with the character of surrounding areas and recent All Saints Park improvement works, as well as incorporating the existing mature trees into the proposal. As a result, the susceptibility to change has been assessed as low, as the Site has substantial ability to accommodate the proposed development without undue harm. The overall sensitivity of the receptor has been assessed as low/medium, where it is considered that **low** is a more appropriate sensitivity score.	Medium	Low	**Low**

Receptor	Baseline Sensitivity Assessment	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Site Character	Site Character is presented in **Figure 1.8.** The Site is in most part occupied by the existing modernist building of All Saints Library - built in 1978 - which is characterised by its distinct red brick colour in keeping with the adjacent historic buildings enclosing All Saints Park and along Oxford Road. Due to its stepping massing and colour, it forms a relatively prominent feature when seen from the Oxford Road Corridor, however, the surge of recent development has brought a new taller height datum in the area, especially towards the city centre in the north of the study area. The library building has been vacant since 2024 and so does not have a strong contribution to the campus. In front of the existing library building facing All Saints Park, is a landscaped strip with hedging that generally does not contribute to the overall quality of the public space and in current form – directly adjoining the building - presents a substantial visual barrier to the library's façade. The ground floor is partly fenced off which creates a poor environment where the building fails to activate this part of a busy corridor. Another prominent feature of the Site is a row of tall mature trees that provide a thick canopy when in leaf and fulfill not only an ecological function, but also present an important softening of the wide and busy Oxford Road corridor, which generally lacks the presence of mature trees. Part of the Site stretches all the way to the north and underneath the bridge accommodating the Mancunian Way. This area is currently fenced off and occupied by surface cycle parking facility belonging to the Manchester Metropolitan University. The existing building does not fulfil the standards set by the recent contemporary high-performing buildings of the university campus, and does not sufficiently function as a landmark building in the location – at the beginning of the Oxford Road corridor adjacent to the Mancunian Way. It is neither a functioning library building, being a vacant unit since 2024, and so is lacking the important role in the campus it once had. As a result, the value has been assessed as **low**. The Proposed Development has the potential to reinforce the previous Site function (library), enhance the existing public realm, and function as a visually distinct landmark in the area. The susceptibility to change therefore has been assessed as **low**, as the Site has substantial ability to accommodate the proposed development without undue harm. The overall sensitivity has therefore been assessed as **low**.	Low	Low	**Low**

2.2 Assessment of Likely Significant Townscape Effects

Table 2.2.1 provides a tabulated summary of the outcomes of the townscape assessment's likely significant effects of the proposed development.

Table 2.2.1 Likely Significant Townscape Effects

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
Townscape Character - The Corridor	Medium	Construction: The construction of the new library building will cause a small alteration to the townscape character, creating adverse effects both visually and from increased noise / dust / movement / etc. Despite the library's vacant use, there will be some partial loss of a minor local townscape landmark replaced with construction activity and hoardings. Hoardings will likely prevent and/or limit connectivity along Oxford Road and All Saints Park, and create an inactive street frontage in the short-term. Mitigation measures will reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of Townscape Character - The Corridor is assessed as **medium**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant).	Minor adverse	Local	D	ST	T	Minor adverse (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
		Operational Development: The operational development will cause a small alteration to the to the townscape character, replacing the existing library with a new contemporary building to the northern edge of All Saints Park and entrance to the University Campus. The Proposed Development will be of a high-quality contemporary design that will positively contribute to the street scene along Oxford Road and definition to All Saints Park. The increased scale of the building and considered architectural design contributes to a better-defined gateway to the wider university - so its effect is amplified. Existing land uses will be retained and will complement the existing uses within the study area. The sensitivity of Townscape Character - The Corridor is assessed as **medium**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)
Urban Grain	Low	Construction: There will be an initial loss of the urban grain within the Site and local townscape due to the replacement of the existing building with construction works. This will result in a minor change, created by the partial loss of street and open space enclosure to the Oxford Road frontage, replaced with construction activity and hoardings. Mitigation measures will reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of Urban Grain is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
		Operational Development: The operational development will cause a small alteration to urban grain within the townscape, introducing a new urban block in place of the part demolished library building. It stands as a more isolated block in comparison to the existing grain, but tied together to the rest of the Campus with new spaces of public realm and planting, which enhances its relationship to All Saints Park and Oxford Road. Its large, regular footprint reflects much of the contemporary grain in the townscape. As such, the Proposed Development will achieve a degree of good fit within the local urban grain, aiding legibilty, announcing an entrance to the University Campus, whilst improving active frontages to surrounding key streets and spaces. The sensitivity of Urban Grain is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)
Building Heights	Low	Construction: There will be a minor alteration to the height datum of the local townscape, due to the partial loss of the existing library building and enclosure to Oxford Road and All Saints Park, to be replaced by construction activity and hoardings. Overtime, the height datum will be restored as the upper levels of the new building are constructed. The sensitivity of Building Heights is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
		Operational Development: The operational development will cause a small alteration to building heights in the local townscape, replacing the existing 7-storey library building with a 9-storey contemporary block. Whilst this will not set a new height datum for the local area, the taller building element will be able to form a new local level landmark in a prominent location. As such, the Proposed Development will achieve a degree of good fit within the local building height datum, showcasing consistency with other tall contemporary development in the townscspe, and defining the entrance to the University Campus and Oxford Road corridor. The sensitivity of Building Heights is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
Movement and Linkages	Low	Construction: Construction works will cause a minor alteration to movement and linkages around the local townscape, in particular to the pedestrian / cycle movement along All Saints Park and Oxford Road corridor. This will likely have some impact on the pedestrian movement due to the partial loss of public realm and new site hoardings required. Further impacts created by increased noise / dust / construction traffic in the local area are also likely. Mitigation measures will reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of Movement and Linkages is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)
		Operational Development: The operational development will cause a small alteration to movement and linkages within the local townscape, replacing existing poor quality routes with new pedestrian / cycle connections between Oxford Road, Faculty of Business and Law building, John Dalton Building, and All Saints Park. The creation of new linkages through high-quality public realm and landscaping will achieve a good fit with the local movement network, enhancing permeability through the site to key public routes, spaces and buildings. No additional vehicular access is proposed, with service access retained to the north along Mancunian Way. The sensitivity of Movement and Linkages is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
Environment Designations and Public Open Space	Low	Construction: The construction works will cause a small alteration to open spaces in the local townscape, in particular the areas in front of the library and Faculty of Business and Law spilling into the All Saints Park, and Oxford Road frontage, adversely affected by restricted movement and construction activities / hoardings on Site boundaries. This would likely temporarily affect the appreciation of the Park and public interfaces along Oxford Road. Mitigation measures will reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of Environmental Designations and Public Open Space is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)
		Operational Development: The operational development will cause a small alteration to open spaces in the local townscape, replacing the current areas of poorly-defined public realm along All Saints Park with a series of high-quality connecting and dwell spaces - the highlight being a landscaped boulevard which enhances the arrival and movement space between Oxford Road. This draws upon the recently installed public realm proposals to All Saints Park and surrounding streets, and thus achieves a good fit in the local townscape, contributing holistic campus-wide public realm aesthetic. The sensitivity of Environmental Designations and Public Open Space is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
Site Character	Low	Construction: The construction phase will see the partial replacement of the existing library building on Site, and removal of areas of public realm around the northern edge of All Saints Park. As a result, the existing site character will be noticeably changed by these works - with loss of built form and frontage to the Park and Oxford Road and new construction activities that could effect the appreciation of the public spaces immediately around it. The building's current inactive use and mitigation measures will reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of Site Character is assessed as **low**. The magnitude of change is considered to be **moderate**, which is **adverse** in nature. Therefore, there is likely to be a site, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant).	Moderate adverse	Local	D	ST	T	Minor adverse (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
		Operational Development: The operational development will cause a partial transformation of the Site's character, transforming the Site from an old library building into a contemporary multi-functional library more in keeping with the vibrant context of the Oxford Road corridor. It will relate to the surrounding urban grain and contemporary-style, creating a new landmark, and pedestrian linkages that connect with the wider network to increase permeability across the Campus. Areas of improved public realm and landscaping will help to creative activation to All Saints Park and Oxford Road, where the current interface is of poor quality. The scale, massing and contemporary-style architecture is in keeping with the University's envisioned character outlined in the Estate Strategy. As such, the Proposed Development will achieve a great fit within the Site and local townscape, delivering a major new Campus library building and public realm on a key entrance / gateway location. The sensitivity of Site Character is assessed as **low**. The magnitude of change is considered to be **moderate**, which is **beneficial** in nature. Therefore, there is likely to be a site, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Moderate beneficial	Local	D	LT	P	Minor beneficial (not significant)

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