

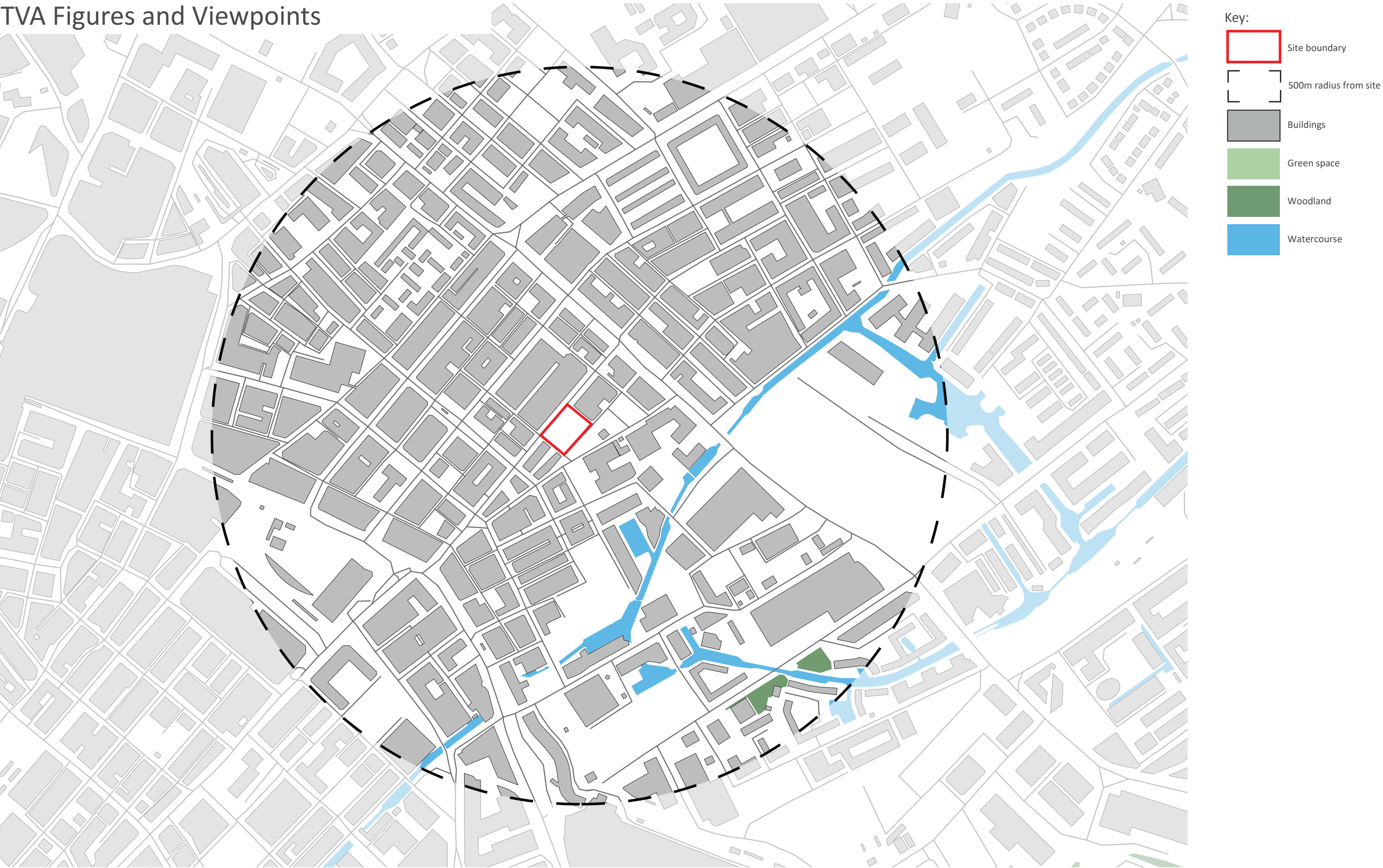


December 2025 / RF25-1196-WB04 03

Postal Street, Manchester

Appendix A: Townscape Figures and Viewpoint Locations

TVA Figures and Viewpoints



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Green space
 - Woodland
 - Watercourse

Basemap data: OS OpenMap Local

re-form
landscape architecture

Project:
Postal Street, Manchester

Figure 1.1:
Study Area

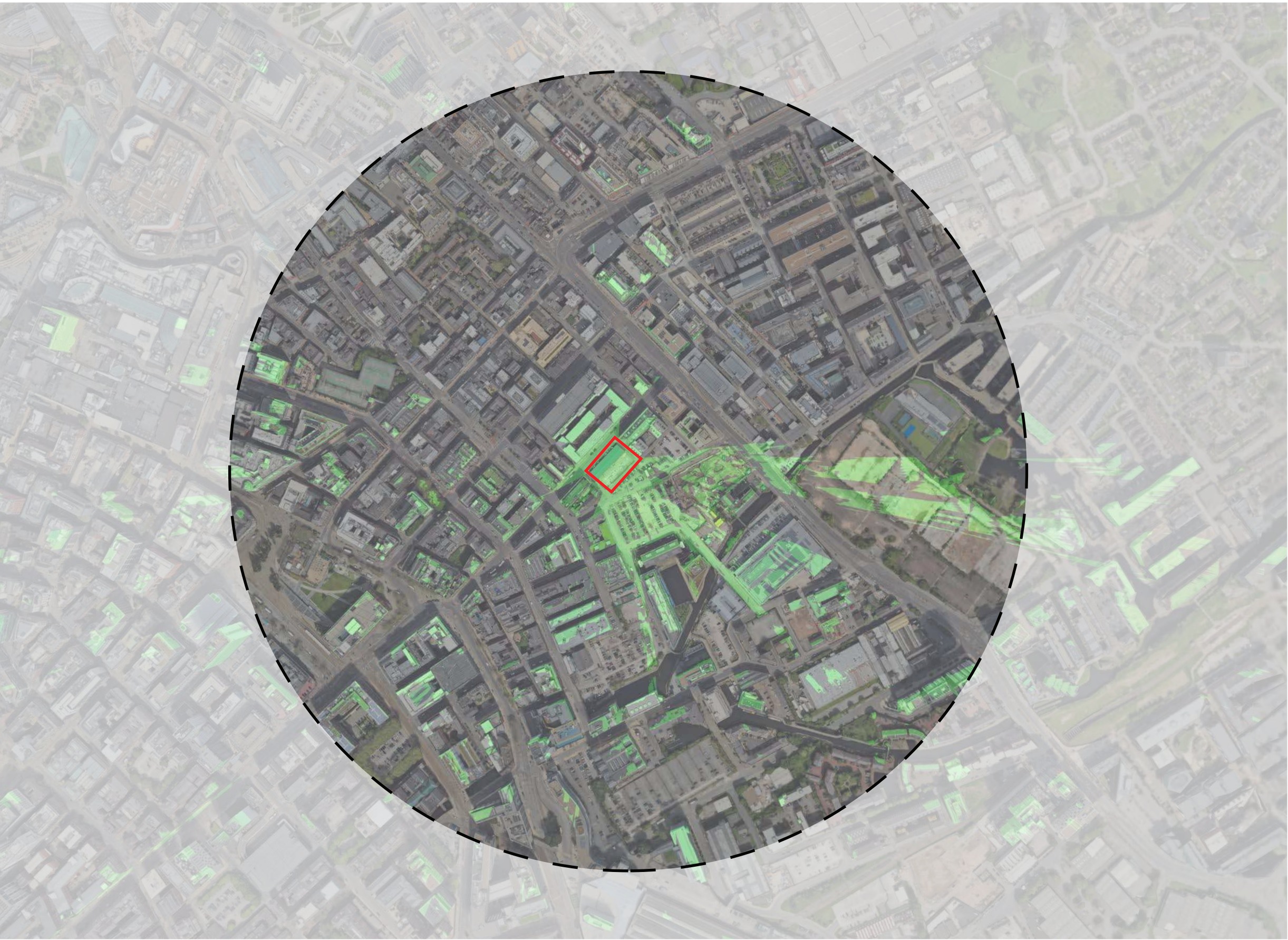
Sheet size: A3
Date: 17.12.2025

Drawn by: VC
Checked by: DL

Approved by:
DL

Scale:
0 100m 200m
1:5,000





Key:

Site boundary

500m radius from site

Zone of theoretical visibility

Basemap data: Google Earth Pro

re-form landscape architecture	Project: Postal Street, Manchester	Sheet size: A3	Date: 17.12.2025	Drawn by: VC	Checked by: DL	Scale: 0100m200m 1:5,000 N
	Figure 1.2: Zone of Theoretical Visibility			Approved by: DL		



Key:

Site boundary

500m radius from site

Buildings

Basemap data: OS OpenMap Local



Basemap data: OS OpenMap Local



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Green space
 - Woodland
 - Watercourse
 - Grade I Listed Building or Structure
 - Grade II* Listed Building or Structure
 - Grade II Listed Building or Structure
 - 1 Ancoats
 - 2 Stevenson Square
 - 3 Smithfield

Basemap data: OS OpenMap Local
Heritage data: Historic England



Key:

- Site boundary
- 500m radius from site
- Buildings
- Green space
- Woodland
- Watercourse
- 1 Piccadilly Basin SRF
- 2 Piccadilly North Neighbourhood
- 3 East Village Neighbourhood
- 4 Piccadilly Central
- 5 Manchester Piccadilly SRF
- 6 Portugal Street East SRF
- 7 Aytoun Street SRF / Kampus
- 8 Existing Piccadilly Station
- 9 HS2

Informations collected from March 2018 Manchester Piccadilly Strategic Regeneration Framework

Basemap data: OS OpenMap Local



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Green space
 - Woodland
 - Watercourse
 - Main bus routes
 - Metrolink lines
 - Metrolink stops
 - Cycle routes

Basemap data: OS OpenMap Local
Movement data: Transport for Greater Manchester

re-form
landscape architecture

Project:
Postal Street, Manchester

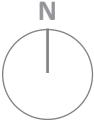
Figure 1.7:
Movement Typologies

Sheet size: A3
Date: 17.12.2025

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Approved by:
DL

Scale:
0 100m 200m
1:5,000





Key:

Site boundary

500m radius from site

26-29mAOD

29-32mAOD

32-35mAOD

35-39mAOD

39-42mAOD

42-45mAOD

45-48mAOD

48-51mAOD

51-54mAOD

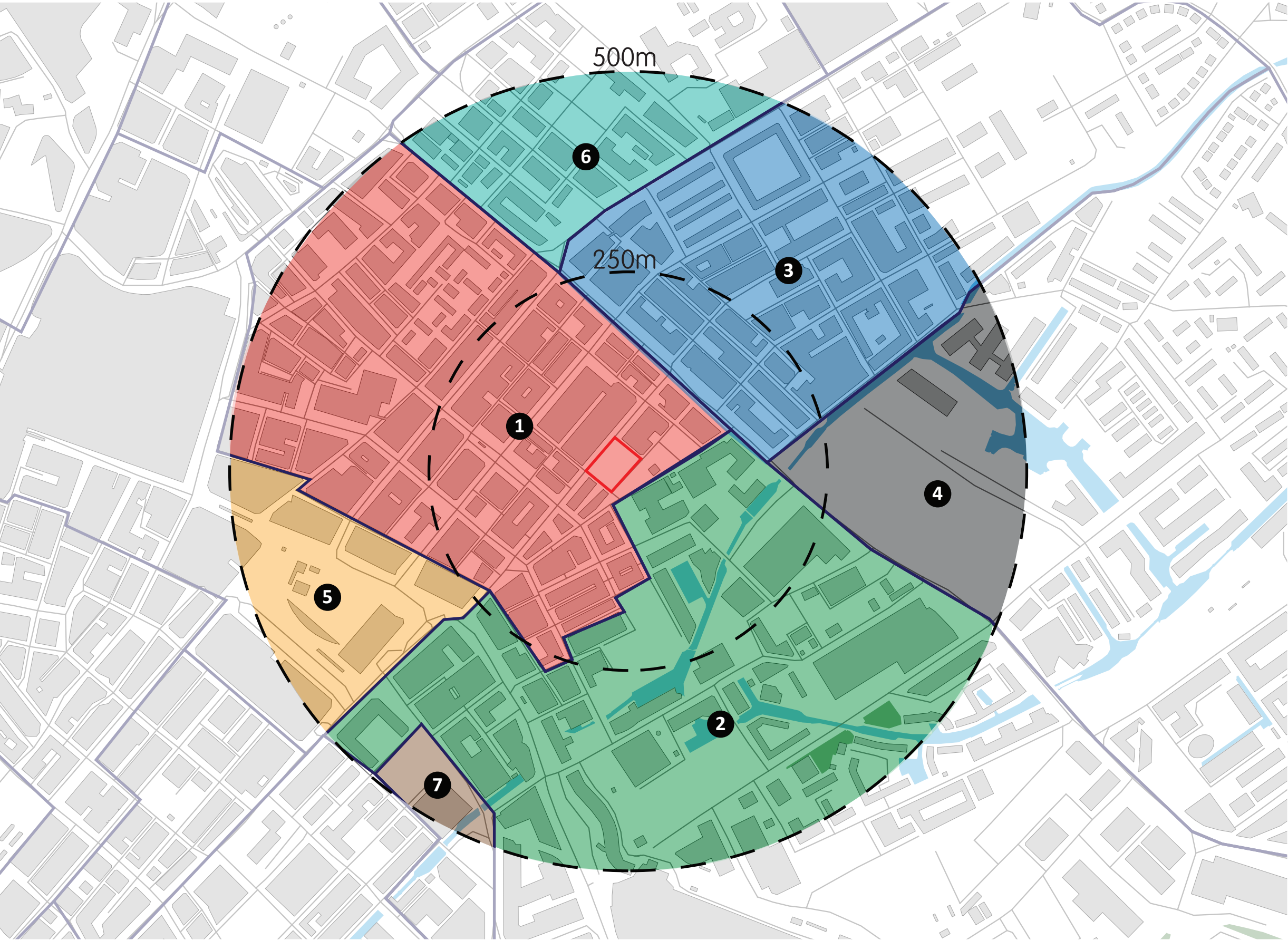
54mAOD

Basemap data: OS OpenMap Local
Topography data: Environment Agency National LIDAR Programme



- Key:
- Site boundary
 - 500m radius from site
 - Buildings
 - Green space
 - Woodland
 - Watercourse
 - Committed developments
- The Joinery
135675/FO/2022
 - One Port Street
132489/FO/2021
 - Lever Street
139778/FO/2024
 - Manchester Digital Campus
141607/FO/2024
 - London Road Fire Station
125712/FO/2019
 - Larard's Still
134953/FO/2022
 - 47 Spear St
118233/FO/2017
 - 28 Oldham St
125784/JO/2019
 - Eider House
115178/FO/2017
 - 32-34 Laystall Street
128911/FO/2020
 - 40 Laystall Street
121344/JO/2018
 - Hilton Motto Hotel
135662/FO/2022
 - Lomax
120149/FO/2018
 - 52-58 Thomas Street
123215/FO/2019
 - 40 Swan Street
128997/FO/2020
 - 8 Cable St
126262/FO/2020
 - 43-47 Piccadilly
124544/FO/2019
 - Hotel Indigo Piccadilly
112667/FO/2016
 - St Margaret's Chambers
136418/LO/2023
 - Sparkle Street
139986/FO/2024
 - Paradise Mews
132574/FO/2021

Basemap data: OS OpenMap Local



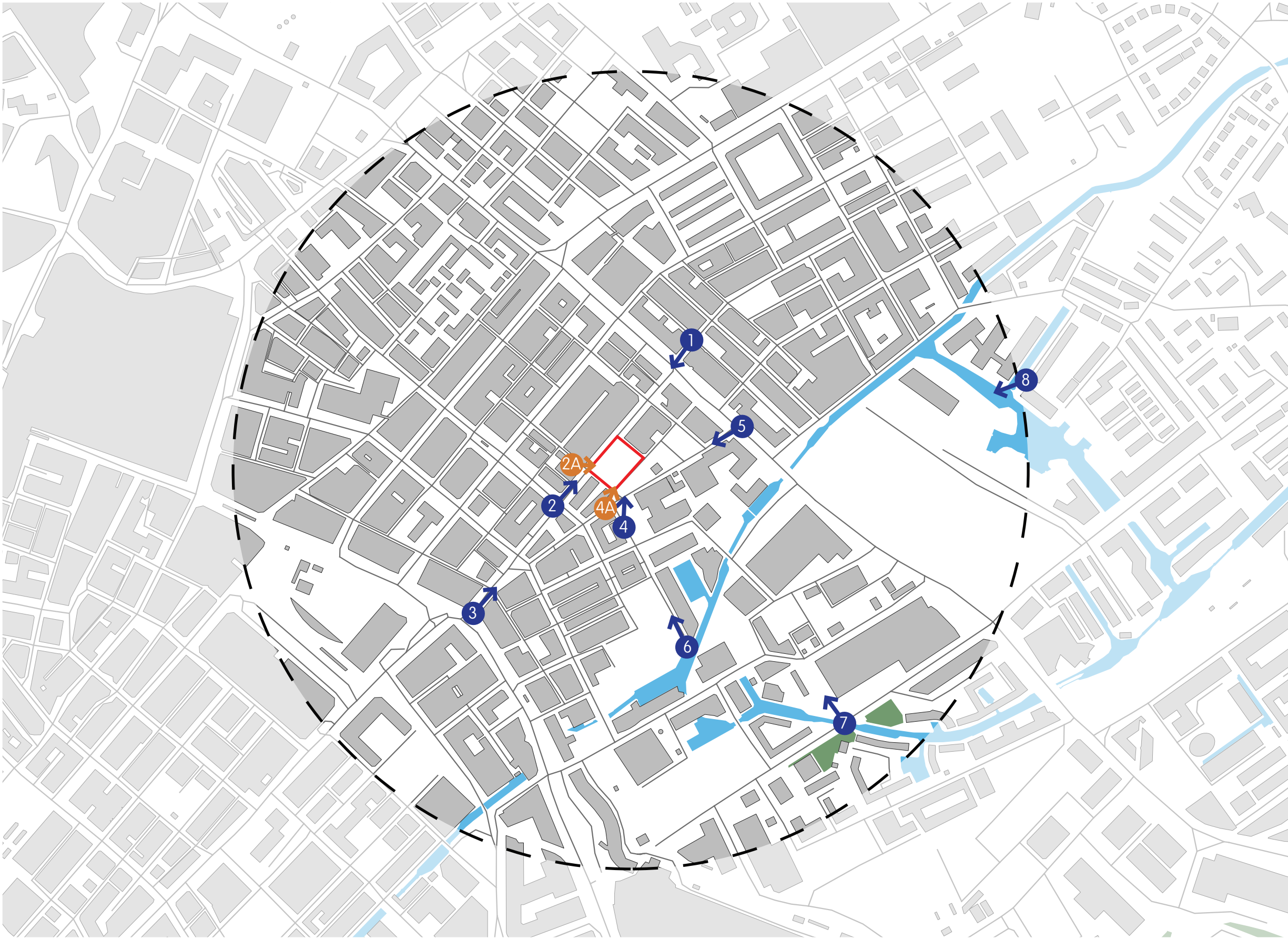
Key:

- Site boundary
- 500m radius from site
- 250m radius from site
- Buildings
- Green space
- Woodland
- Watercourse
- 1 Northern Quarter
- 2 Piccadilly
- 3 Ancoats
- 4 New Islington
- 5 Retail Core
- 6 New Cross
- 7 Kampus

Character areas as defined in: Manchester City Council, City Centre Strategic Plan 2015-2018, (Manchester: Manchester City Council, 2016)
< https://secure.manchester.gov.uk/downloads/file/24745/city_centre_strategic_plan > accessed 8 June 2023].

Basemap data: OS OpenMap Local





- Key:
- Site boundary
 - 500m radius from site
 - Green space
 - Woodland
 - Watercourse
- Viewpoints
- 1 Blossom Street
 - 2 Junction of Dale Street and Newton Street
 - 3 Junction of Piccadilly and Newton Street
 - 4 Junction of Port Street and Brewer Street
 - 5 Top of Port Street
 - 6 Rochdale Canal
 - 7 Store Street Aquaduct
 - 8 Islington Marina
- Representative CGI view
- 2A Junction of Dale Street and Newton Street
 - 4A Junction of Port Street and Brewer Street

Basemap data: OS OpenMap Local

re-form landscape architecture	Project: Postal Street, Manchester	Sheet size: A3	Date: 17.12.2025	Drawn by: VC	Checked by: DL	Scale: 0 100m 200m 1:5,000	
	Figure 1.11: Viewpoint Positions						
	Approved by: DL						



Existing View 1



Proposed View 1

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.12: Viewpoint 1 - Blossom Street	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL	Other Details: Location: 53.483769, -2.230463 Focal Length: 35mm Weather: Clear, Bright with good visibility
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Existing View 2



Proposed View 2



Representative CGI view 2A

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.13: Viewpoint 2 - Junction of Dale Street and Newton Street	Sheet size: A3 Date: 17.12.2025	Other Details: Location: 53.481972, -2.232889 Focal Length: 35mm Weather: Clear, Bright with good visibility Drawn by: VC Checked by: DL Approved by: DL
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Existing View 3



Proposed View 3

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.14: Viewpoint 3 - Junction of Piccadilly and Newton Street	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL	Other Details: Location: 53.480908, -2.234409 Focal Length: 35mm Weather: Clear, Bright with good visibility
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Existing View 4



Proposed View 4

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.15: Viewpoint 4 - Junction of Tariff Street and Brewer Street	Sheet size: A3 Date: 17.12.2025	Other Details: Location: 53.481784, -2.231549 Focal Length: 35mm Weather: Clear, Bright with good visibility Drawn by: VC Checked by: DL Approved by: DL
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Representative CGI view 4A



Existing View 5



Proposed View 5

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.16: Viewpoint 5 -Top of Port Street from Great Ancoats	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL	Other Details: Location: 53.482943, -2.229152 Focal Length: 35mm Weather: Clear, Bright with good visibility
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Existing View 6



Proposed View 6

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.17: Viewpoint 6 -Piccadilly Basin and Rochdale Canal towpath	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL	Other Details: Location: 53.480519, -2.230406 Focal Length: 35mm Weather: Clear, Bright with good visibility
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Existing View 7



Proposed View 7

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.18: Viewpoint 7 - Store Street Aquaduct	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL	Other Details: Location: 53.479581, -2.227047 Focal Length: 35mm Weather: Clear, Bright with good visibility
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Existing View 8



Proposed View 8

re-form landscape architecture	Project: Postal Street, Manchester Figure 1.19: Viewpoint 8 -Islington Marina	Sheet size: A3 Date: 17.12.2025	Drawn by: VC Checked by: DL Approved by: DL
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Leeds / Manchester / Edinburgh

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