SISTER - PLOT H MAIN WORKS

Manchester, UK

451-LYR-XX-ZZ-RPT-L-0014

Townscape and Visual Impact Assessment

Appendix 7.2: Visual Baseline & Assessment

14th January 2026

Layer.studio

Revision: 02

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01 Figures

Figure 2.1: Zone of Theoretical Visibility

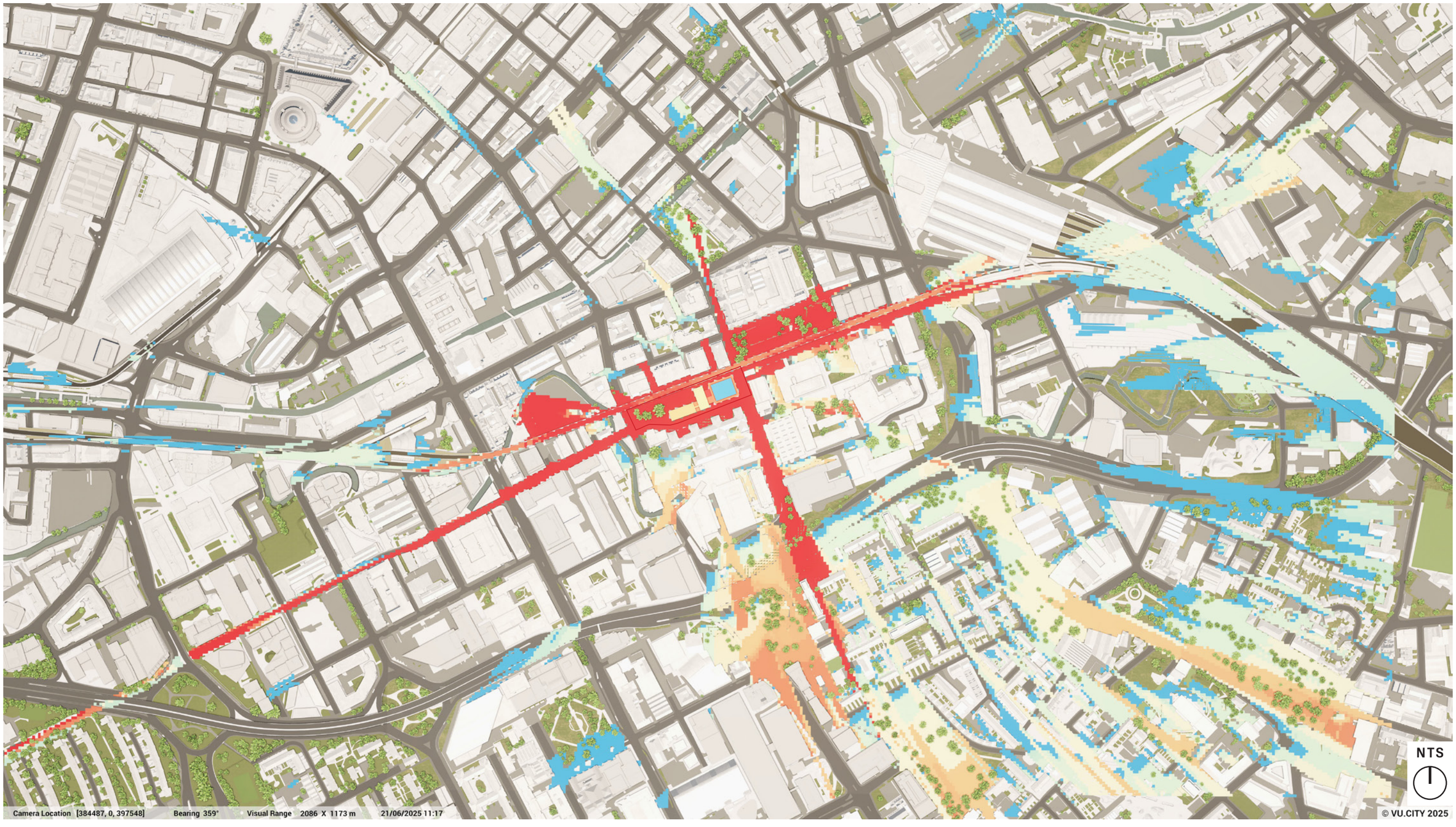


Figure 2.2: Viewpoint Location Plan

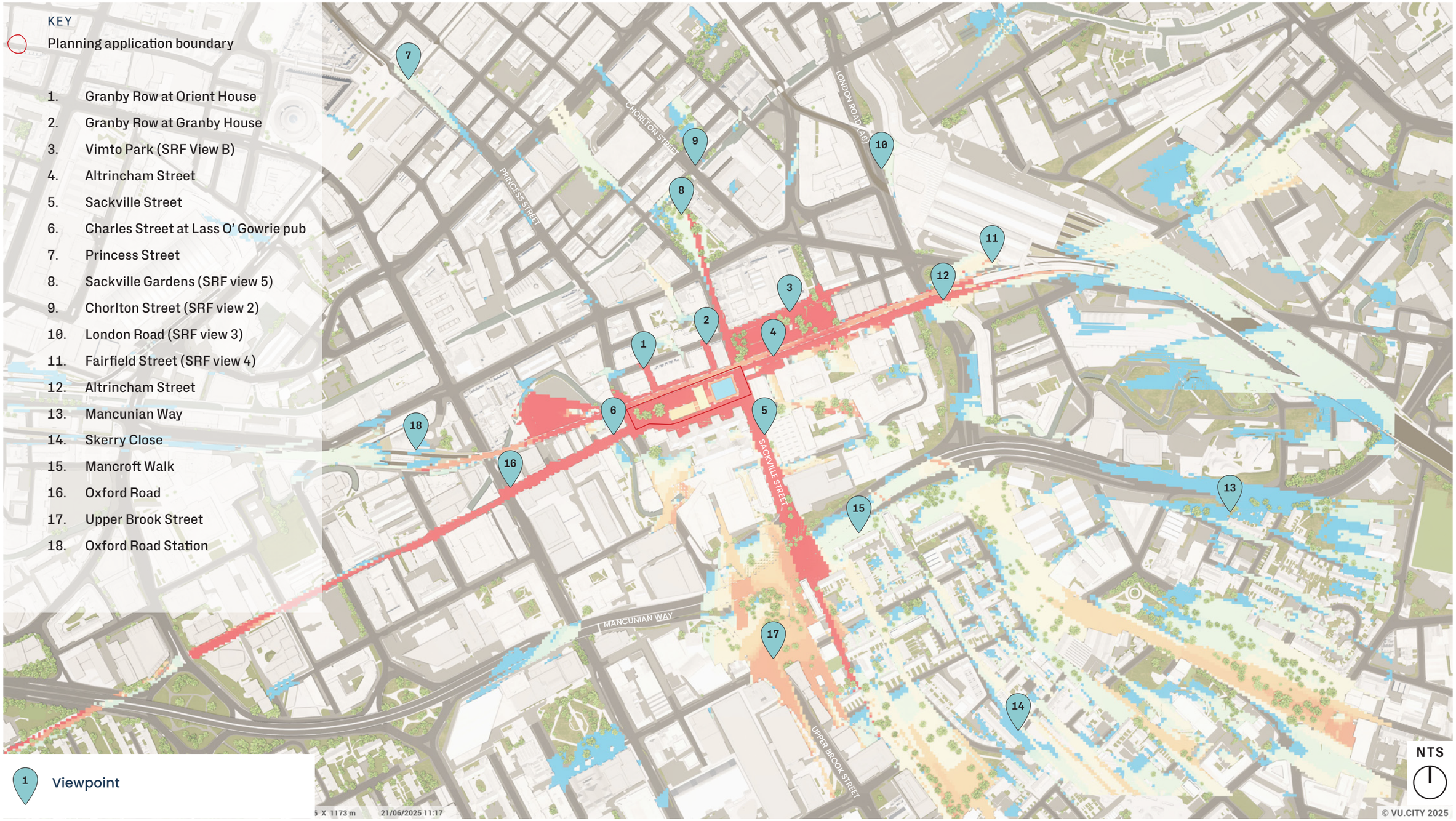


Figure 2.3: Significance Analysis - Scenario 2

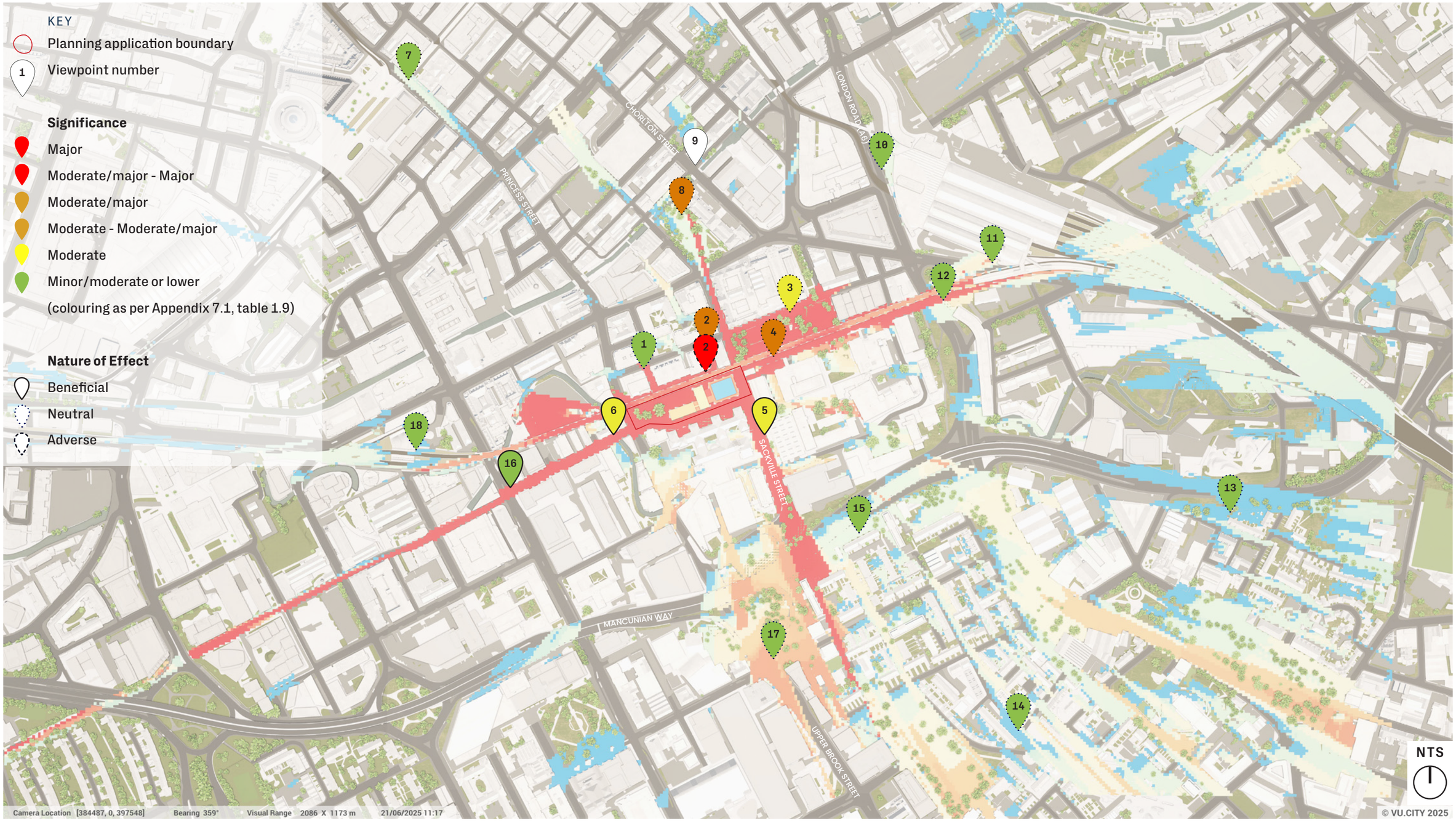


Figure 2.4: Significance Analysis - Scenario 3

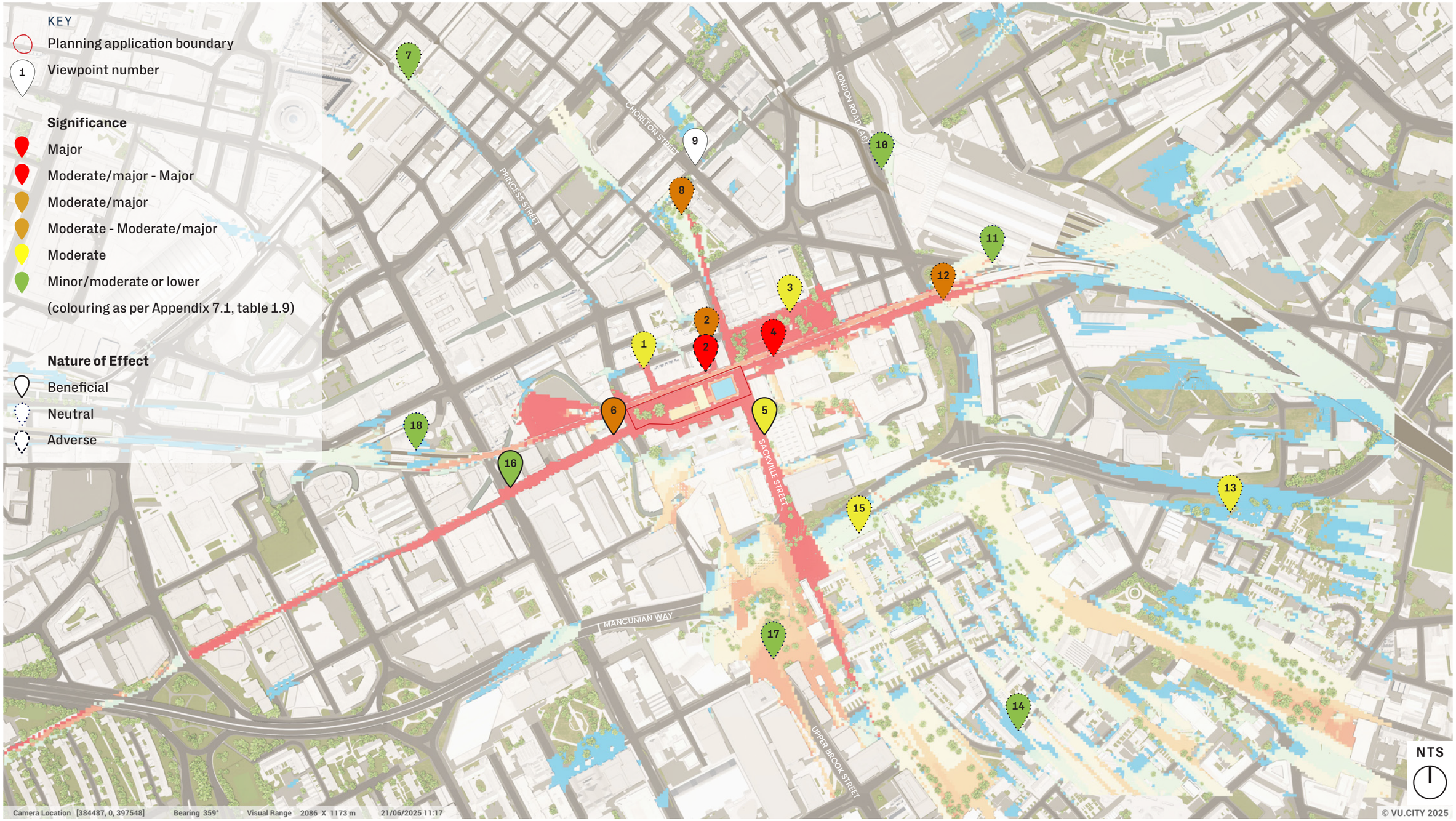


Figure 2.5: Significance Analysis - Scenario 4

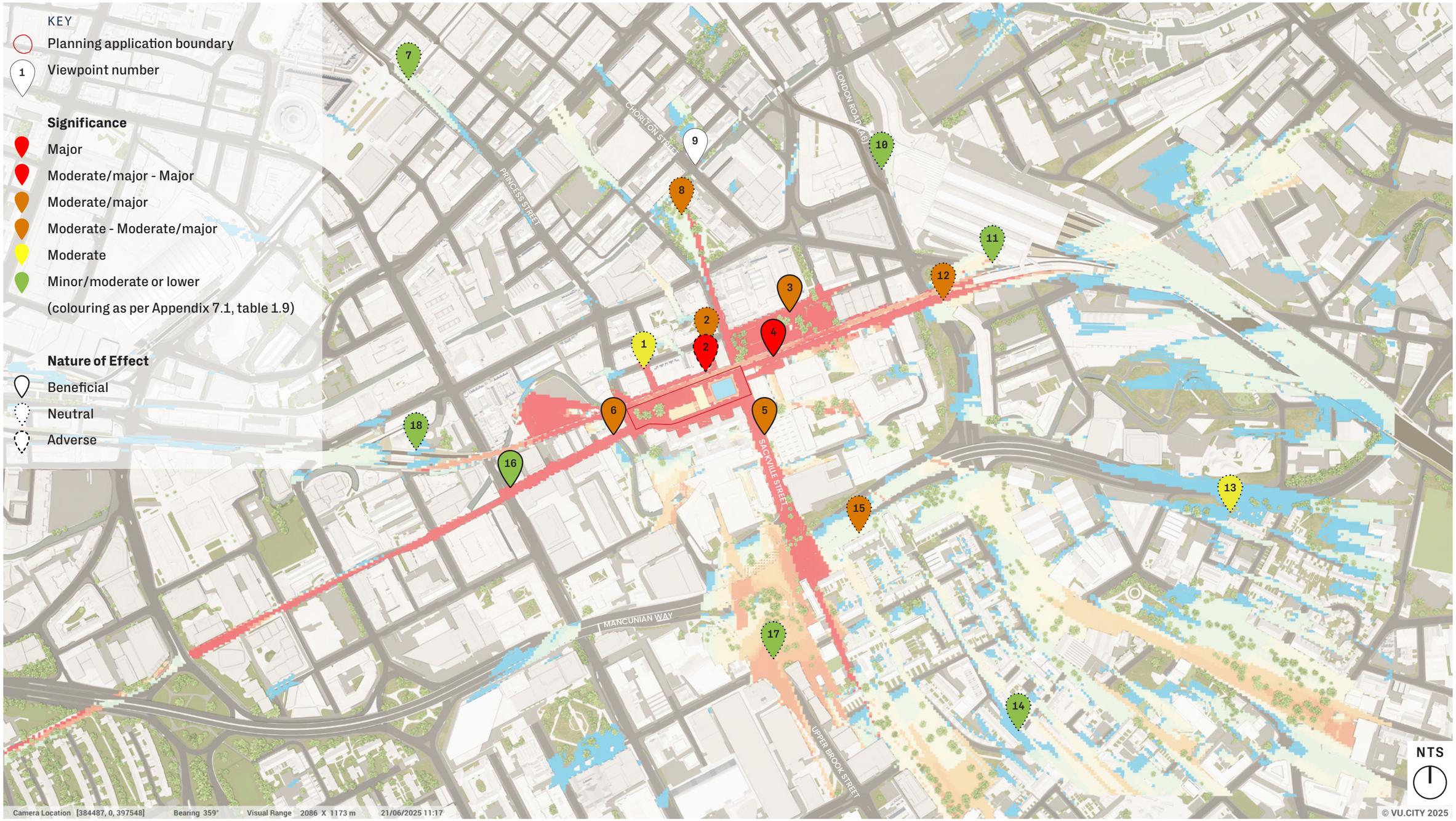
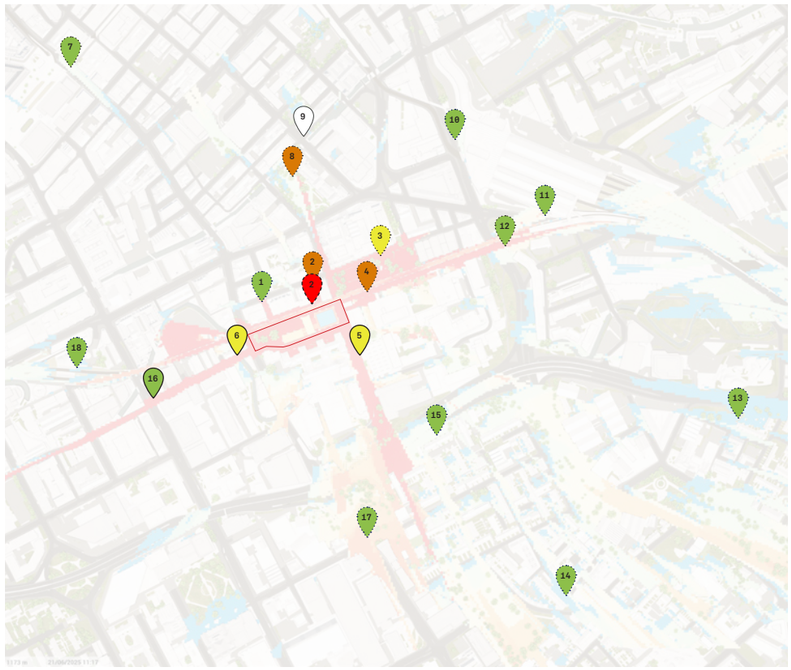
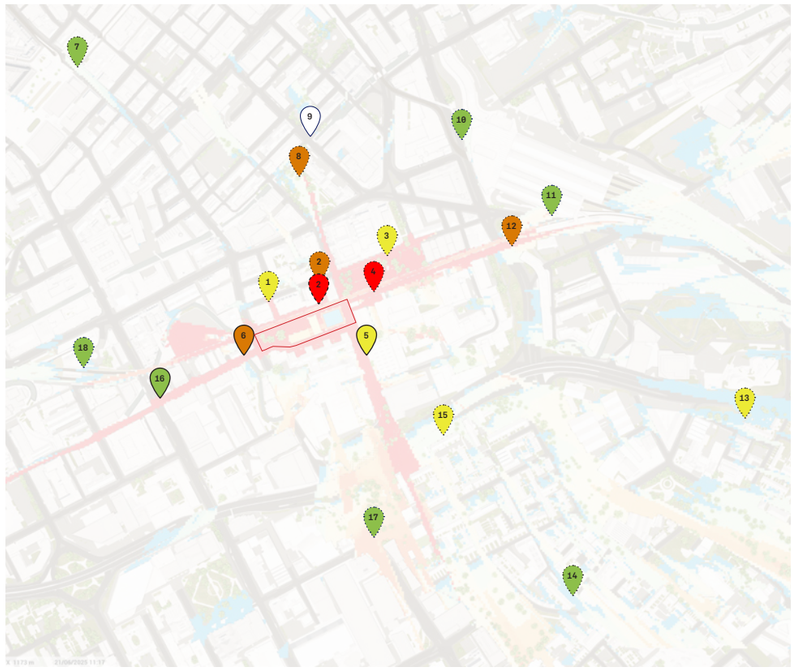


Figure 2.6: Scenario Comparison



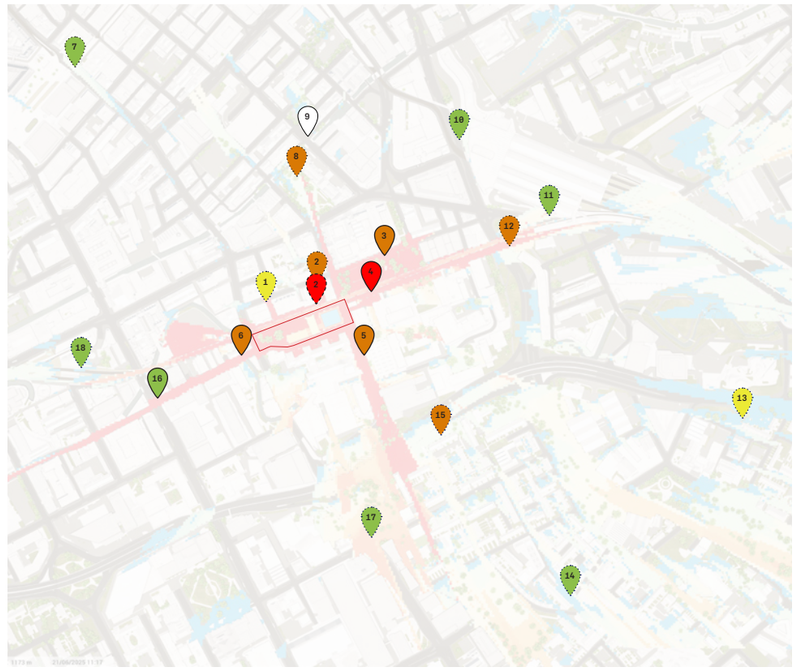
Scenario 2: Baseline + Proposed Development (refer to Fig 2.3)

- Viewpoints closer to the Site experience the most significant effects. This is evidenced by the orange and red colouring of viewpoints 2-6.
- As shown by green colouring, viewpoints at greater distance from the Site (numbers 7 and 10-18), experience a lower significance of effect.
- Proposed Development is not visible from viewpoint 9 and so this is coloured white.
- For 14 out of the 18 views, nature of effect is neutral.
- The only adverse impact is associated with viewpoint 2 and relates specifically to some residential windows facing south.



Scenario 3: Proposed Development + Cumulative (refer to Fig 2.4)

- The amount of green colouring reduces, thus demonstrating that more viewpoints experience greater significance of effect than under scenario 2. More specifically, this relates to viewpoints 12, 13 and 15 which are located to the west and south west of the Site.
- Closer to the Site, significance also increases from viewpoints 1, 4 and 6.
- As per scenario 2, 14 out of the 17 views have a neutral nature of effect and only viewpoint 2 experiences an adverse impact.



Scenario 4: Cumulative + IDM Masterplan (refer to Fig 2.5)

- The impact of scenario 4 is more noticeable close to the Site.
- As more tall buildings become part of the foreground and misddle distance view, significance of effect increases from viewpoints 3, 5 and 15.
- A beneficial nature of effect is experienced from 5 viewpoints (rather than 3 under scenarios 2 and 3).
- Implementation of the IDM masterplan does not increase the significance of effect from distant viewpoints.

02 Viewpoint 1 - Granby Row (Orient House)

02 Viewpoint 1 - Granby Row (Orient House)

Baseline review table



NTS

Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Looking south along Granby Row, the view is funnelled between Orient House (listed) and Salisbury House with the road stopped off by railway arches, beyond which the multi storey car park is partially visible. On street parking and associated payment machines are prominent in the foreground.	High Within Whitworth Street Conservation Area Listed Buildings: • Orient House (Grade II) • Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors experiencing this view are people using Granby Row either as a motorist or pedestrian. This is a glimpsed view, perpendicular to the most probably direction of travel. The multi storey car park is only partially visible through (and above) the railway arches.	Medium

02 Viewpoint 1 - Granby Row (Orient House)

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development The western end of Tower 1 will be visible above the railway viaduct, rising to a marginally greater height than the baseline position of the multi storey car park. Facade materials are of a complementary palette to Orient House.	Medium	Minor	Minor/moderate	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 24) Upper Brook Street, Kincardine Road & Grosvenor Street and the proposal at Weston Halls/Pendulum Hotel will combine to fill over half the open sky between Orient House and Salisbury House, thus increasing the magnitude of change to moderate		Moderate	Moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The masterplan supports activation of the railway arches including creation of pedestrian links between Granby Row and Altrincham Street. This intervention will bring public realm enhancements and reduce clutter associated with on street parking, thus establishing a more appropriate setting to listed buildings.		Moderate	Moderate	Beneficial

02 Viewpoint 1 - Granby Row (Orient House)

Scenario 1: Baseline



02 Viewpoint 1 - Granby Row (Orient House)

Scenario 2: Proposed Development



02 Viewpoint 1 - Granby Row (Orient House)

Scenario 3: Proposed Development + Cumulative

Weston Halls



03 Viewpoint 2 - Granby Row (Granby House)

03 Viewpoint2-GranbyRow(GranbyHouse)

Baseline review table



NTS

Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Looking south along Granby Row, the view is funnelled between Granby House (listed) on the right and Stethos House on the left. Between these buildings, a cobbled street hosts parked cars and is bookended to the south by the railway viaduct and to the north by iron railings and gates. The Site is partially visible through the railway arches. Faraday Building is prominent as a tall building in the far distance as it rises above the railway viaduct. This is Key Heritage View 2 of the ID Manchester Strategic Regeneration Framework (page 41)	High Within Whitworth Street Conservation Area Listed Buildings: • Granby House (Grade II) • Deansgate-Castlefield Railway Viaduct (grade II)	Low This view is typically transient as receptors (pedstrians and motorists) pass by via Granby Row. The view is more direct for people who are parking their car. It is acknowledged that residents with windows on the southern elevation of Granby House and Stethos House experience a clearer, more extensive view of The Site. Residents have high suceptibility to change.	Medium For residents, sensitivity increases to high.

03 Viewpoint2-GranbyRow(GranbyHouse)

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be clearly visible to the centre of the view, changing the backdrop from open skyscape featuring a distant building (Faraday), to solid built form that fills the gap between Granby House and Stethos House. The view is therefore shortened. The pale colour palette of the proposed building provides contrast to the red colouring of the viaduct and foreground buildings, meaning that established heritage assets remain distinguishable. Whilst this report is not a Residential Amenity Assessment, it is noted that from residential windows on the southern facade of Granby House and Stethos House, Tower 3 will be clearly visible and restrict long distance views in some directions. Magnitude of change for these residents is therefore substantial, meaning that significance increases to major. For these people the nature of effect changes to negative as their long distance view is heavily restricted.	Medium	High For residents with habitable windows looking south, magnitude increases to Substantial.	Moderate/major For residents with habitable windows looking south, significance increases to Major.	Neutral For residents with habitable windows looking south, nature of effect is adverse.
Scenario 3: Proposed Development + Cumulative No other committed development visible. Magnitude, significance and nature of effect as per scenario 2.		High	Moderate/major	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The masterplan supports activation of the railway arches including creation of pedestrian links between Granby Row and Altrincham Street. This intervention will bring public realm enhancements.		High	Moderate/major	Neutral

03 Viewpoint2-GranbyRow(GranbyHouse)

Scenario 1: Baseline



03 Viewpoint2-GranbyRow(GranbyHouse)

Scenario 2: Proposed Development



03 Viewpoint2-GranbyRow(GranbyHouse)

Scenario 3: Proposed Development + Cumulative

Sheet left blank intentionally - No other committed development visible from this position

04 Viewpoint 3 - Vimto Park

04 Viewpoint 3 - Vimto Park

Baseline review table



NTS

Baseline Description (scenario 1)	Value	Susceptibility	Sensitivity
Taken next to the Sackville Building, this view looks south west across Vimto Park. The Vimto sculpture is visible central to the foreground, backdropped by a cluster of mature deciduous and evergreen trees. This vegetation and the railway viaduct (far left) prevent panoramic, long distance views. Where tree cover lessens, some glimpsed views of tall buildings in the distance are possible. There is also an uninterrupted sight line along Granby Row and its listed buildings to the far right of view. The Site is not visible when trees are in leaf. This is Key Heritage View 8 of the ID Manchester Strategic Regeneration Framework (page 41)	High Within Whitworth Street Conservation Area. Listed Buildings: • Sackville Building (foreground) • Granby Building (distance) • Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors will most likely be pedestrians and cyclists passing through the park on alonger journey elsewhere. Views are therefore transient. When in leaf, existing trees screen views of The Site.	Medium

04 Viewpoint 3 - Vimto Park

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be clearly visible within the centre of view, rising to a height that's greater than surrounding buildings. The proposal does however present balanced cadance with other building seen to step down in height. Facade materials sit comfortably with the overcast sky and the bronze aluminium complements the colouring of listed buildings in the foreground.	Medium	Moderate	Moderate	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 20) Student Castle Hulme Street will be visible in the central far distance, rising to a similar height but narrower width than Circle Square. Committed development 27) Hotspur House will be barely perceptible beyond the Sackville building. The proposal for Weston Halls/Pendulum Hotel is closer to the viewer, however mature trees will provide partial screening. In combination, the magnitude of change does not increase enough to warrant a higher grading than scenario 2.		Moderate	Moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Buildings of Development Zone B will be visible to the left of view, with a new building positioned between Renold and Tower 3. Changes to public realm in and around Vimto Park will be clearly visible in the foreground and some viaduct arches opened up, creating visual permeability to Altrincham Street.		Major	Moderate/major	Beneficial

04 Viewpoint 3 - Vimto Park

Scenario 1: Baseline, by day



04 Viewpoint 3 - Vimto Park

Scenario 2: Proposed Development



04 Viewpoint 3 - Vimto Park

Scenario 3: Proposed Development + Cumulative

Weston Halls

(20) Student Castle Hulme Street

(27) Hotspur House



05 Viewpoint 4 - Altrincham Street

05 Viewpoint 4 - Altrincham Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
This photo looks west along the length of Altrincham Street with the (listed) railway viaduct to the right of view and the bridged entrance to Renold building to the left. Pedestrianised public realm dominates the foreground and includes soft landscape within above ground planters. In the mid distance, the eastern end of the The Site can be identified by the two storey grey brick building that hosts Retro bar. Roof lines of the city's taller buildings create an undulating distant skyline. The tallest building of Circle Square rises high above other commercial buildings that surround it.	Medium Adjacent to Whitworth Street Conservation Area (right) Listed Buildings: • Deansgate-Castlefield Railway Viaduct (grade II)	Low Receptors experiencing this view are people using Altrincham Street as part of a longer journey elsewhere. The Site is central to their line of sight but it will be experienced transiently.	Low/medium

05 Viewpoint 4 - Altrincham Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be clearly visible in the centre of the view, with Tower 2 just visible around it's northern facade. This will screen views of Circle Square but maintain visibility to other tall buildings in the distance. Magnitude is high as the construction of Tower 3 brings tall buildings into the middle distance. There is a neutral effect as tall buildings are characteristic of the wider view.	Low/medium	High	Moderate - Mod/ major	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 27) Hotspur House will come into view to the far right distance. On it's own this will not effect the magnitude of change. When combined with proposals at Weston Halls/Pendulum Hotel, magnitude increases to substantial as changes are closer to camera and fill the gap between Renold and Plot H, therefore shortening much of the view.		Substantial	Mod/major - Major	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The implementation of other schemes within Development Zone B will result in new built form to the east of Plot H, on the corner of Sackville Street and Altrincham Street, potentially resulting in a mid rise building to the centre left of view. As per the illustrative masterplan (SRF page 84), the proposed height of this building relates to Renold and provides sensible cadence from the taller Tower 3, down to lower heights of Development Zone E. Public realm enhancements along Altrincham Street will result in a more welcoming environment for pedestrians and cyclists and make for a more cohesive foreground view.		Substantial	Mod/major - Major	Beneficial

05 Viewpoint 4 - Altrincham Street

Scenario 1: Baseline



05 Viewpoint 4 - Altrincham Street

Scenario 2: Proposed Development

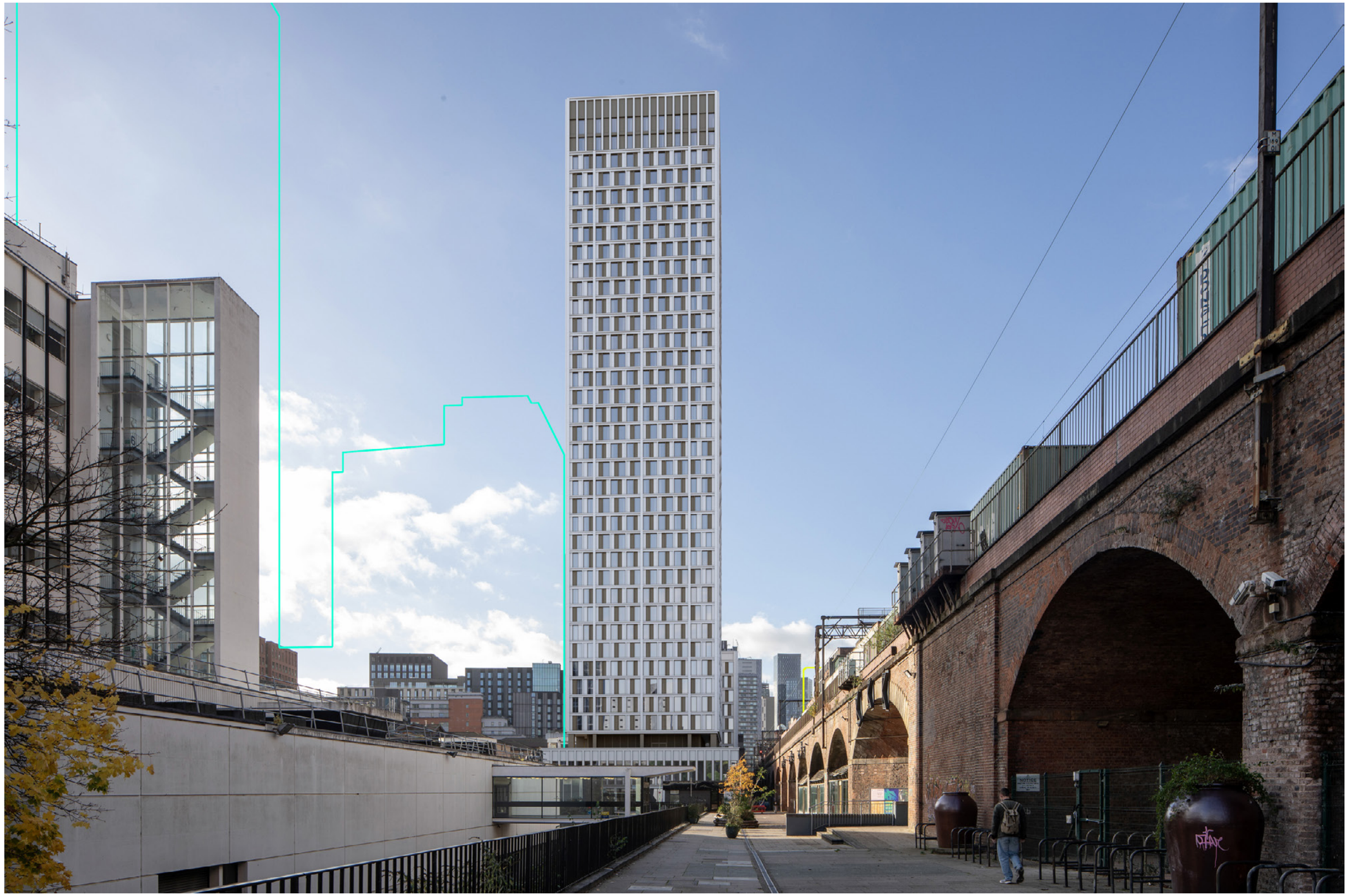


05 Viewpoint 4 - Altrincham Street

Scenario 3: Proposed Development + Cumulative

Weston Halls

(27) Hotspur House



06 Viewpoint 5 - Sackville Street

06 Viewpoint 5 - Sackville Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
This photo looks north towards the city centre with The Site visible in the centre left of mid distance, just in front of the listed railway viaduct. Sackville Street is flanked on the left by Weston (student) Hall and on the right by the former Paper Science Building. Parking bays line one side of the road with a mixture of traffic signs and temporary Heras fencing adding clutter to the public realm.	Low Whitworth Street Conservation Area (far distance)	Low Receptors experiencing this view are people using Sackville Street, either as a motorist or pedestrian.	Low

06 Viewpoint 5 - Sackville Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be visible to the centre left of view with the ground level colonnade presenting the building onto both Sackville Street and Charles Street. The new building better activates the streetscene and presents an architectural improvement on the baseline position.	Low	High	Moderate	Beneficial
Scenario 3: Proposed Development + Cumulative The proposal at Weston Halls/Pendulum Hotel will be clearly visible and frame the left of view. In combination with Plot H, magnitude of change remains as per scenario 2. Architecture will play an important role concering nature of effect but it is assumed that improvements to public realm and a more engaging facade will have a positive impact on the view and streetscene.		High	Moderate	Beneficial
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The Paper Sciences building will be replaced as part of Development Zone B proposals meaning that the right of view will be flanked by new built form. Massing won't be dissimilar to the baseline position and so architecture will play an important role in balancing the aesthetic character across Sackville Street.		Substantial	Moderate/major	Beneficial

06 Viewpoint 5 - Sackville Street

Scenario 1: Baseline



06 Viewpoint 5 - Sackville Street

Scenario 2: Proposed Development



06 Viewpoint 5 - Sackville Street

Scenario 3: Proposed Development + Cumulative

Weston Halls



07 Viewpoint 6 - Charles St (Lass O'Gowrie)

07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
Looking east along Charles Street, this view is flanked by Ibis Hotel on the left and Factory Manchester on the right. In the foreground, the street passes over the River Medlock made evident by colourful bridge parapets. The western end of The Site is central to the distance view, heavily screened by mature trees.	Low Listed Buildings: • Lass O'Gowrie Pub (grade II)	Low Receptors experiencing this view are people using the A6, either as a motorist or pedestrian. Development is proposed in the far distance, away from the focus of this view which is in the foreground.	Low

07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Proposed development will be clearly visible. From this position, the new building fulfils its role as a landmark at the western gateway into the IDM masterplan area. Differing heights and window fenestration mean that Towers 1, 2 and 3 will be distinguishable and offer a step change in scale from lower buildings in the foreground. The subtle/light/pale colour palette of new architecture provides a backdrop that does not jar with brick buildings closer to camera. Retained mature trees provide green continuity from the baseline position and complement news trees planted along Charles Street.	Low	High	Moderate	Beneficial
Scenario 3: Proposed Development + Cumulative Committed development 18) Sister Plot C will be partially visible, central to the far distance. Proposed building height is congruent with Renold building. When considered in combination with the proposal at Weston Halls/Pendulum Hotel, magnitude of change increases as tall buildings come into the middle distance, tucking in behind the Ibis Hotel.		Substantial	Moderate/major	Beneficial
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) Located to the far west of the SRF area, proposed towers screen views of the wider masterplan. No change from scenario 4.		Substantial	Moderate/major	Beneficial

07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Scenario 1: Baseline, by day



07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Scenario 2: Proposed Development, by day



07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Scenario 3: Proposed Development + Cumulative

(18) Sister Plot C

Weston Halls



07 Viewpoint 6 - Charles St (Lass O'Gowrie)

Scenario 2: Baseline, by night



07 Viewpoint 6 - Charles St (Lass O'Gowrie)

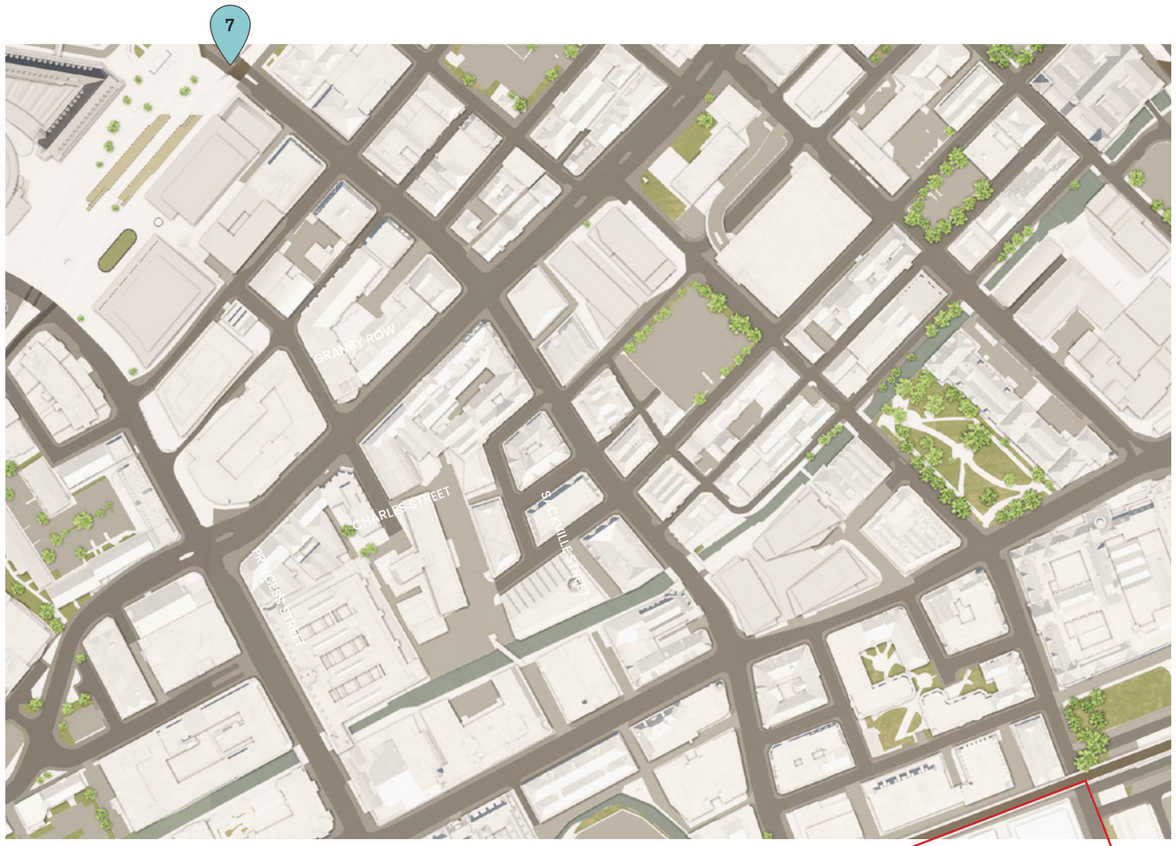
Scenario 2: Proposed Development, by night



08 Viewpoint 7 - Princess Street

08 Viewpoint 7 - Princess Street

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
Located on the north easterly edge of St Peter's Square, this view looks south east along Princess Street. The foreground comprises the Grade I listed Manchester Art Gallery on the left and Grade II listed 77 & 77A Mosley Street on the right. The presence of listed buildings continues into the mid distance on both sides of Princess Street. Cutting across the foreground view are tram tracks which are supported by other infrastructure such as signage, signals and overhead wires. Out of sight, to the right is St Peter's Square and behind the camera is Manchester War memorial (listed).	High Junction of three Conservation Areas. Listed Buildings include: • Manchester Art Gallery (grade I) • 77 & 77A Moseley Street (grade II) • The Anthenaeum (grade II*) • Princess Builldings (grade II) • Manchester War Memorial (grade II*)	Medium This is a busy part of central Manchester as it includes a major public square and a key transport link for motorists and public transport. Receptors are pedestrians and users of the tram/bus network and motorists. Although people in this area tend to be passing through, many visitors are tourists who may be visiting heritage assets, the surroundings of which are important.	Medium/High

08 Viewpoint 7 - Princess Street

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 will be visible in the distance beyond the slate rooftops of buildings of Princess Street. Towers 2 and 1 are not tall enough to be seen. Proposed development does not reach a height that exceeds the established roofscape of existing buildings and quite neatly ties in with the pilastered chimneys of 26-30 Princess Street and Princess Buildings.	Med/High	Minor	Minor/ Moderate	Neutral
Scenario 3: Proposed Development + Cumulative The tallest building proposed at Weston Halls/Pendulum Hotel will come into view and similarly to Tower 3 rise above the established, distant roofline. The magnitude change does not increase enough to be seen as moderate.		Minor	Minor/ Moderate	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The wider IDM site is not visible from this location. Magnitude, significance and nature of effect as per scenario 3.		Minor	Minor/ Moderate	Neutral

08 Viewpoint 7 - Princess Street

Scenario 1: Baseline



08 Viewpoint 7 - Princess Street

Scenario 2: Proposed Development



08 Viewpoint 7 - Princess Street

Scenario 3: Proposed Development + Cumulative

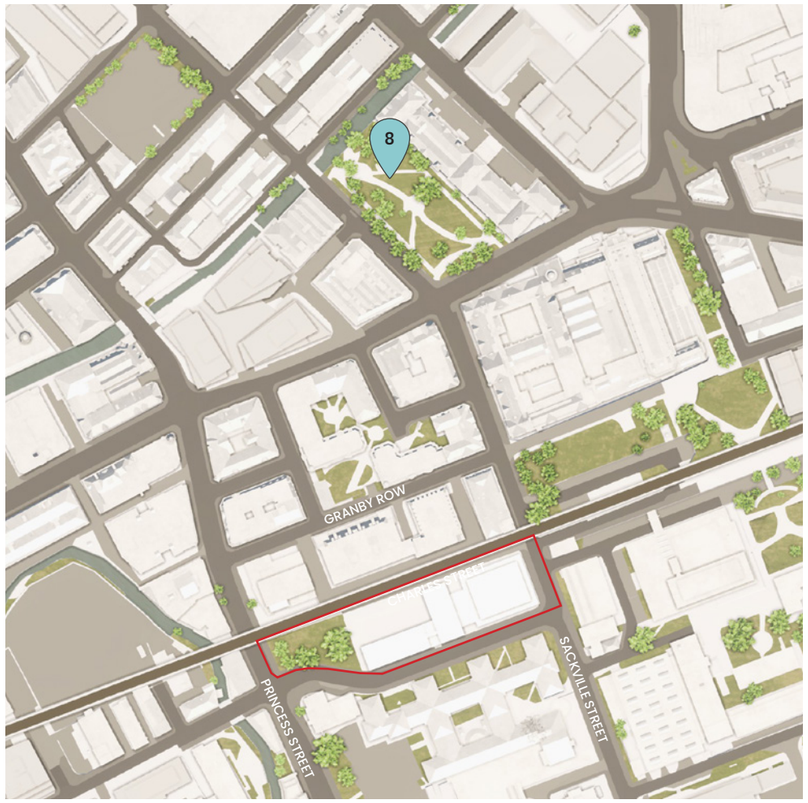
Weston Halls



10 Viewpoint 8 - Sackville Gardens

10 Viewpoint 8 - Sackville Gardens

Baseline review table



NTS

Baseline Description	Value	Susceptibility	Sensitivity
Looking south, this viewpoint is positioned within Sackville Gardens, a small public greenspace in Whitworth Street Conservation Area. The foreground comprises lawn and mature trees, between which the park's paths and benches are situated. Below the tree canopy, the lower reaches of buildings that overlook the park can be seen. To the far left is the red brick of the listed Shena Simon College and to the right, 46 Sackville Street and Regency House can be seen. These buildings will be more visible during the winter when trees are out of leaf. A distant and partial, glimpsed view down Sackville Street is possible toe the centre right. This is in proximity to Key Heritage View 5 of the ID Manchester Strategic Regeneration Framework (page 41)	High Whitworth Street Conservation Area Listed buildings • Shena Simon College (grade II) • Regency House with Barclays Bank (grade II) The park is home to the Alan Turing memorial Statue, the Beacon of Hope and National Trans Memorial	Medium Views of surrounding buildings contributes to the experience of using the park.	Medium/High

10 Viewpoint 8 - Sackville Gardens

Assessment table

Potential Effect on View	Sensitivity	Magnitude	Significance of Effect	Nature of Effect
Scenario 2: Baseline + Proposed Development Tower 3 is partially visible through the established canopy and will be more visible during the winter when trees are out of leaf. Vegetation continues to filter ditance view and provide the receptor with a sense of enclosure. The light coloured facade of the proposed building means that is appears secondary to the red coloured, listed buildings in the mid distance.	Medium/High	Moderate	Moderate/major	Neutral
Scenario 3: Proposed Development + Cumulative Committed development 24) Upper Brook Street, Kincardine Road & Grosvenor Street will be visible in the far distance but trees in the foreground continue to focus the view to the foreground. The proposal at Weston Halls and Pendulum Hotel will creep into view around the right hand side of Tower 3. Magnitude remains moderate.		Moderate	Moderate/major	Neutral
Scenario 4: Cumulative + IDM masterplan (not visualised - assessed qualitatively) The wider IDM site is not visible from this location. Magnitude, significance and nature of effect as per scenario 3.		Moderate	Moderate/major	Neutral