

OVG Manchester:

Appendix 11.3 – Townscape Baseline Figures

REFERENCE
2318

PROJECT

OVG MANCHESTER

DOCUMENT

APPENDIX 11.3: FIGURES

CLIENT

OVG MANCHESTER

STATUS

PLANNING

DATE

26/02/20



DOCUMENT CONTROL

FILE NAME
2318-ID-002-01-APP.11.3TOWNSCAPEBASELINEFIGURES

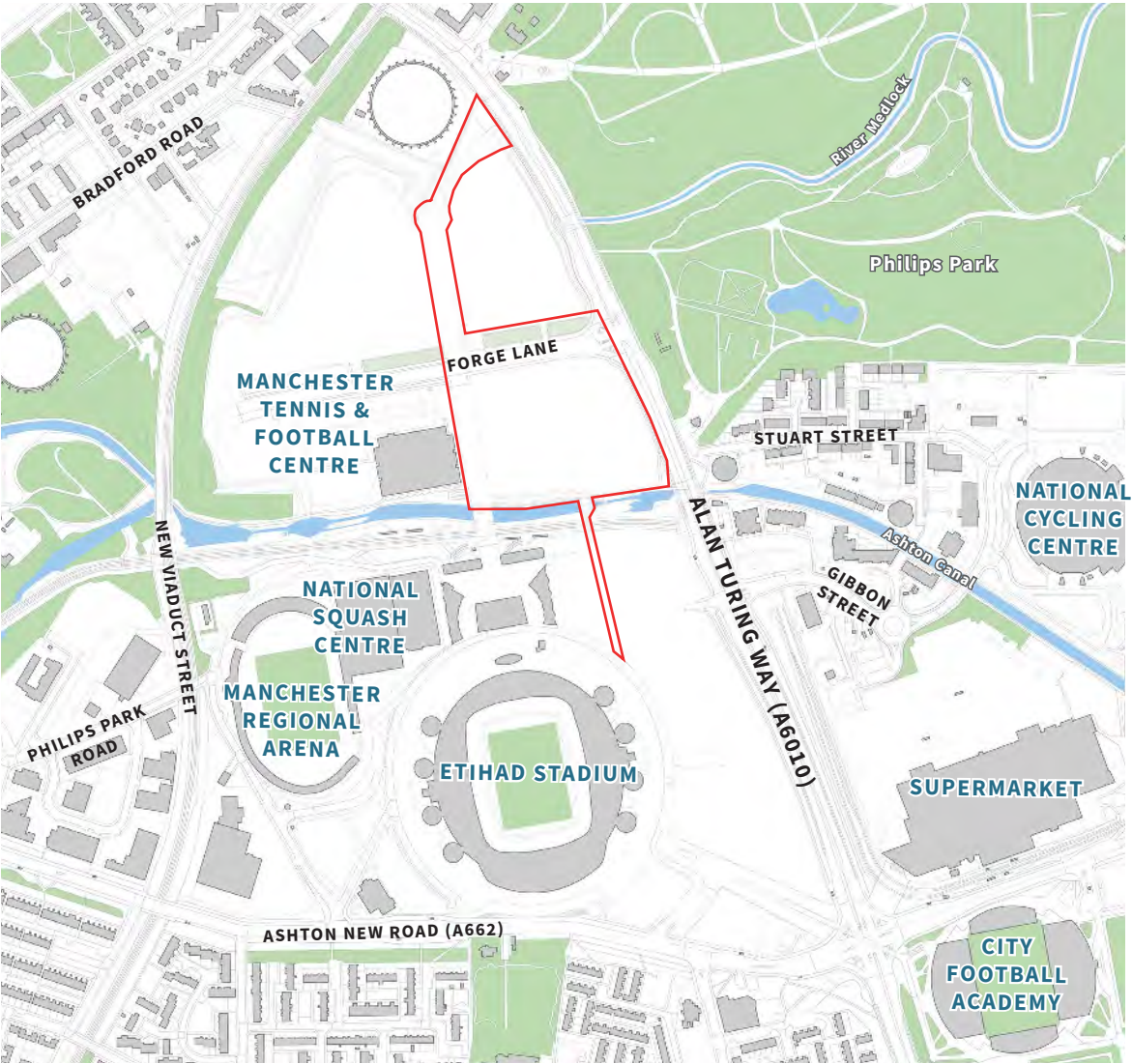
PREPARED BY (INITIALS) AS CJ EO
CHECKED BY (INITIALS) JW GW



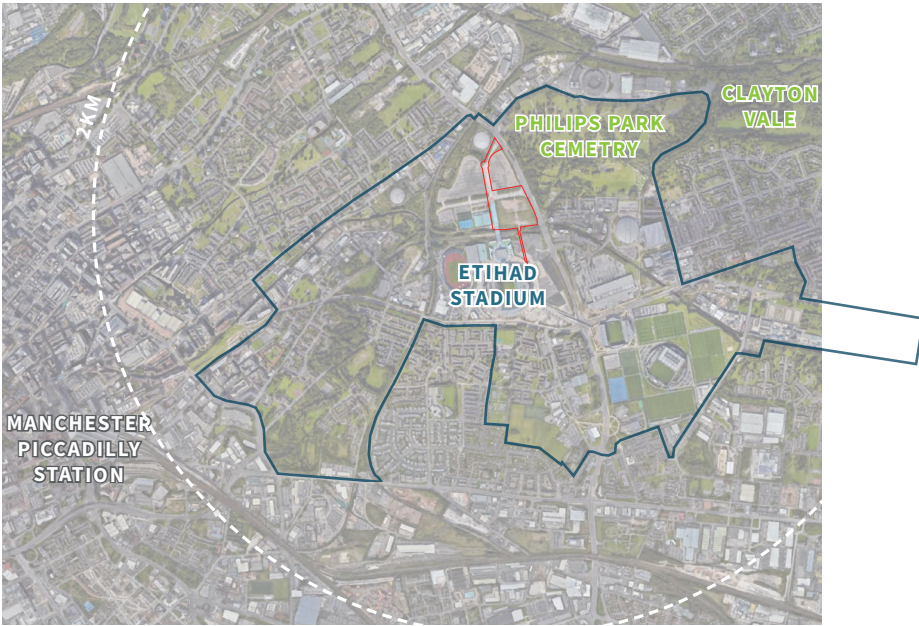
Contents

- 11.3.1 Site Location
- 11.3.2 Historical Development
- 11.3.3 Heritage Designations
- 11.3.4 Urban Gain
- 11.3.5 Land Use
- 11.3.6 Townscape Character
- 11.3.7 Building Heights
- 11.3.8 Movement and Linkages
- 11.3.9 Topography & Site Levels
- 11.3.10 Public Open Space & Environmental Designations
- 11.3.11 Site Analysis
- 11.3.12 Cumulative Development
- 11.3.12 Eastlands Regeneration Framework

11.3.1 Site Location



BASE PLAN SOURCE: OPEN STREET MAP



BASE PLAN SOURCE: GOOGLE

- KEY**
- Red line boundary
 - Eastlands Regeneration Framework

11.3.2 Historical Development



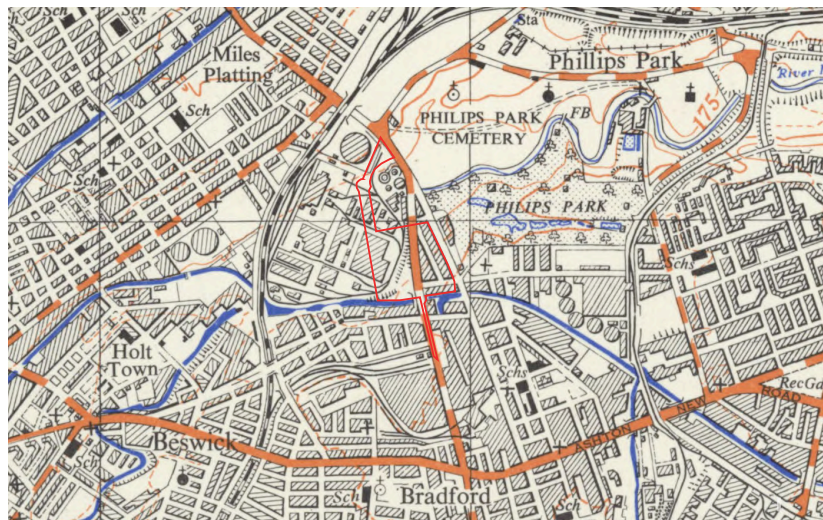
1903

BASE PLAN SOURCE: NATIONAL LIBRARY OF SCOTLAND



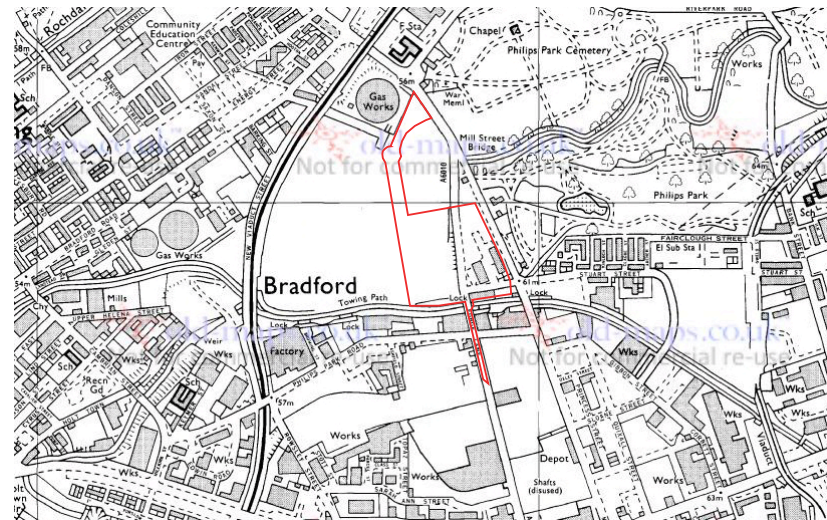
1922

BASE PLAN SOURCE: NATIONAL LIBRARY OF SCOTLAND



1961

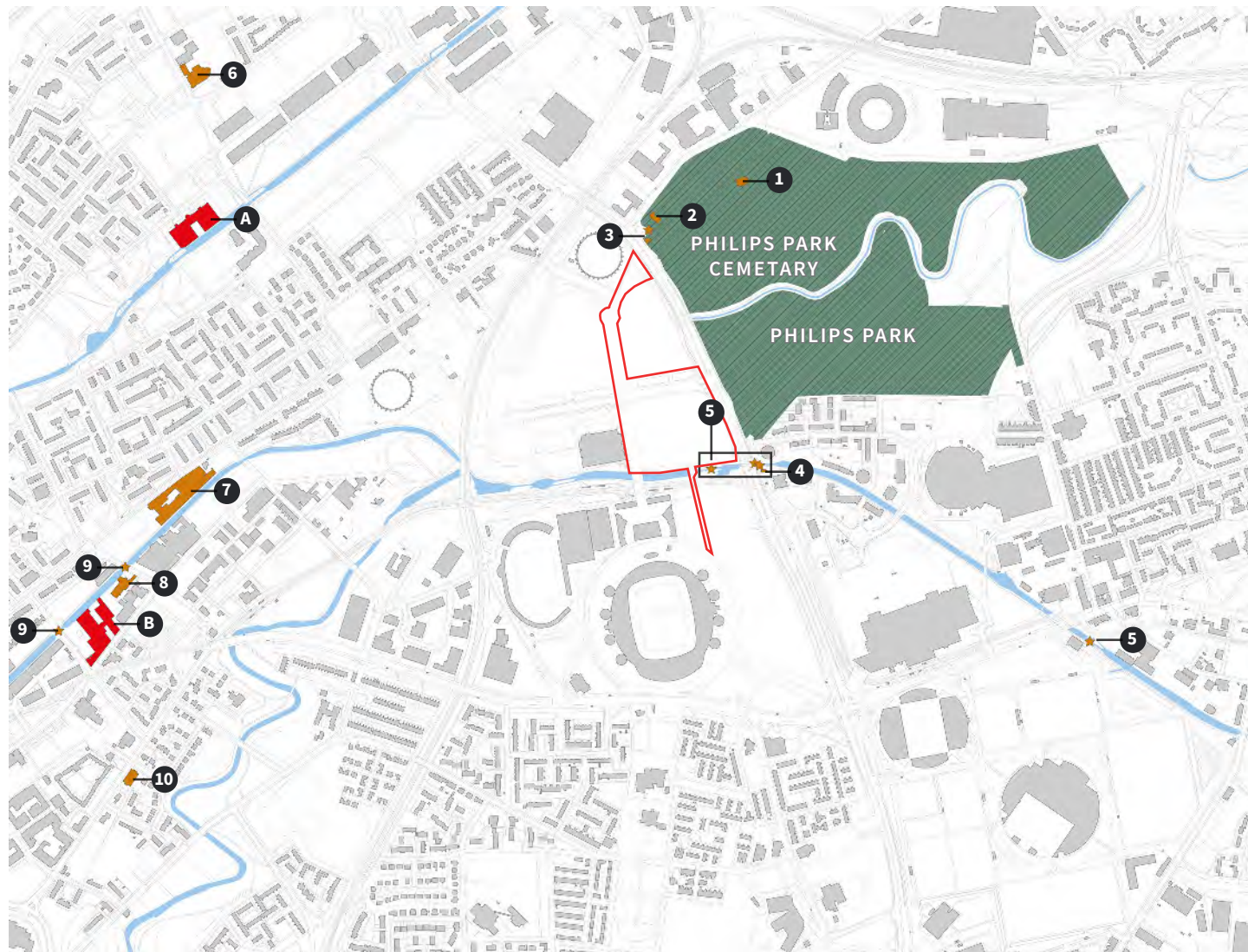
BASE PLAN SOURCE: NATIONAL LIBRARY OF SCOTLAND



1990

BASE PLAN SOURCE: NATIONAL LIBRARY OF SCOTLAND

11.3.3 Heritage Designations



BASE PLAN SOURCE: OPEN STREET MAP

KEY

- Red line boundary
- Grade II* Listed Building
- Grade II Listed Building
- ★ Grade II Listed Structure
- Grade II Listed Park and Garden

GRADE II* LISTED

A - Victoria Mill

B - Hope Mill

GRADE II LISTED

1 - Cemetery Chapel at Philips Park Cemetery

2 - Cemetery Office at Philips Park Cemetery

3 - Gates and Railings / Entrance Lodge to main entrance of Philips Park Cemetery

4 - Ashton Canal Lock Keepers Cottage

5 - Ashton Canal locks and bridges

6 - Corpus Christi Basilica

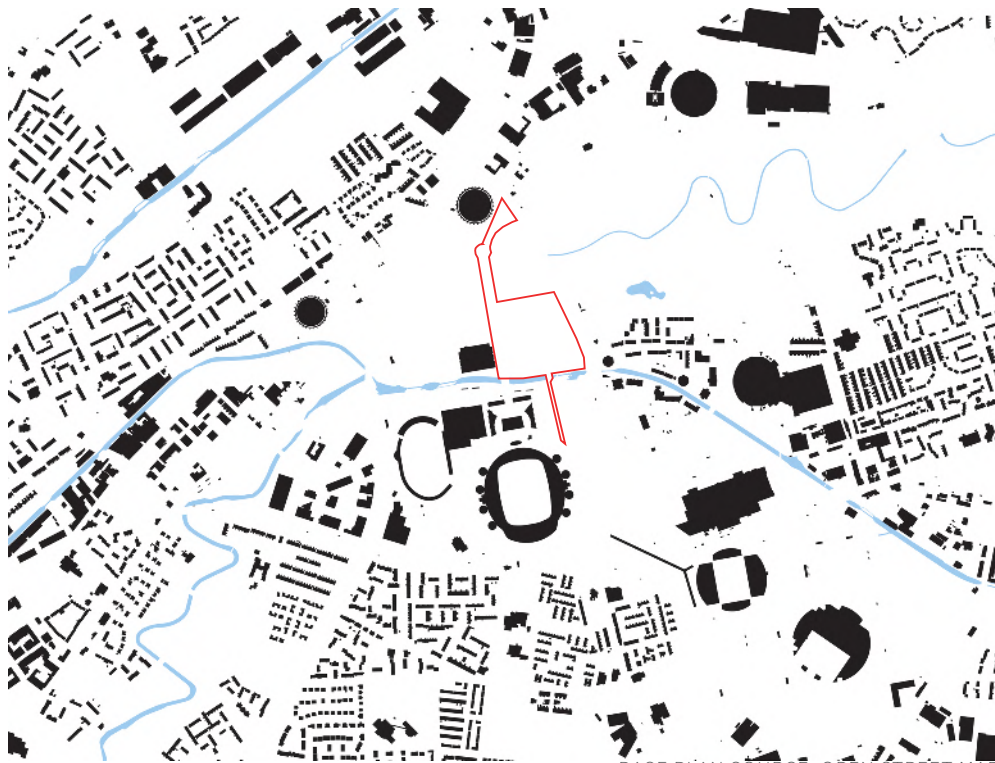
7 - Brunswick Mill

8 - Spectator Mill

9 - Bridges Number 4/5 over Ashton Canal

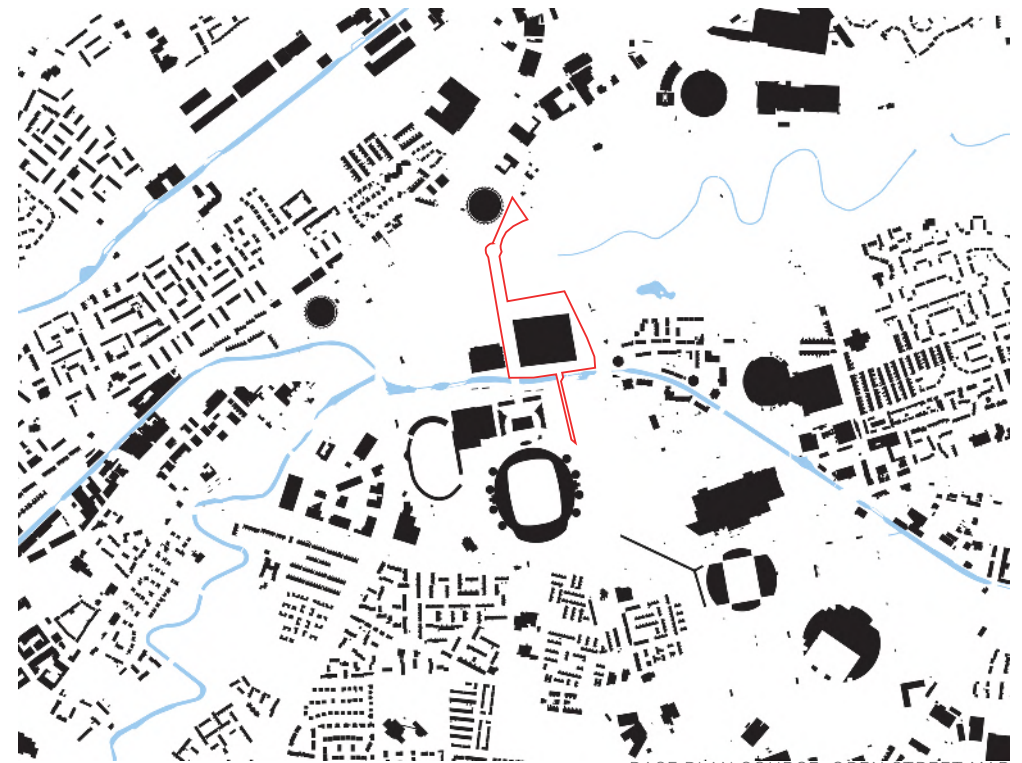
10 - Former Church of All Souls

11.3.4 Urban Grain



EXISTING

BASE PLAN SOURCE: OPEN STREET MAP



PROPOSED

BASE PLAN SOURCE: OPEN STREET MAP

11.3.5 Land Use



EXISTING

BASE PLAN SOURCE: OPEN STREET MAP



PROPOSED

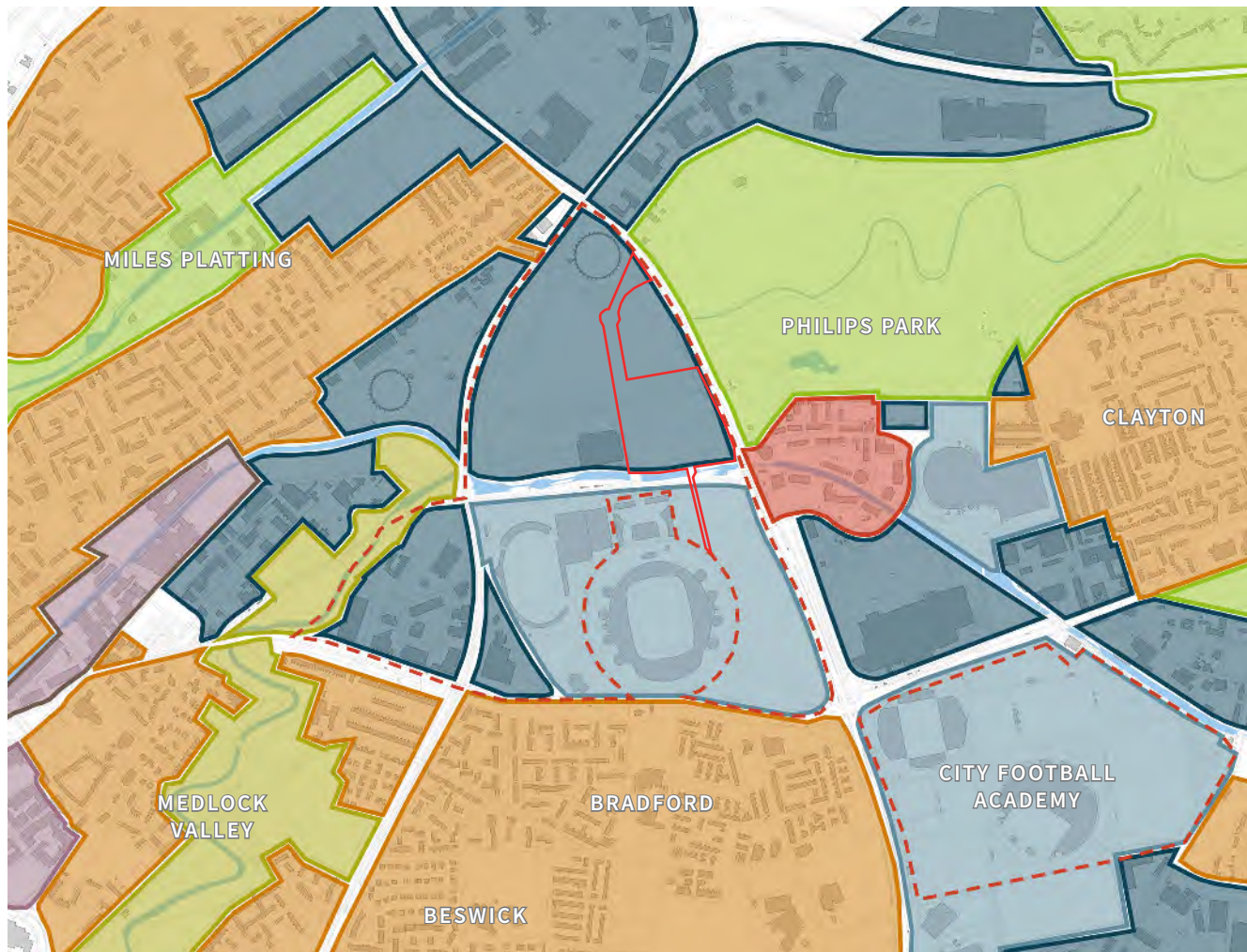
BASE PLAN SOURCE: OPEN STREET MAP

KEY

- | | | |
|-------------------|---------------------|---------------------------------|
| Red line boundary | Industrial | Community / civic |
| Canal | Commercial / Retail | Religious |
| Residential | Mixed Use | Leisure/ entertainment/ culture |
| Sport | Education | Other / vacant / unknown |

Note: Where buildings are mixed use, the dominant use is recorded.

11.3.6 Townscape Character

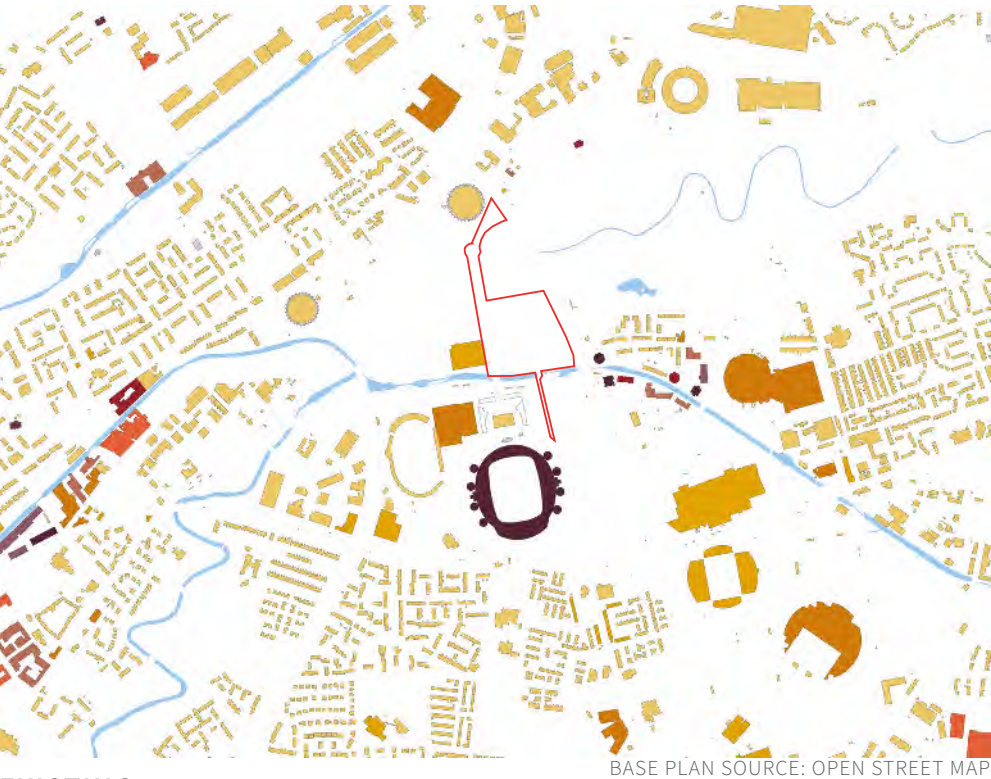


BASE PLAN SOURCE: OPEN STREET MAP

KEY

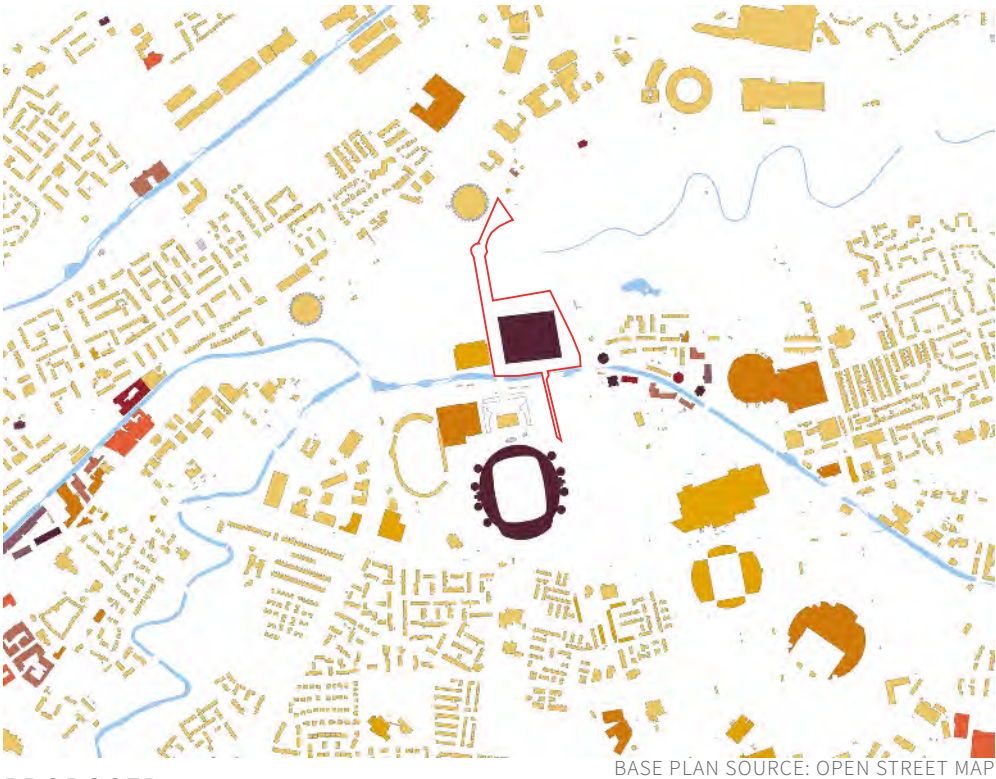
- Red line boundary
- - - Etihad Campus
- Sport
- Post-industrial
- Mills
- Low density housing
- Higher density housing
- Medlock Valley
- Parks and Philips Park

11.3.7 Building Heights



EXISTING

BASE PLAN SOURCE: OPEN STREET MAP



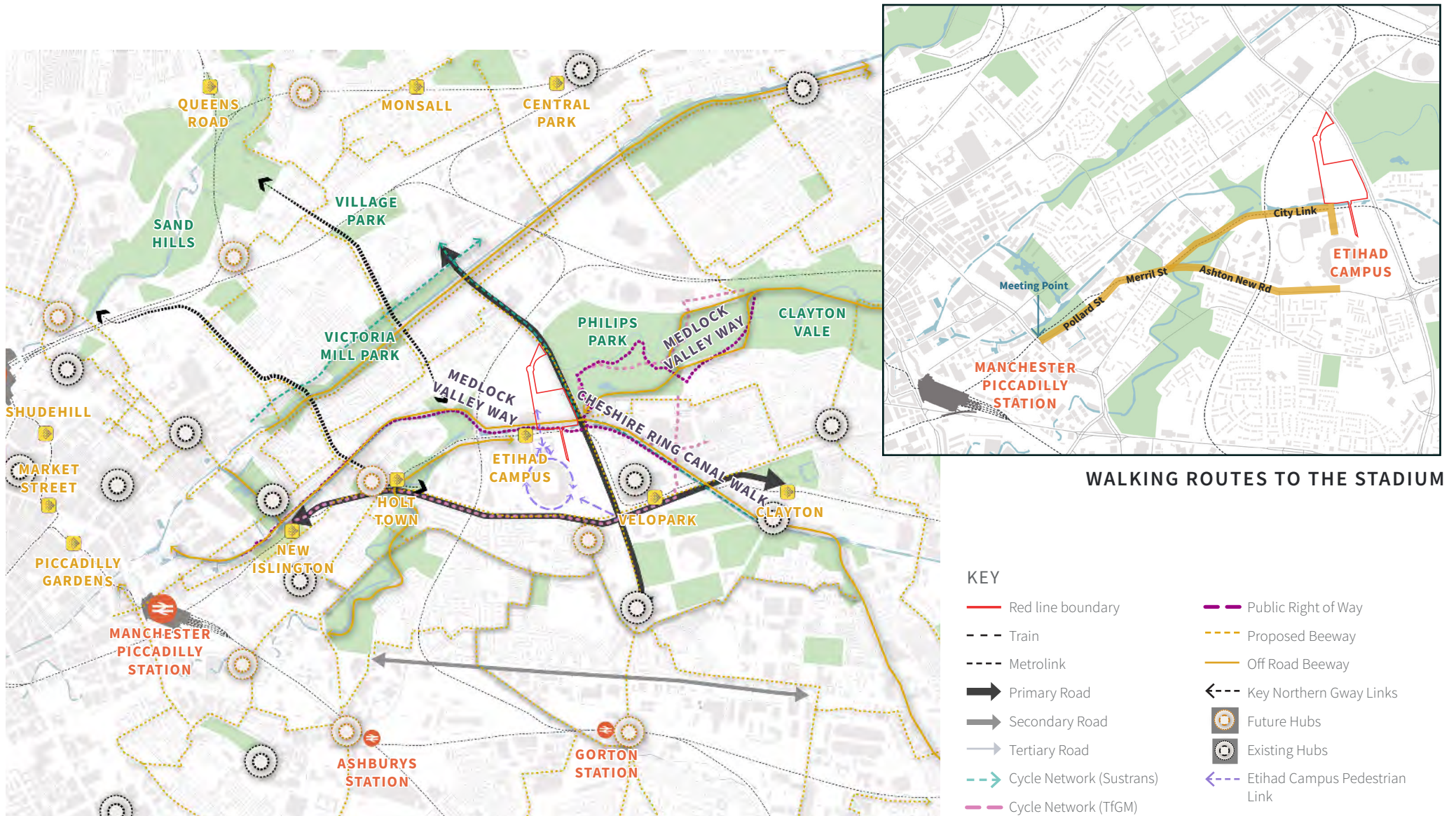
PROPOSED

BASE PLAN SOURCE: OPEN STREET MAP

KEY

Red line boundary	6
0-2 storeys (or equivalent)	7
3	8
4	9+
5	

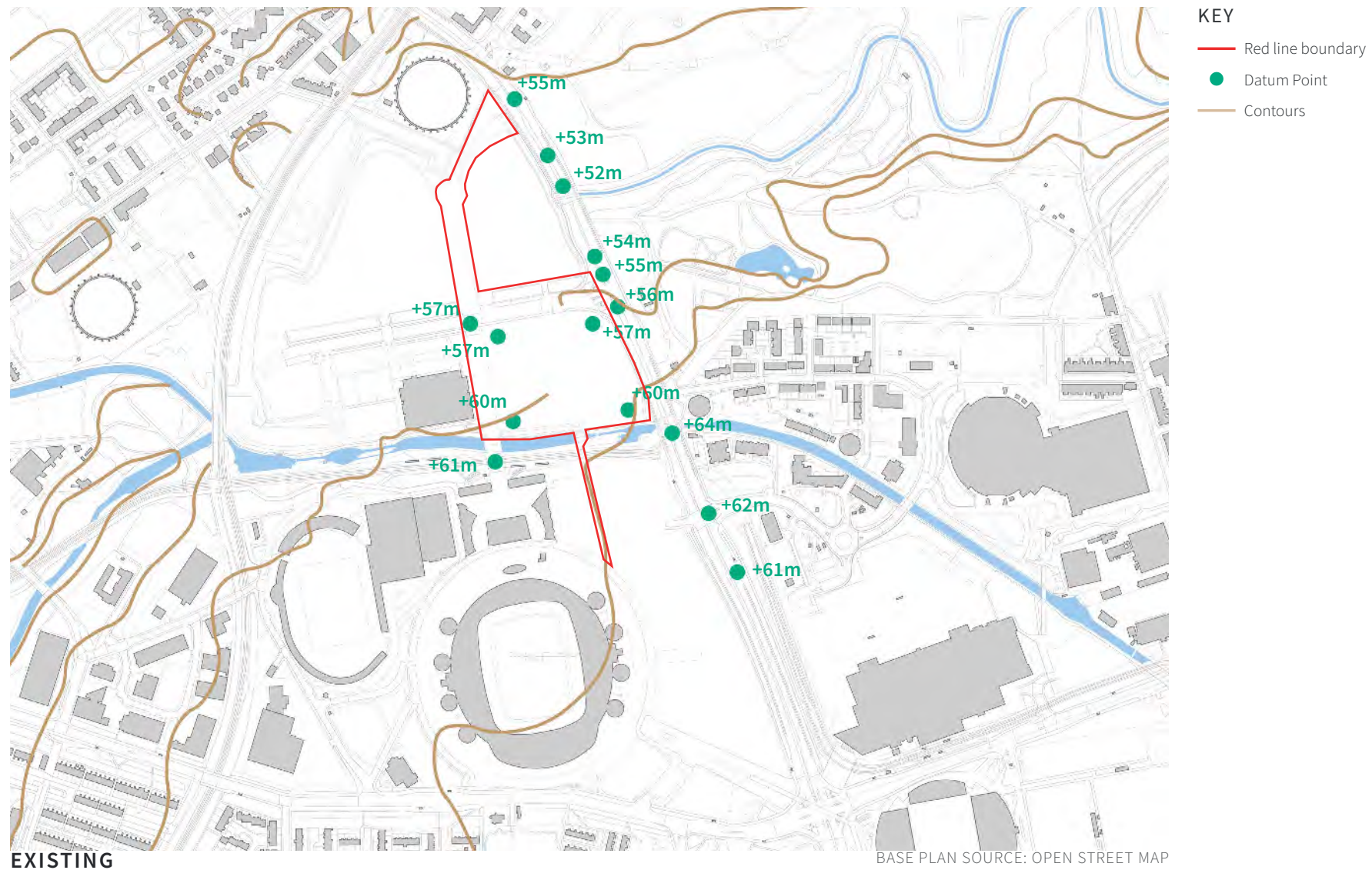
11.3.8 Movement and Linkages



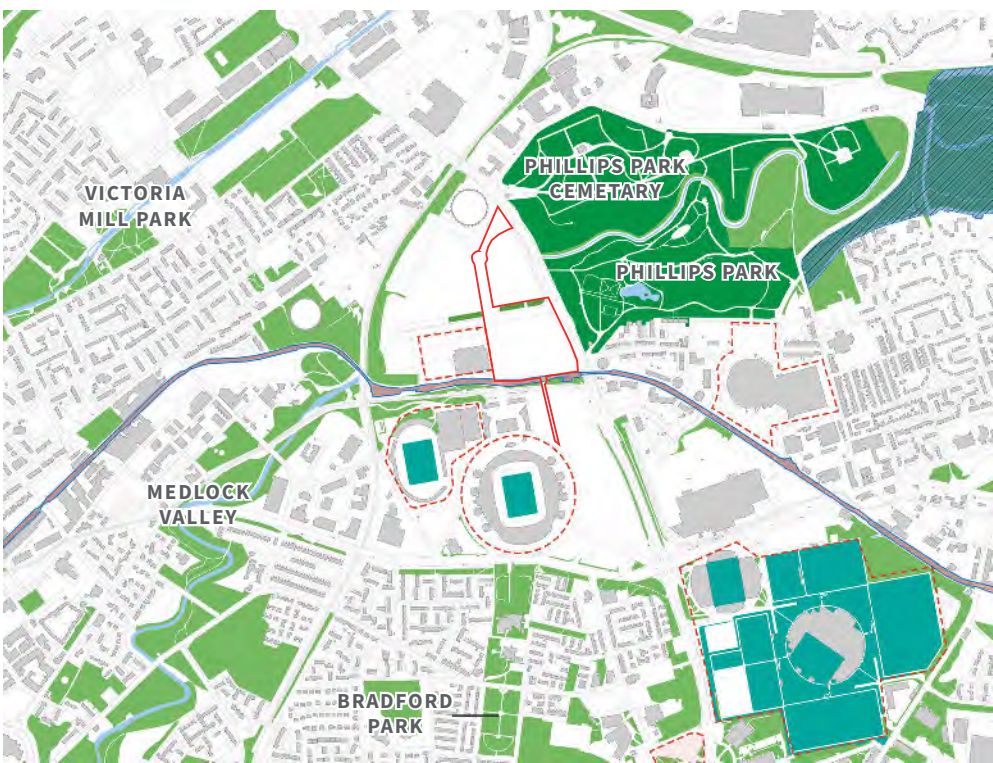
WIDER CONTEXT

BASE PLAN SOURCE: OPEN STREET MAP

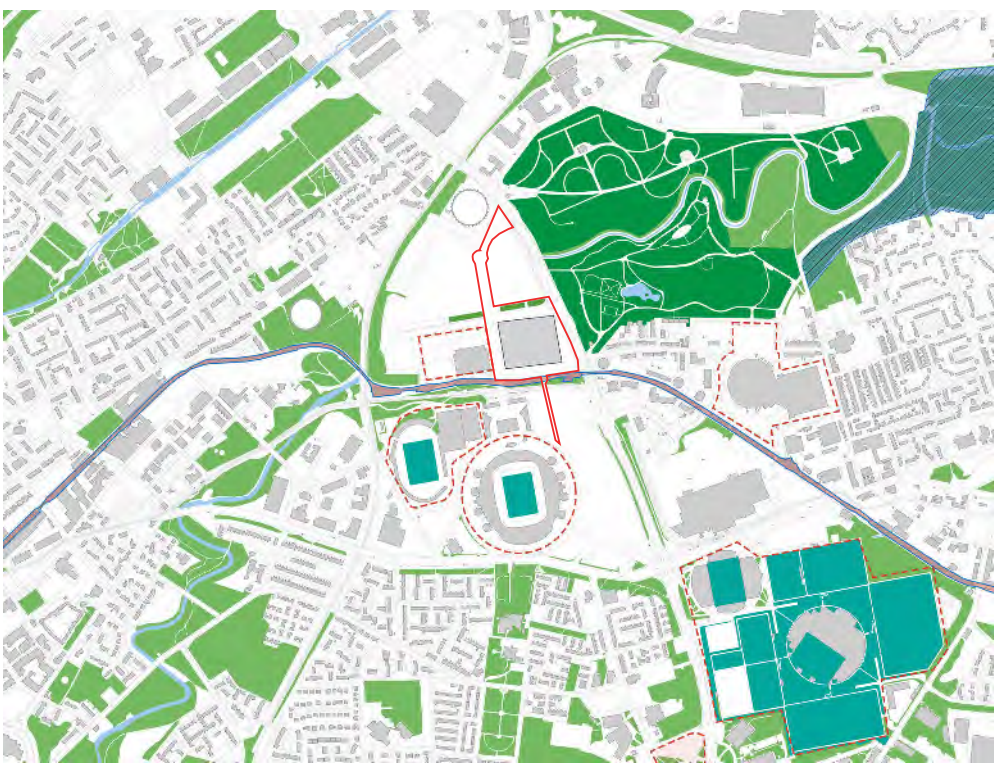
11.3.9 Topography & Site Levels



11.3.10 Public Open Space & Environmental Designations



EXISTING

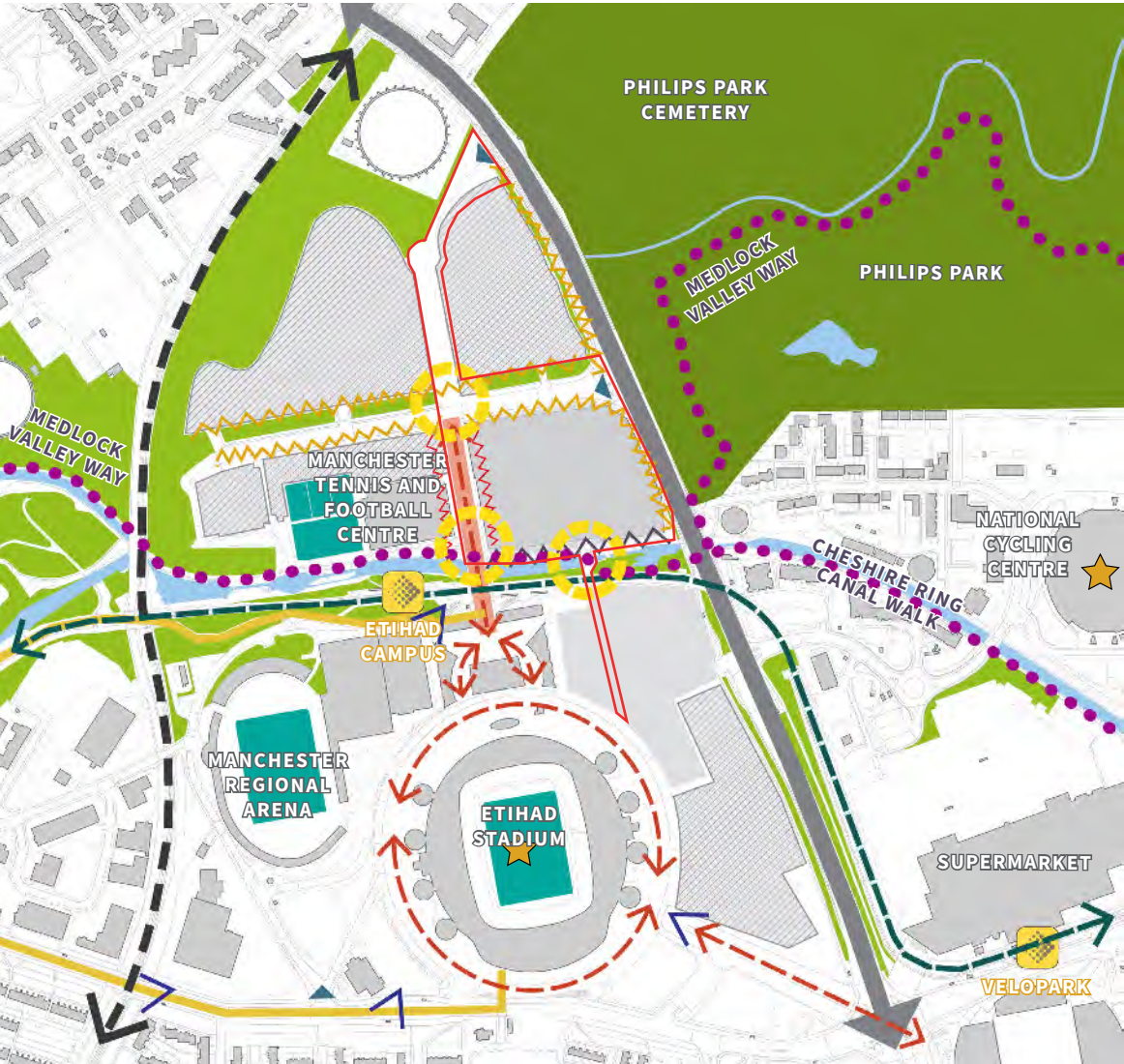


PROPOSED

KEY

- Red line boundary
- Canal
- Green space
- Sports facility
- Private open space - sport
- Grade II Listed Park and Garden
- Site of Biological Importance
- Local Nature Reserve

11.3.11 Site Character



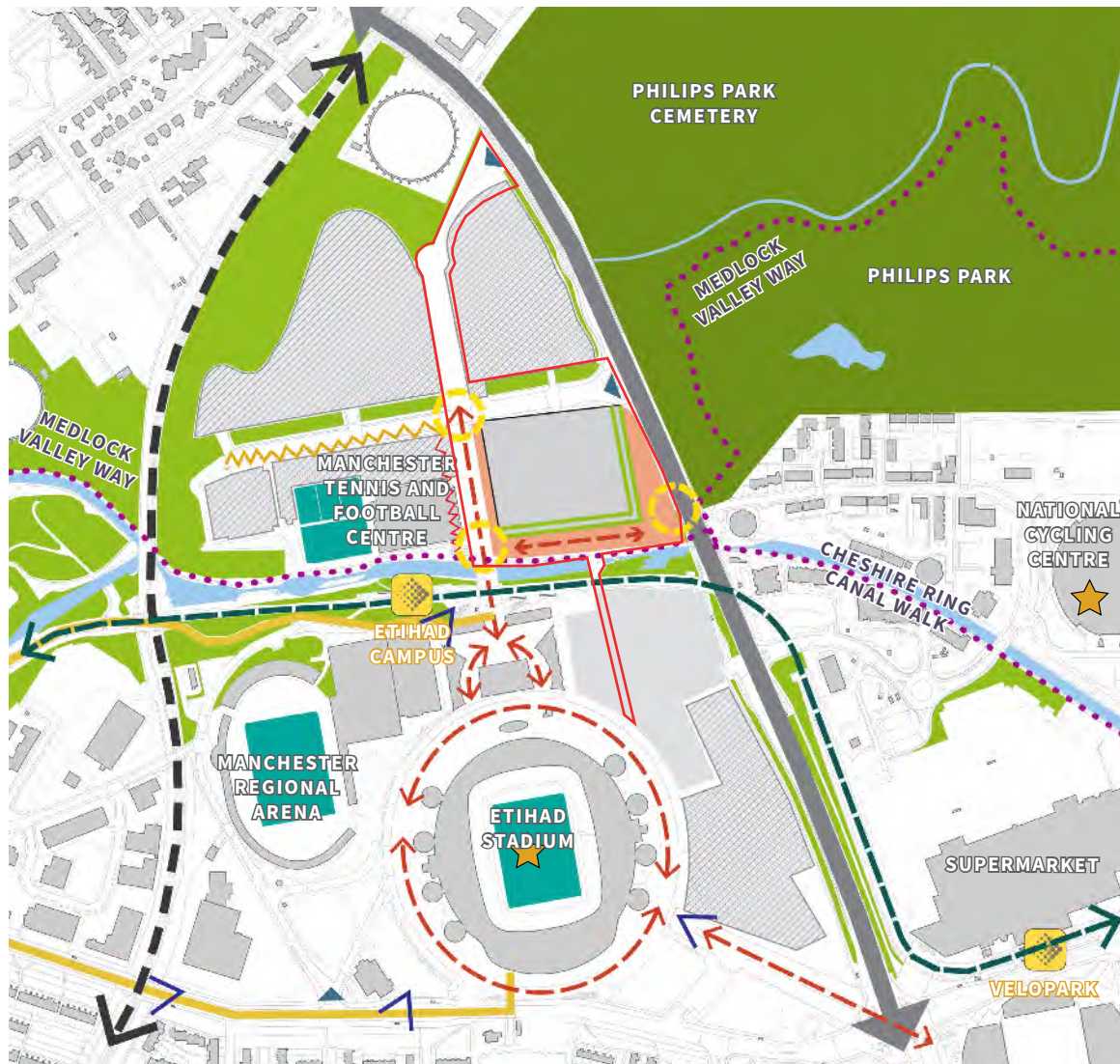
KEY

- Red line boundary
- Vehicle access
- Major vehicular route
- Train
- Metro
- Metrolink tram stop
- Main pedestrian route
- Pedestrian approach to stadium from car park
- Visually poor surface car parking
- Poor quality surface area
- Outdoor Sport Facility
- Green space
- Park and cemetery
- Major sports destination
- Poor address to the road
- Poor frontage to the canal
- Poor address to the pedestrian approach to the stadium
- City Link Walking Route
- Public Right of Way
- Arrival Points
- Views

EXISTING

BASE PLAN SOURCE: OPEN STREET MAP

11.3.11 Site Character



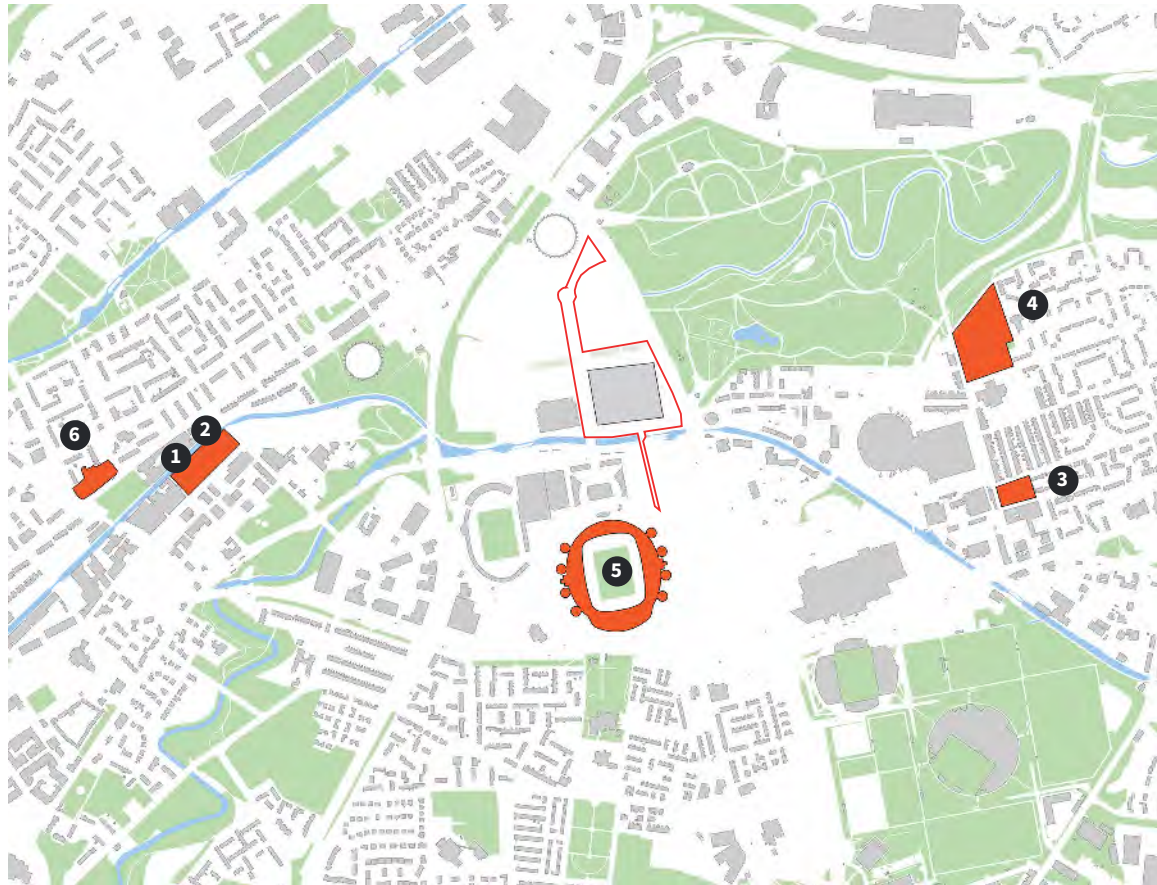
PROPOSED

BASE PLAN SOURCE: OPEN STREET MAP

KEY

- | | |
|---|--|
| — Red line boundary | ■ Park and cemetery |
| ▶ Vehicle access | — Proposed active frontage |
| — Major vehicular route | ★ Major sports destination |
| — Train | — City Link Walking Route |
| — Metro | ... Public Right of Way |
| ■ Metrolink tram stop | □ Pedestrian access |
| — Main pedestrian route | ↗ Views |
| — Proposed area of public realm | |
| ▨ Visually poor surface car parking | |
| ■ Poor quality surface area | |
| ■ Sports facility | |
| ■ Green space | |

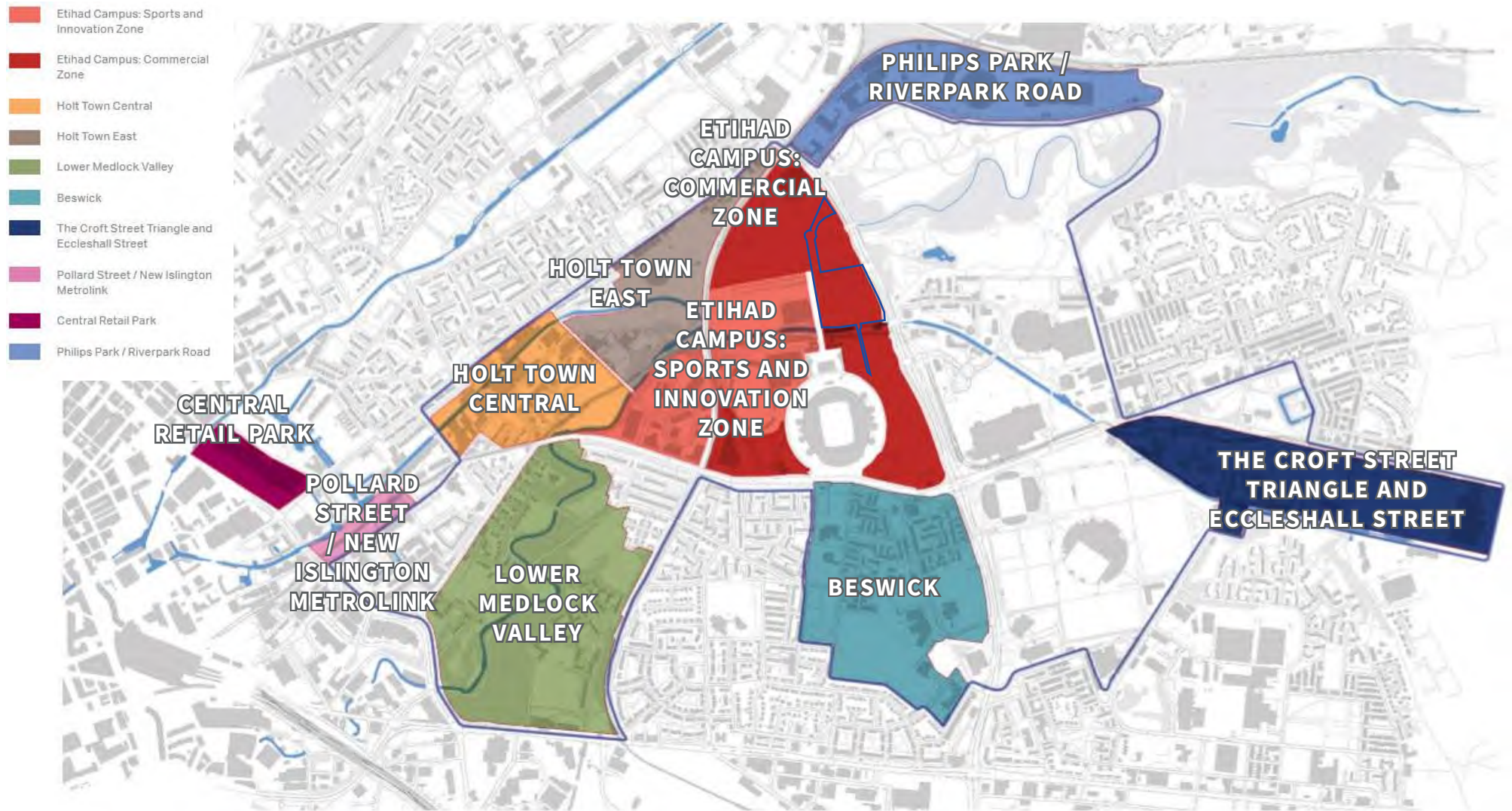
11.3.12 Committed Development



BASE PLAN SOURCE: OPEN STREET MAP

- 1 CO-WORKING
- 2 CO-WORKING
- 3 RESIDENTIAL
- 4 RESIDENTIAL
- 5 ETIHAD STADIUM EXTENSION
- 6 RESIDENTIAL

11.3.13 Eastlands Regeneration Framework



BASE PLAN SOURCE: OPEN STREET MAP



MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY

+44 (0)161 928 9281

LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX

+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT

+44 (0)151 363 1230