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# Contents

|                                                      |    |
|------------------------------------------------------|----|
| 1.1 Site location                                    | 4  |
| 1.2 Historical development                           | 5  |
| 1.3 Townscape Character Areas                        | 6  |
| 1.4 Urban Grain                                      | 7  |
| 1.5 Building Heights                                 | 8  |
| 1.6 Movement and Linkages                            | 9  |
| 1.7 Environmental Designations and Public Open Space | 10 |
| 1.8 Surrounding Committed Development                | 11 |
| 1.9 Site Character                                   | 12 |

## 1.1 Site location

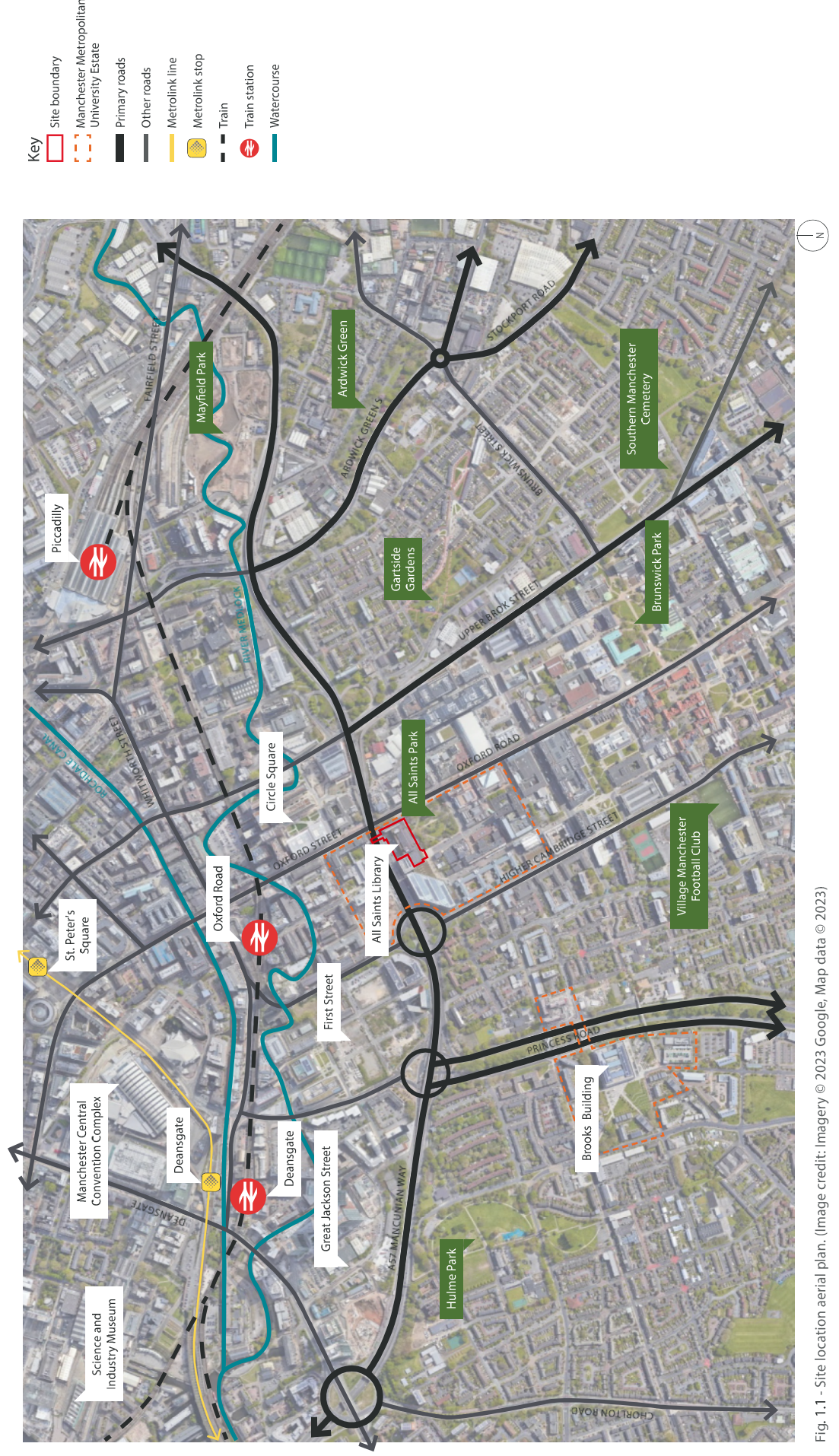


Fig. 1.1 - Site location aerial plan. (Image credit: Imagery © 2023 Google, Map data © 2023)

## 1.2 Historical development



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



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

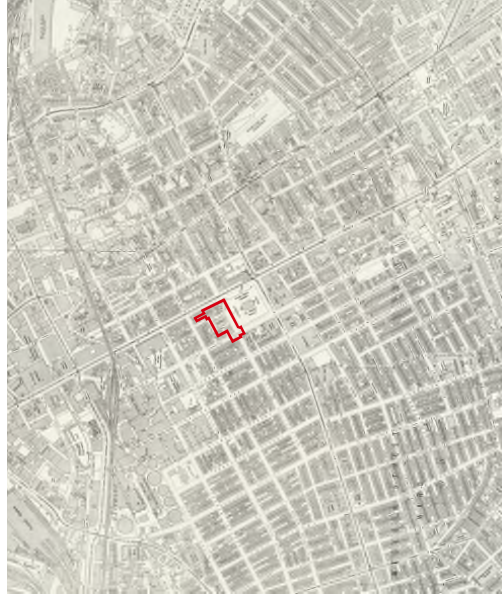


Fig. 1.2.2 - 1922 (Image credit: National Library of Scotland)



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

Key  
Site boundary



### 1.3 Townscape Character Areas

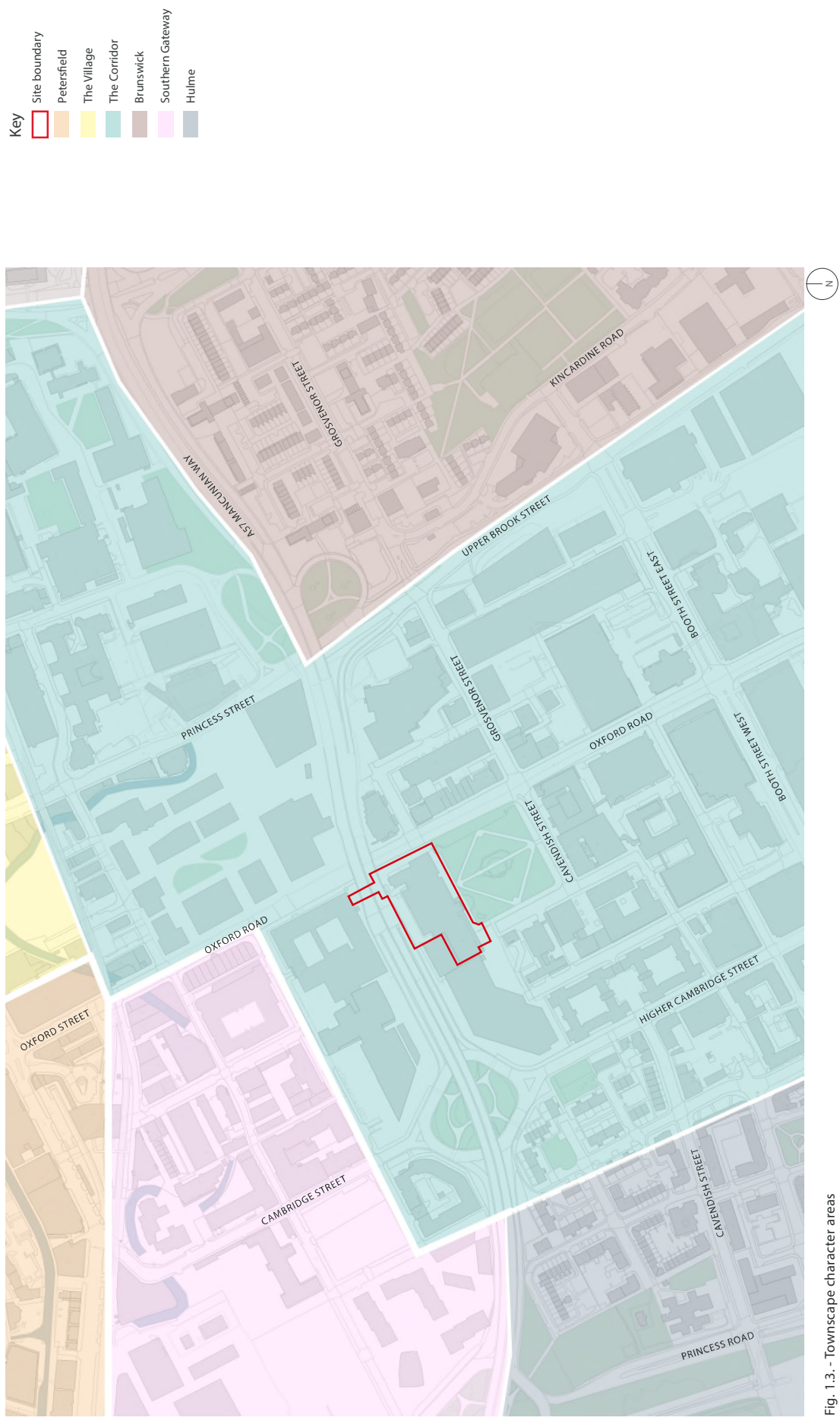


Fig. 1.3. - Townscape character areas

## 1.4 Urban Grain



Fig. 1.4.1 - Existing urban grain

Key  
Site boundary



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

- Key
- Site boundary
  - Primary route
  - Secondary route



Fig. 1.6.1. - Existing movement and linkages

- Bus stop
- Bus station
- Railway
- Railway station
- Metrolink route
- Metrolink station
- Pedestrian link
- National cycle route 6
- Beeway
- Strengthened pedestrian link



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 Surrounding Committed Development

Key  Site boundary



Fig. 1.8 - Surrounding committed development

## 1.9 Site Character

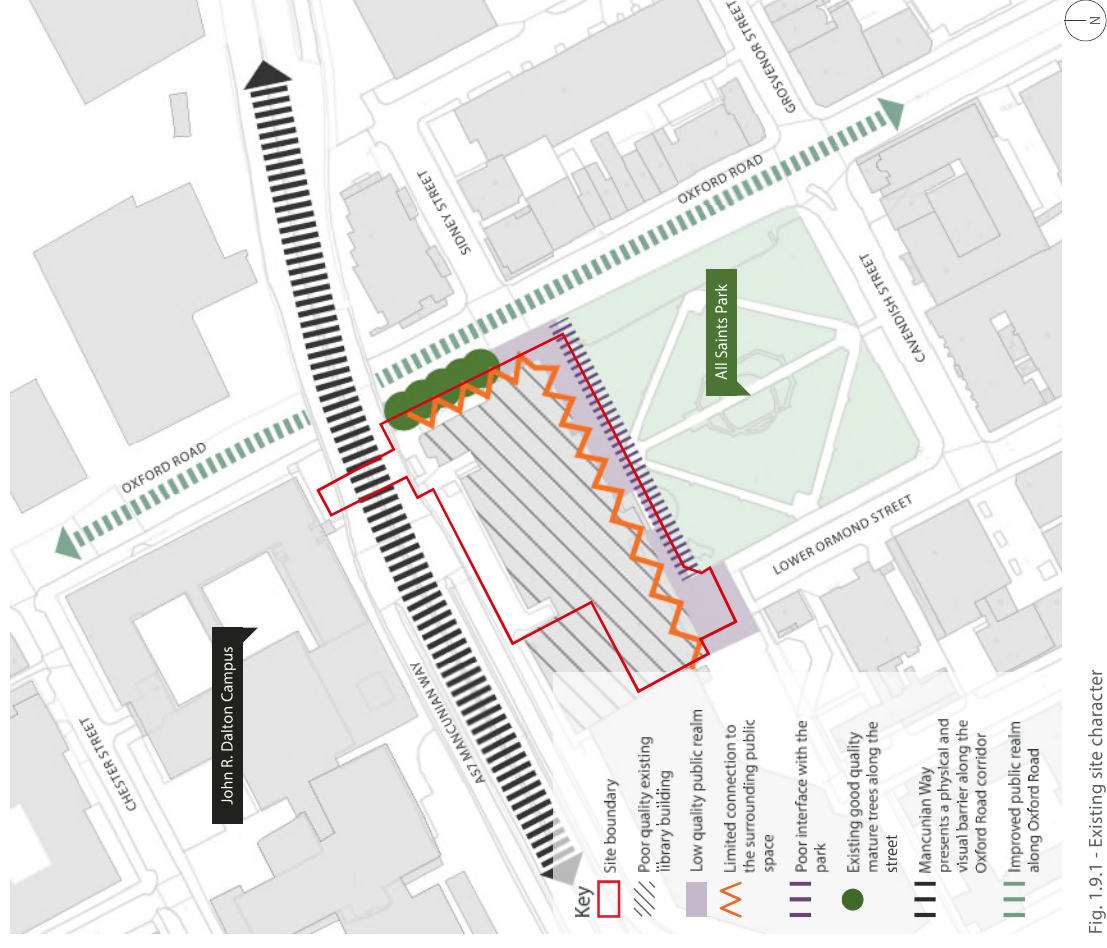


Fig. 1.9.1 - Existing site character

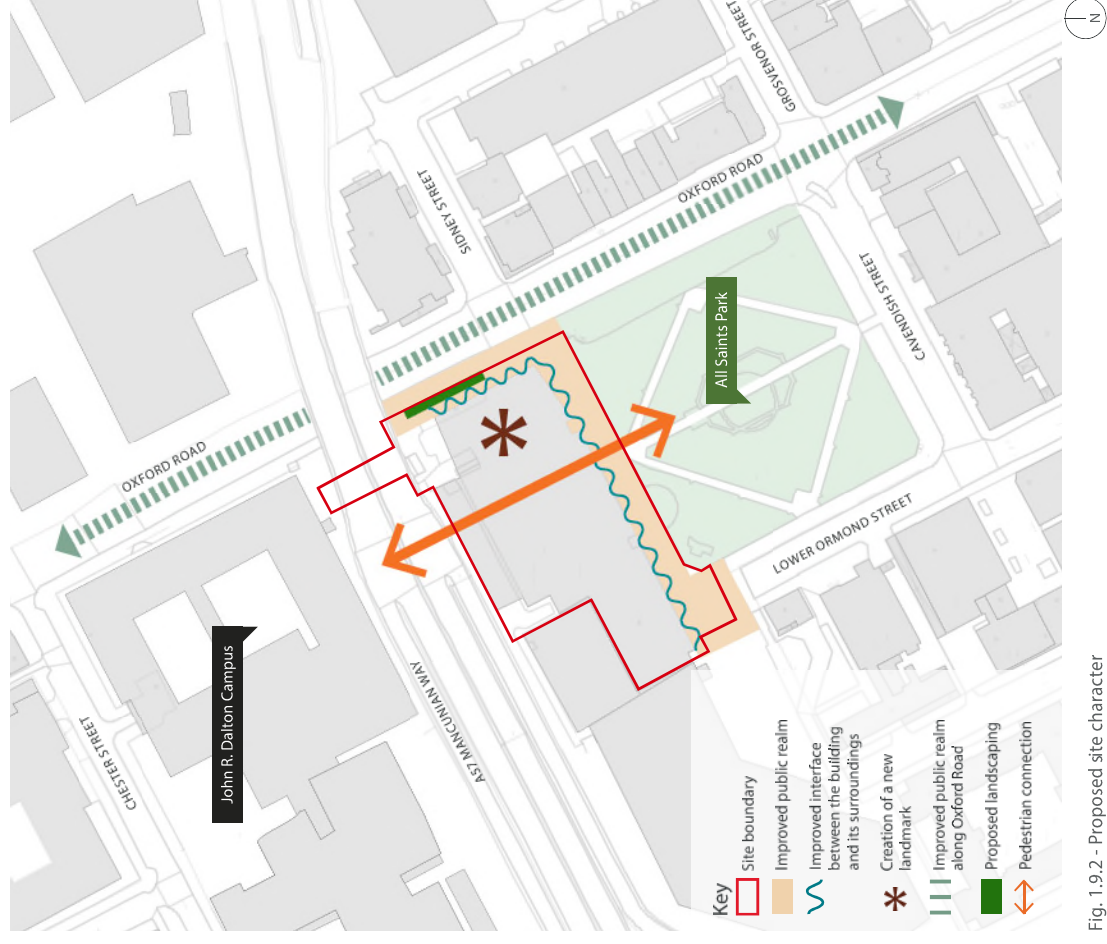


Fig. 1.9.2 - Proposed site character

|            |                     |
|------------|---------------------|
| Leeds      |                     |
|            | +44 (0)113 824 6413 |
| Liverpool  |                     |
|            | +44 (0)151 363 1230 |
| London     |                     |
|            | +44 (0)207 253 5678 |
| Manchester |                     |
|            | +44 (0)161 928 9281 |
| Standish   |                     |
|            | +44 (0)1453 607080  |

