

Project North Stand

Appendix 12.3: Townscape & Visual Impact Assessment

Townscape Figures



Document Control

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12.1 Site Location



Figure 12.1 of Appendix 12 - Site location

12.2 Historical Development

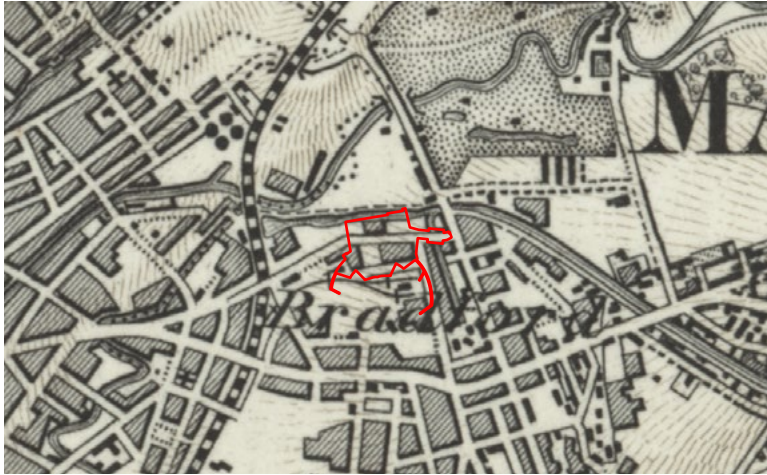


Figure A - Dated - 1903

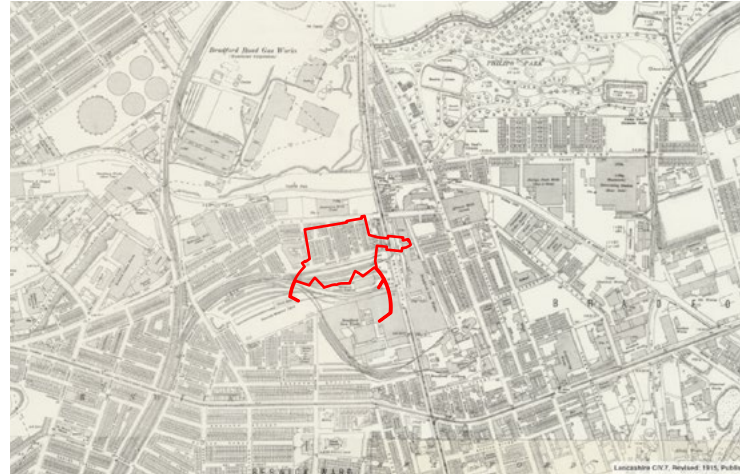


Figure B - Dated - 1922



Figure C - Dated - 1961



Figure D - Dated - 1990

Key
Main Application Boundary

12.3 Heritage Designations

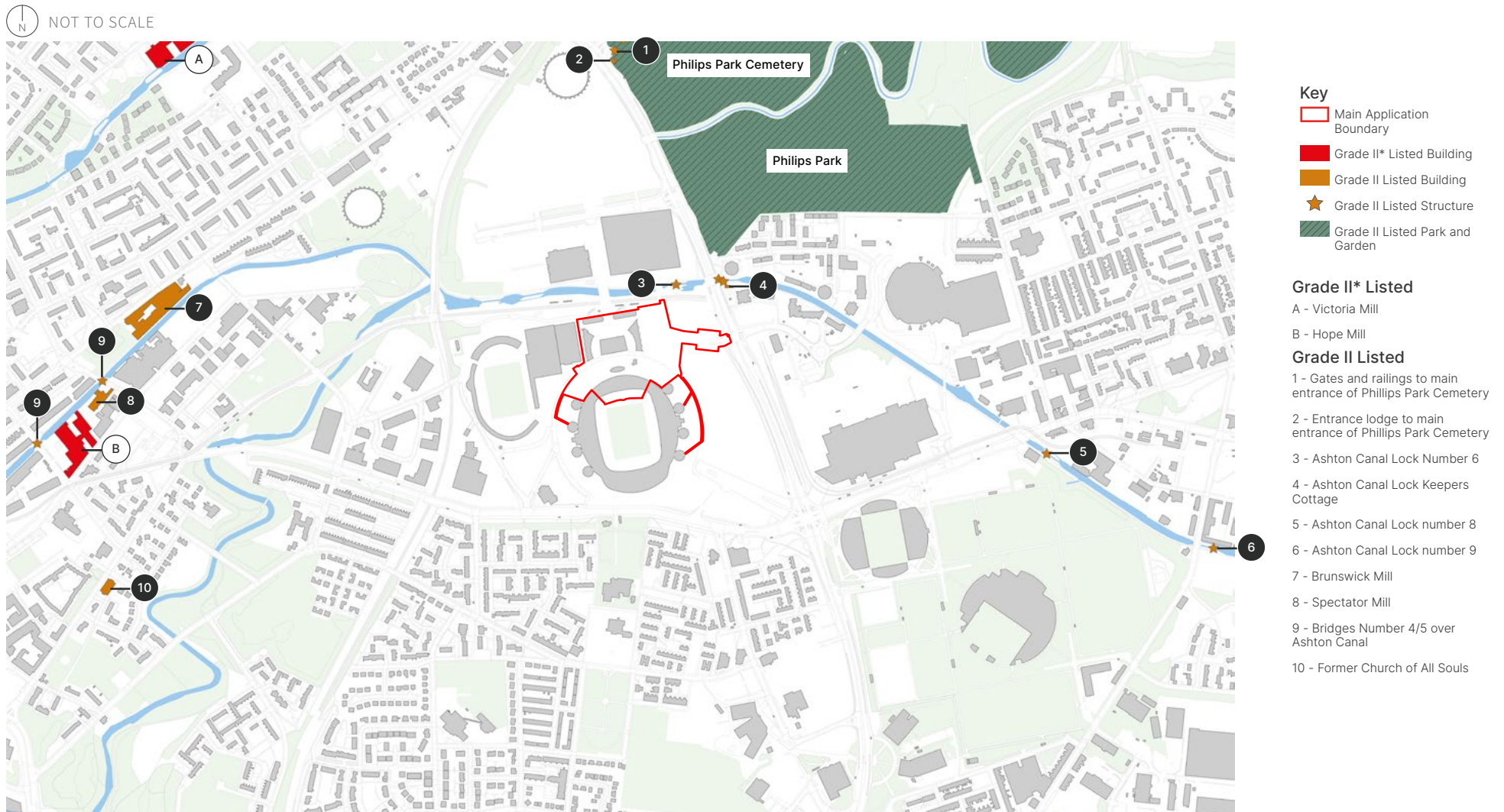


Figure 12.3 of Appendix 12 - Heritage Designations

12.4 Townscape Character

 NOT TO SCALE

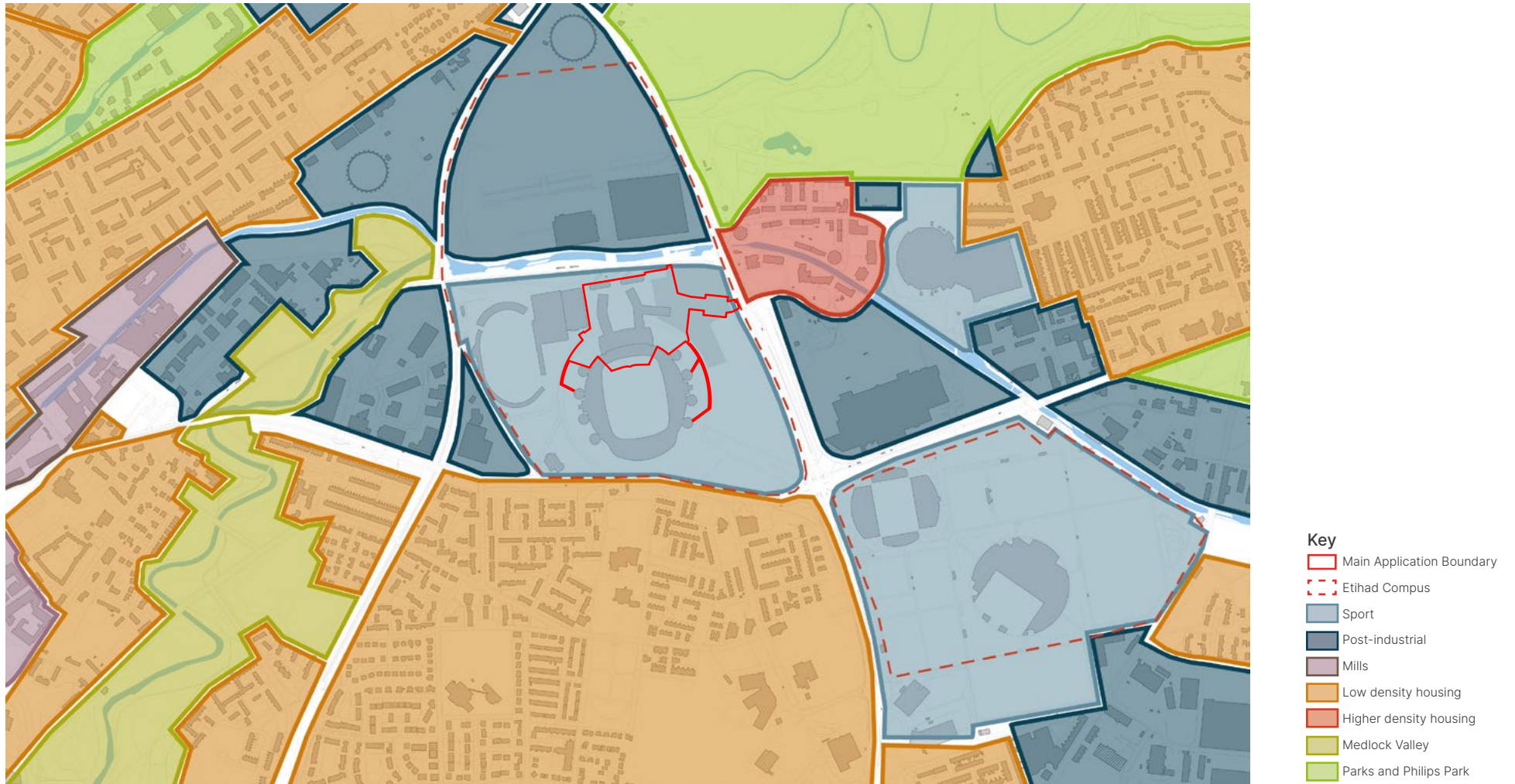


Figure 12.4 of Appendix 12 - Townscape Character

12.5 Urban Grain

NOT TO SCALE

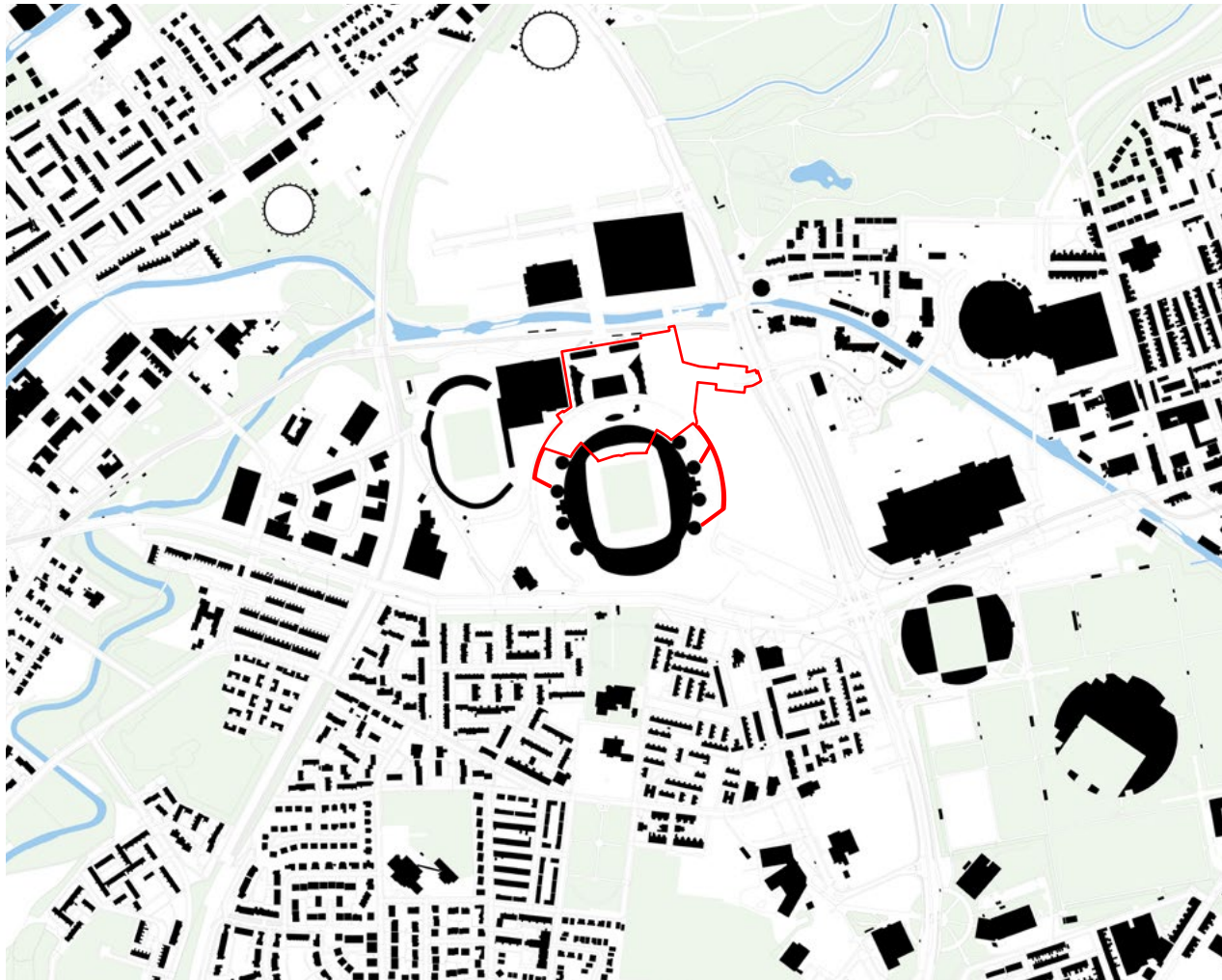


Figure 12.5a of Appendix 12 - Existing Urban grain

Key
Main Application Boundary

NOT TO SCALE

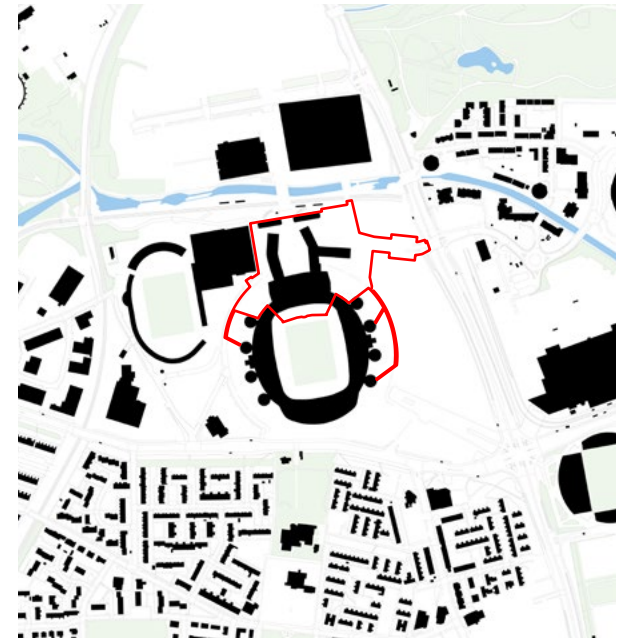


Figure 12.5b of Appendix 12 - Proposed urban grain

12.6 Land Use

NOT TO SCALE



Figure 12.6a of Appendix 12 - Existing land use

Key

- Main Application Boundary
- Canal
- Residential
- Sport
- Industrial
- Commercial / Retail
- Mixed Use
- Education
- Community / Civic
- Religious
- Leisure / Entertainment / Culture
- Under construction / Vacant / Unknown

NOT TO SCALE



Figure 12.6b of Appendix 12 - proposed land use

12.7 Building Heights

NOT TO SCALE

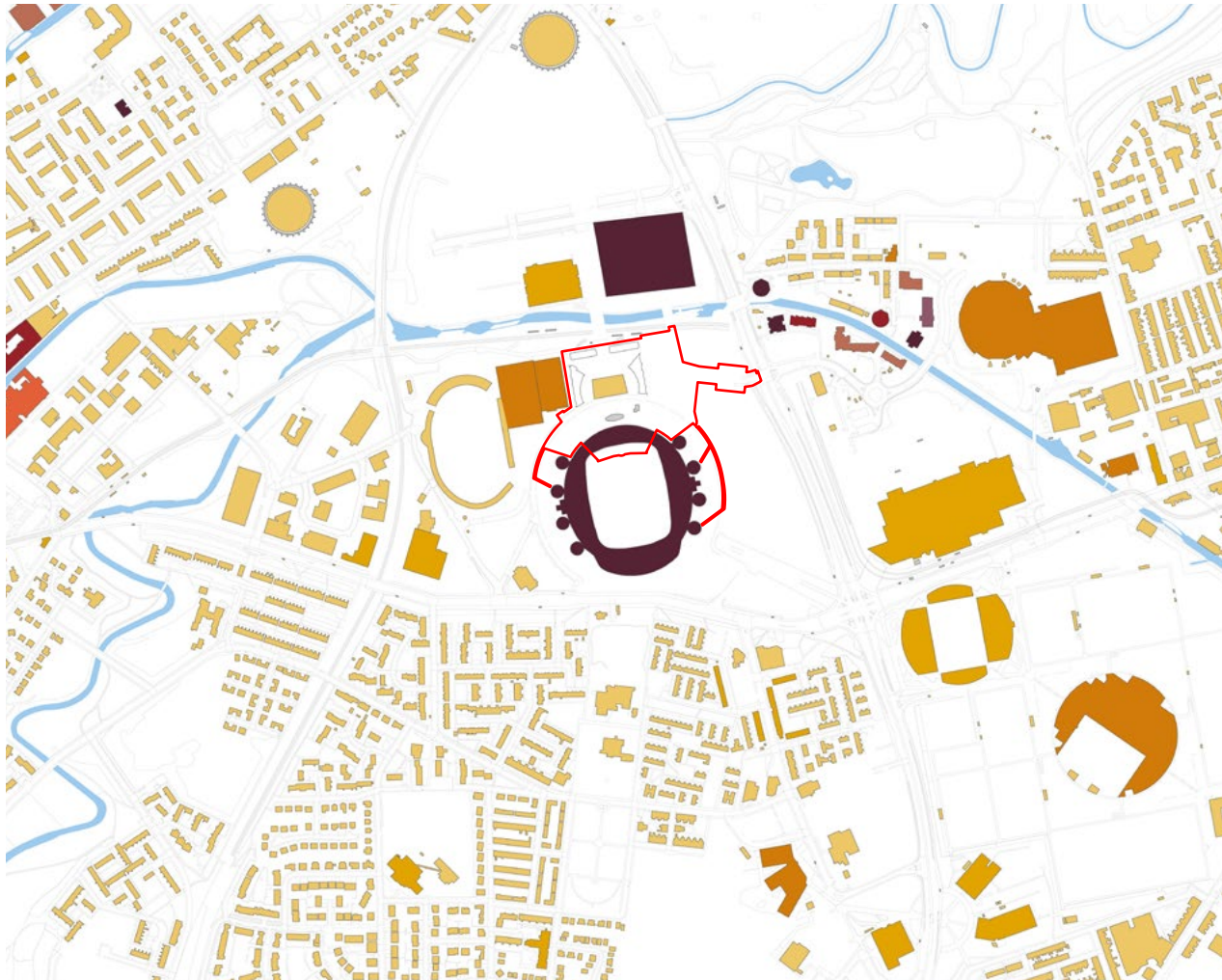


Figure 12.7a of Appendix 12 - Existing building heights

Key
 Main Application Boundary

- 0-2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- 9+ Storeys

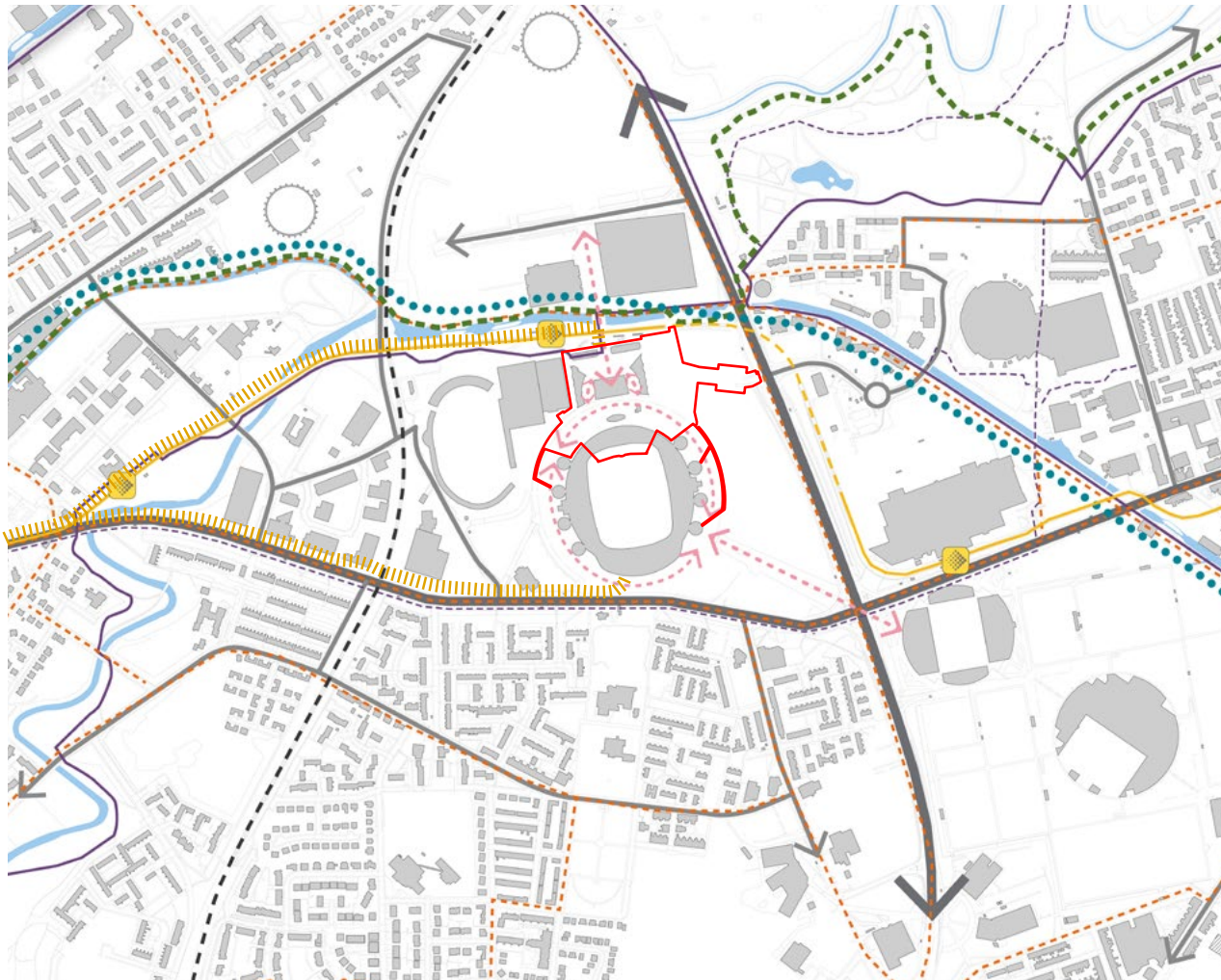
NOT TO SCALE



Figure 7b of Appendix 12 - Proposed building heights

12.8 Movement and Linkages

NOT TO SCALE



Key

- Main Application Boundary
- Beeways
- Medlock Valley Way
- ... Cheshire Ring Canal Walk
- CityLink
- Etihad Campus Pedestrian Links
- Railway line
- Metrolink
- Metrolink Station
- Primary Road
- Secondary Road
- Cycle Network (Sustrans)
- Cycle Network (TfGM)

NOT TO SCALE

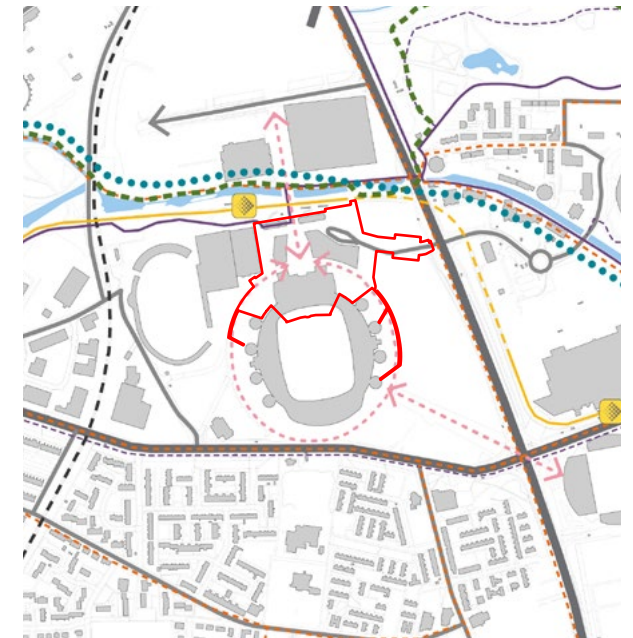


Figure 12.8a of Appendix 12 - Existing movement and linkages

Figure 8b of Appendix 12 - Proposed movement and linkages

12.9 Site Character

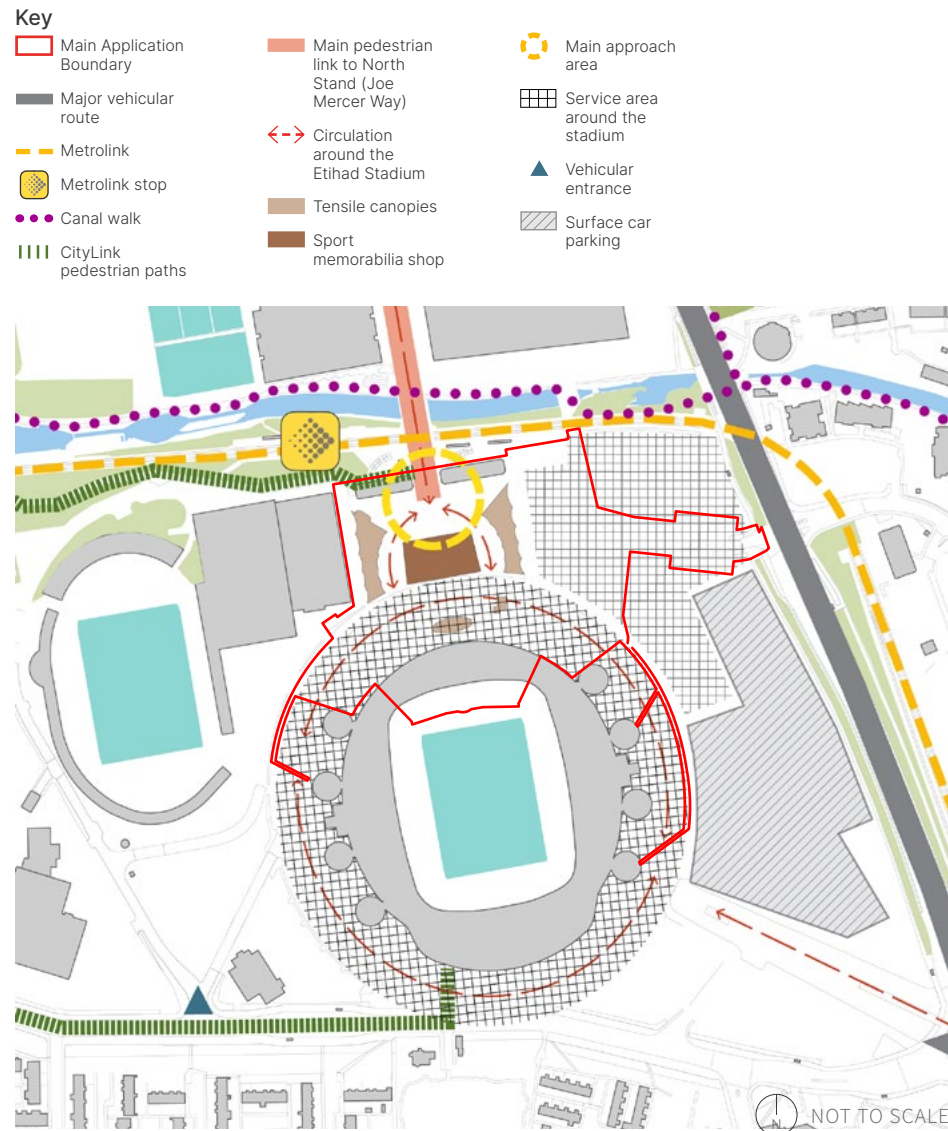


Figure 12.9a of Appendix 12 - Existing site character

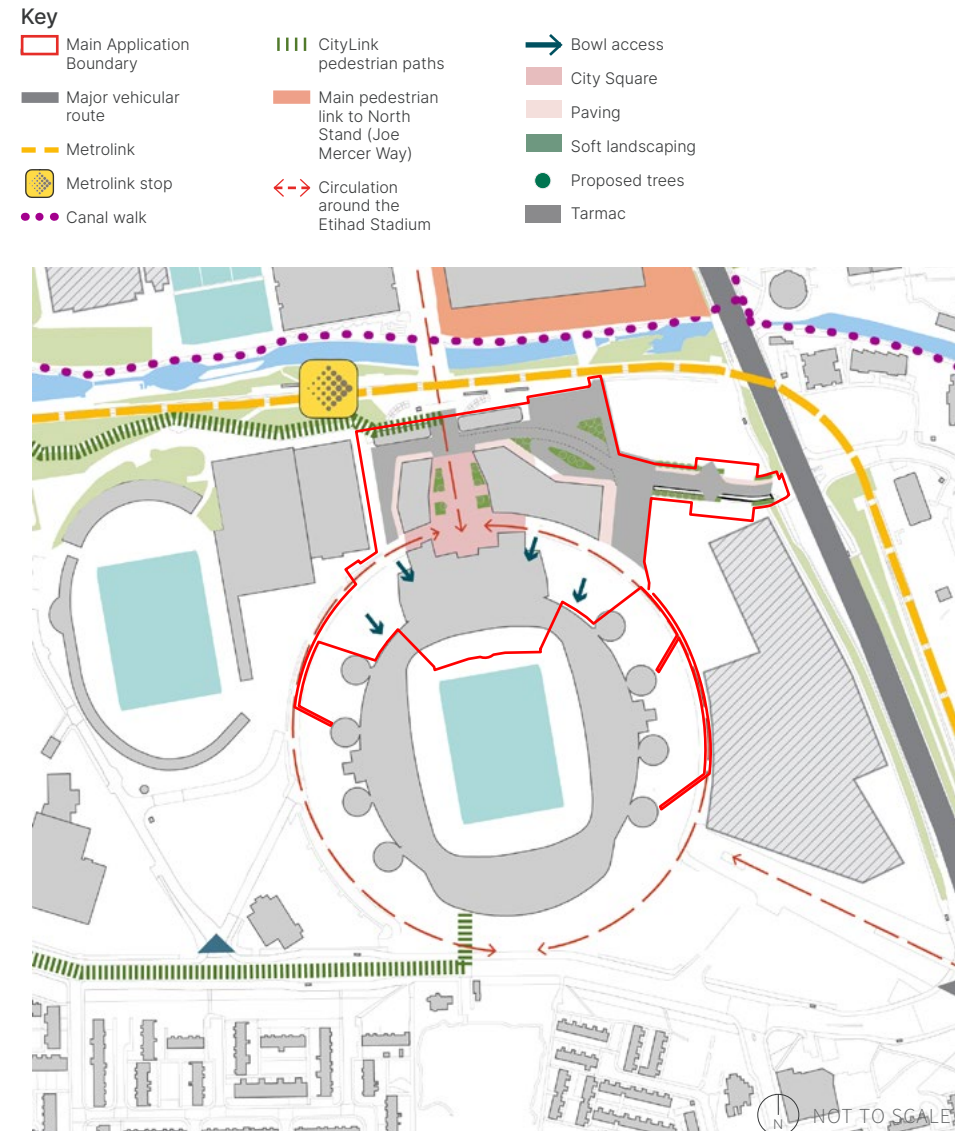
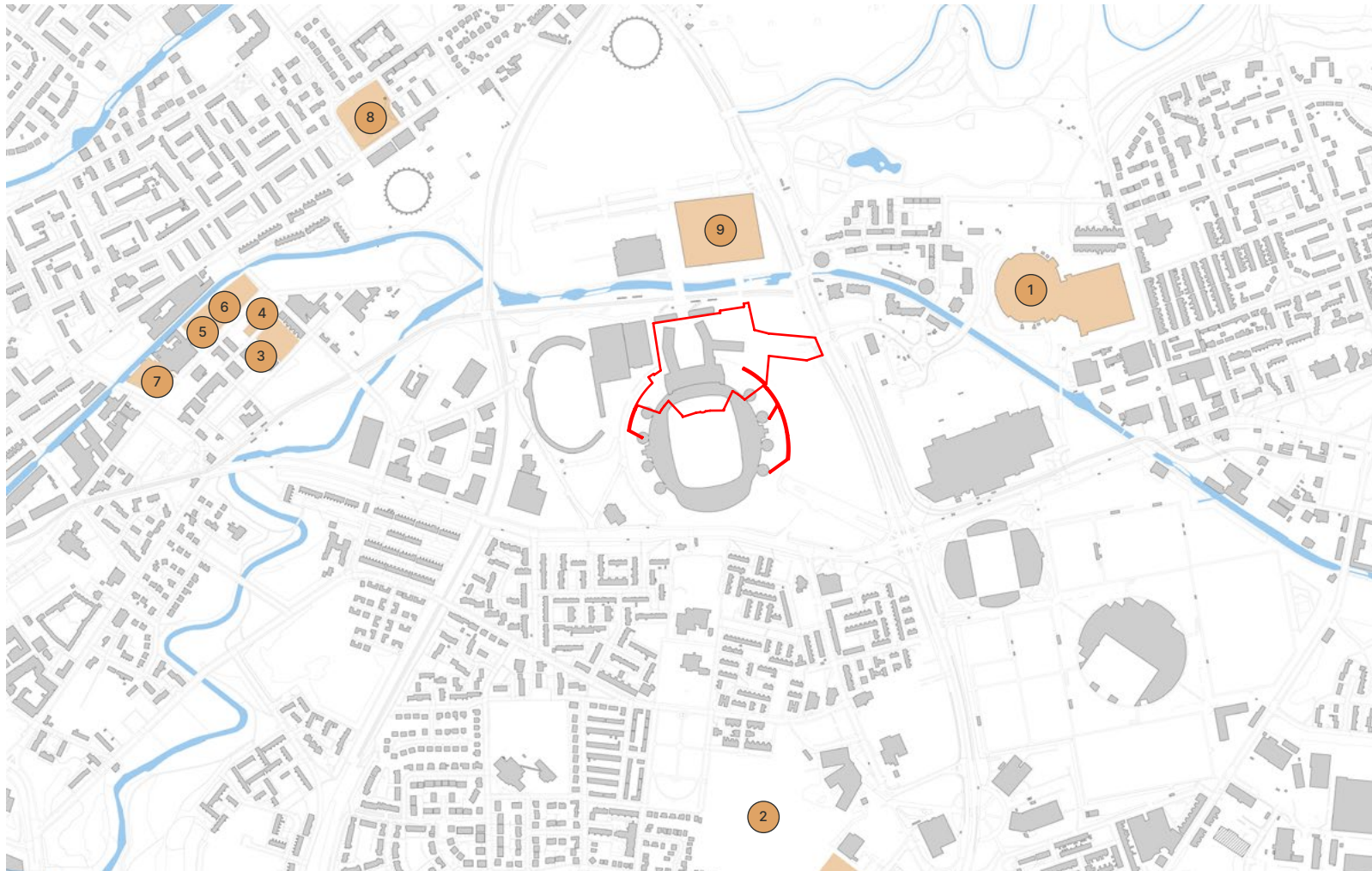


Figure 12.9b of Appendix 12 - Proposed site character

12.10 Committed Development

N NOT TO SCALE



Key

Main Application Boundary

1. The National Cycling Centre (128597/VO/2020)
2. The East Manchester Academy (132588/FO/2021)
3. 19 Lind Street (132458/FO/2021)
4. 20 Pollard Street (126630/FO/2020)
5. Land At The Junction Of Pollard Street And Cambrian Street Manchester (122546/FO/2019)
6. Land At The Junction Of Pollard Street And Cambrian Street Manchester (124267/FO/2019)
7. Wellington Mill (127505/FO/2020)
8. Land Bounded By Varley Street, Sandal Street, Bradford Road And Stracey Street (134052/FO/2022)
9. The Etihad Campus Manchester (126431/FO/2020)

Figure 12.10 of Appendix 12 - Committed Development

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