

06/04/23

ISSUED

Echo Street, Manchester

Townscape Visual Impact Assessment -
Appendix 9.3: Figures



Document Control

<u>File Name</u>	<u>Prepared by</u>	<u>Checked by</u>	<u>Planning</u>	<u>Architect</u>
3113-ID-001-02-Echo Street TVIA Figures	LH EO AGB	JW GW	Turleys	Sheppard Robson

This document is copyright protected and may not be reproduced in whole or part without written authority from the owner.

© 2023 Planit I.E. Limited

Contents

- 9.1 Site location and study area
- 9.2 Historical development
- 9.3 Heritage designations
- 9.4 Townscape character areas
- 9.5 Urban grain
- 9.6 Land use
- 9.7 Building heights
- 9.8 Movement and linkages
- 9.9 Public Open Space
- 9.10 Site character
- 9.11 Topography
- 9.12 Cumulative developments

9.1 Site location and Study Area

Key

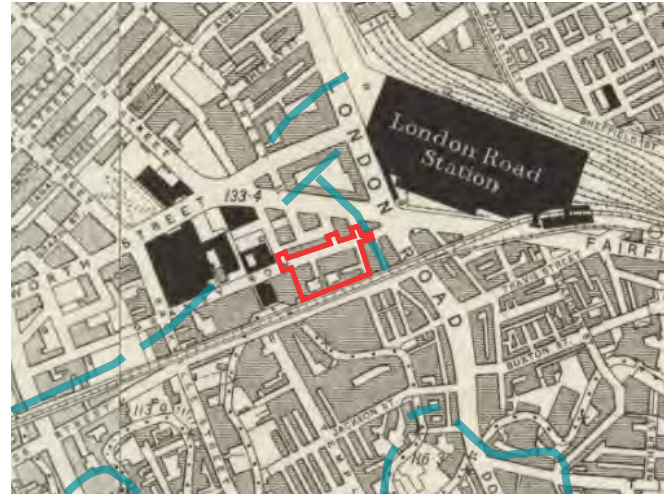
- Application boundary
- Core study area



9.2 Historical development



1848



1909



1938



1959

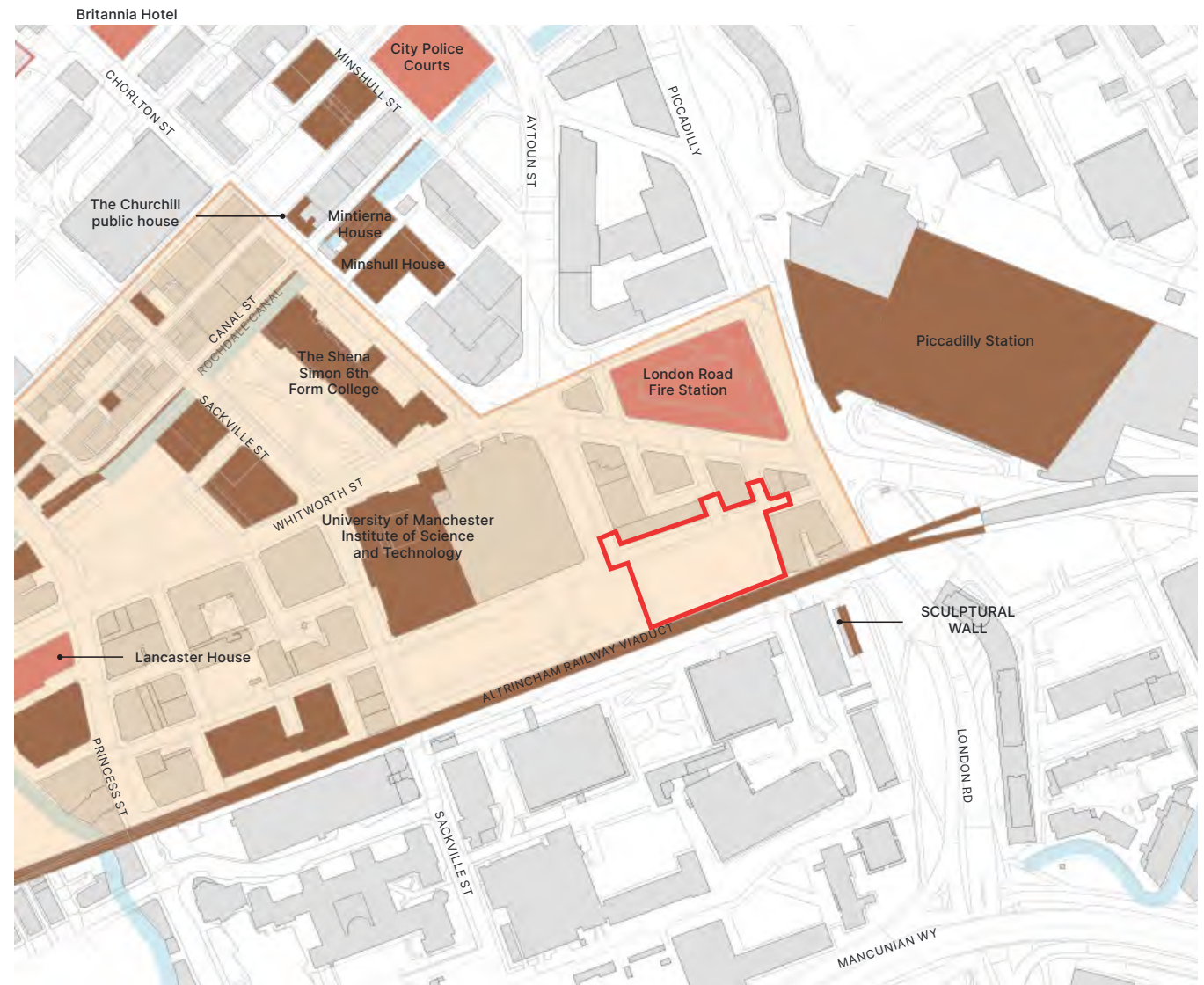
Key
Application boundary



9.3 Heritage designations

Key

- Application boundary
- Grade II Listed Building
- Grade II* Listed Building
- Whitworth Street Conservation Area



9.4 Townscape Character Areas

Key
Application boundary



9.5 Urban grain

Key
Application boundary

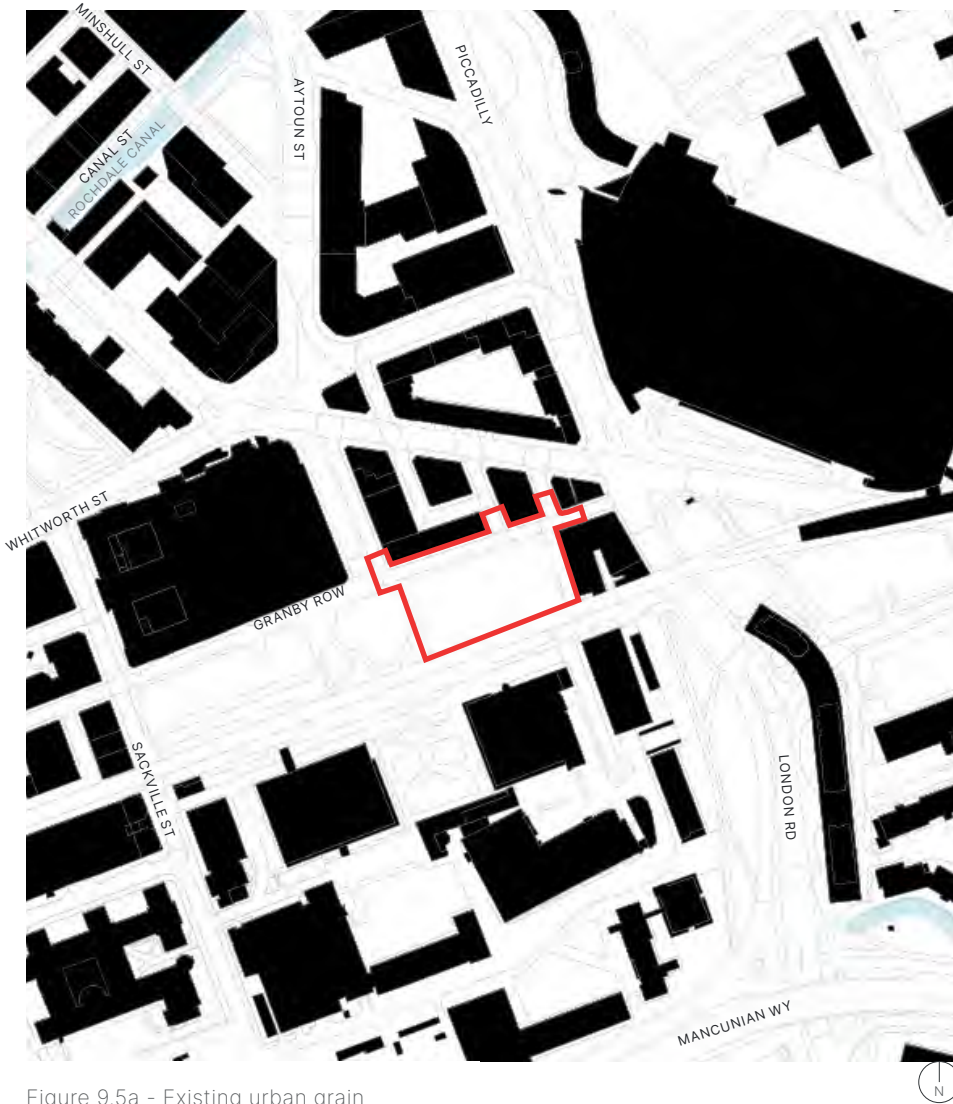


Figure 9.5a - Existing urban grain



Figure 9.5b - Proposed urban grain

9.6 Land use

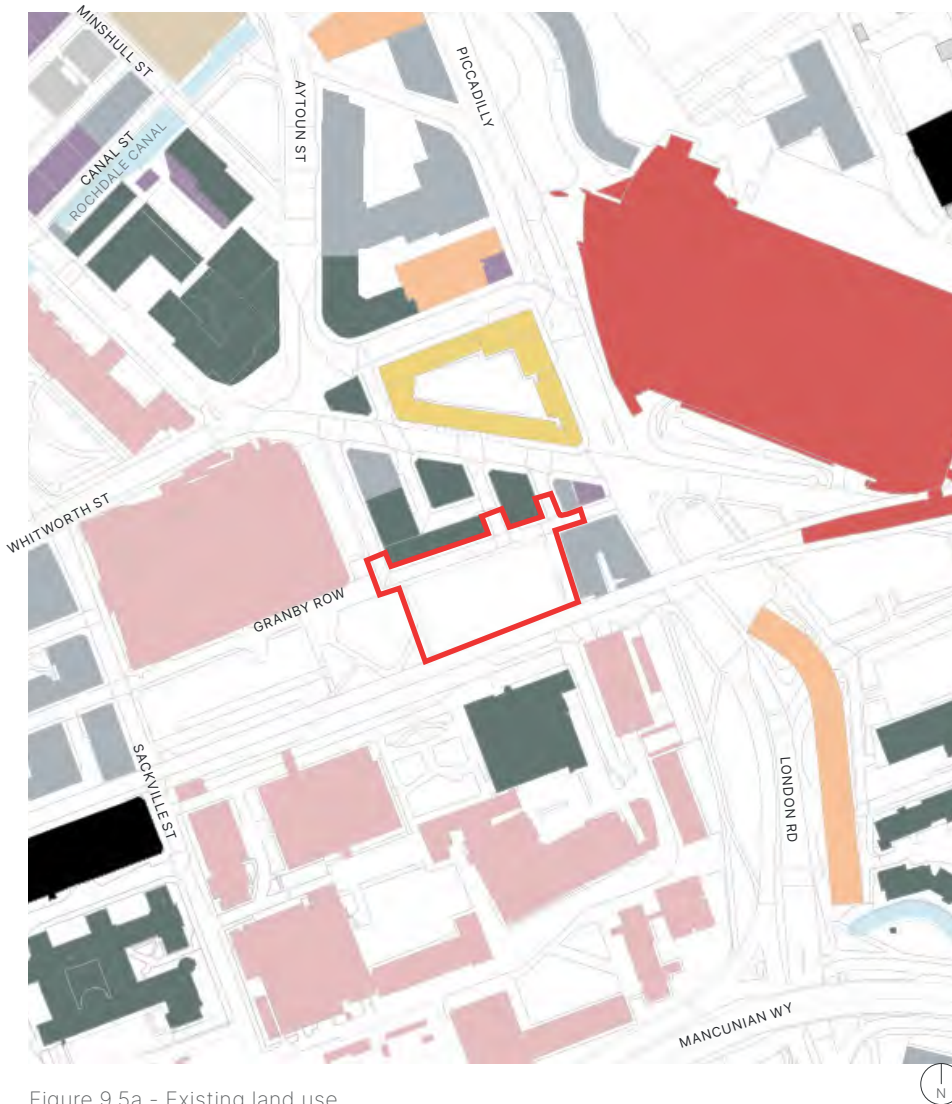
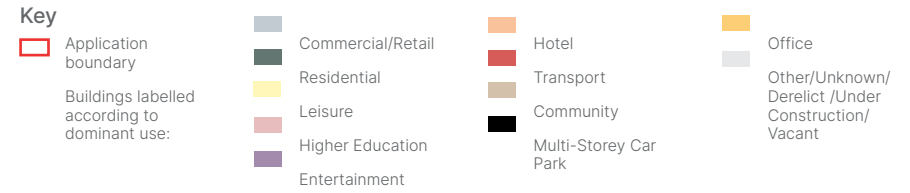


Figure 9.5a - Existing land use



Figure 9.5b - Proposed land use

9.7 Building heights



9.8 Movement and linkages

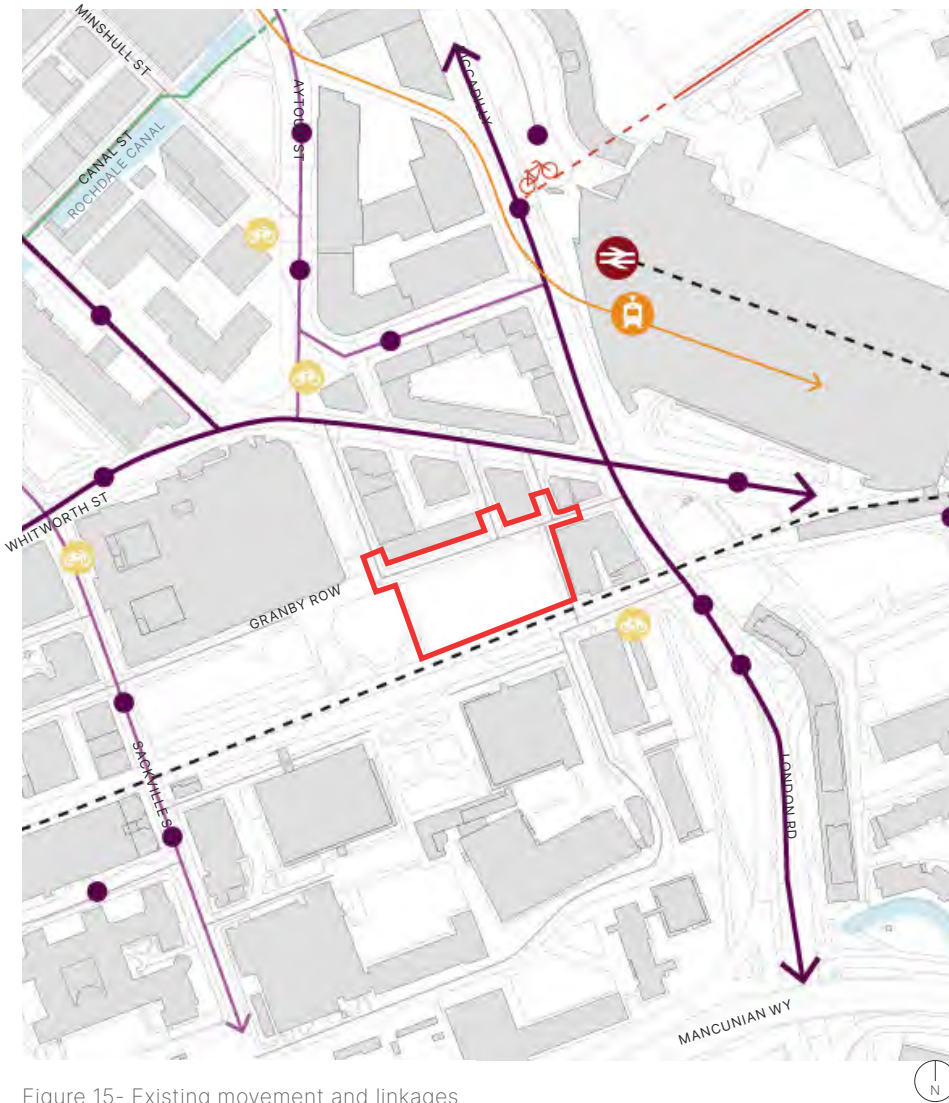
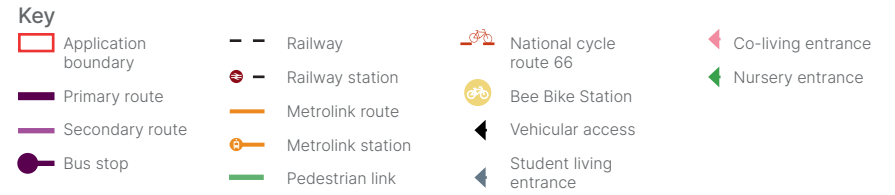


Figure 15- Existing movement and linkages

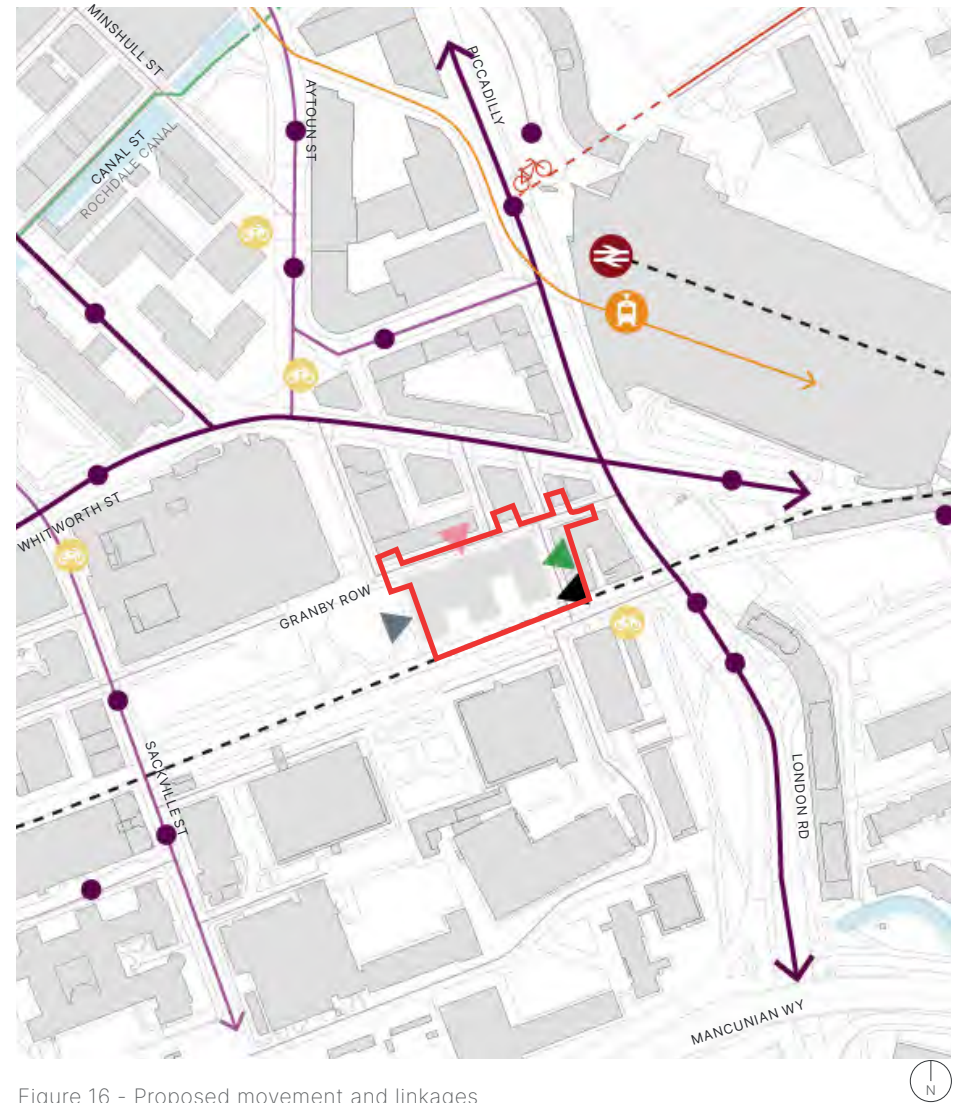
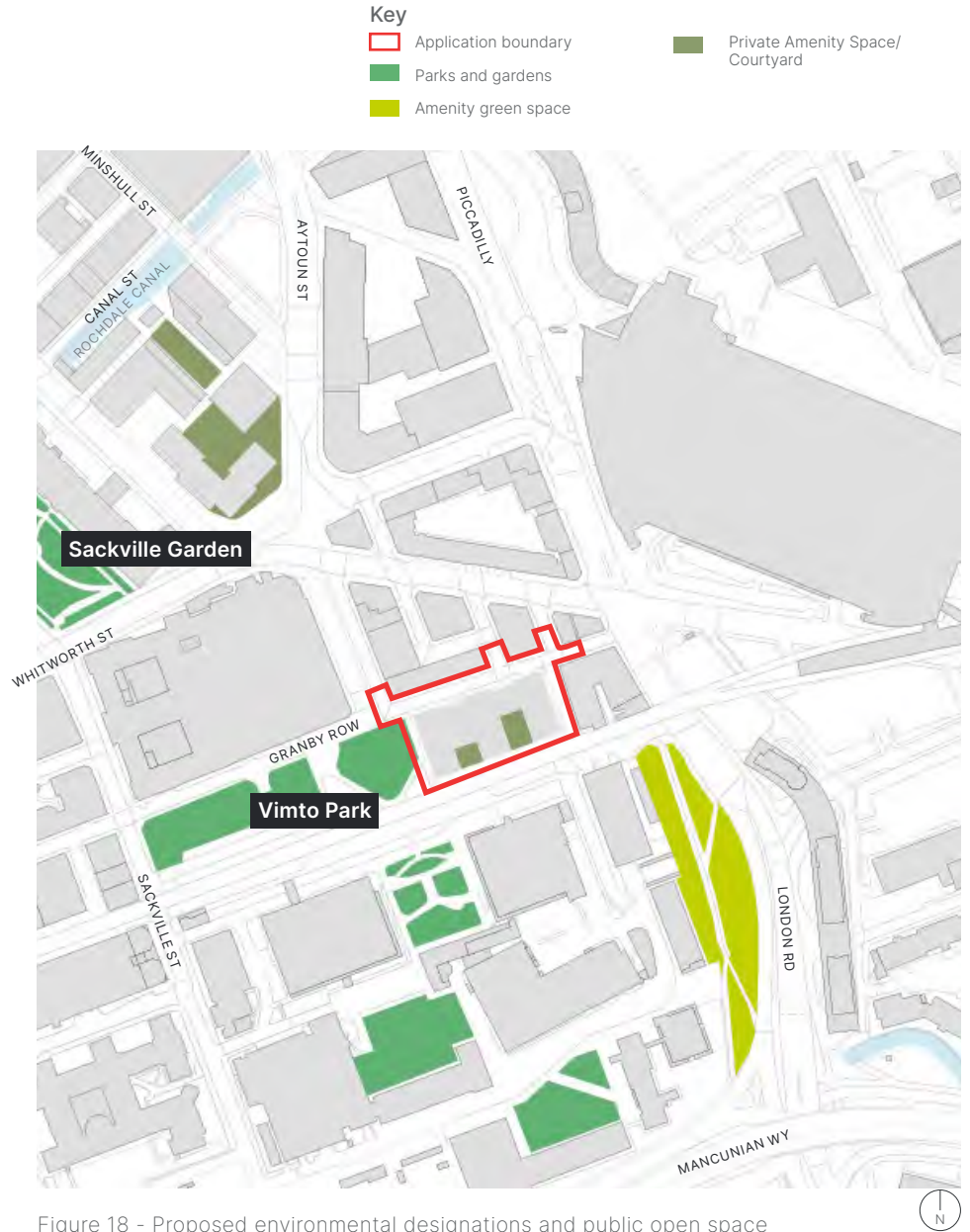
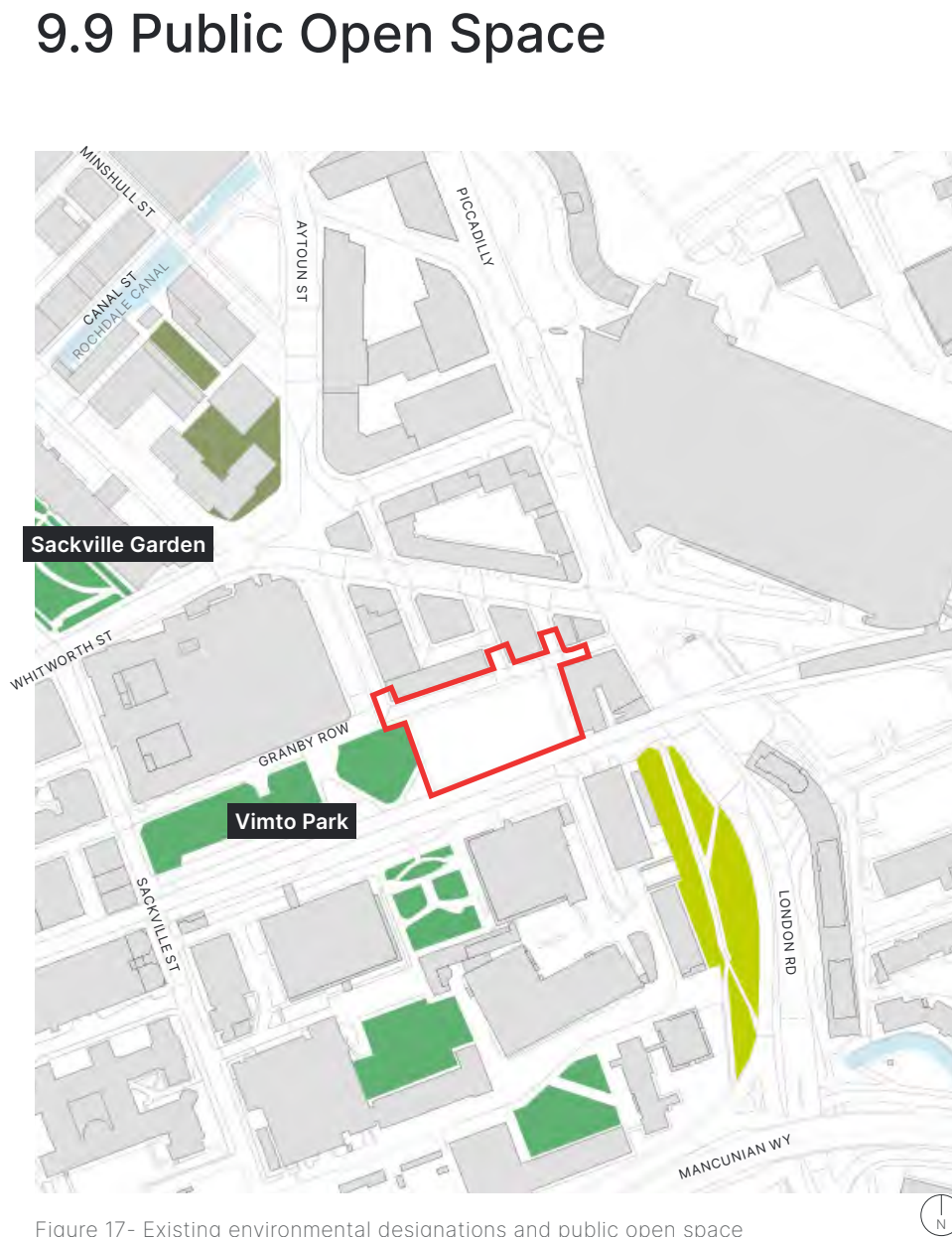


Figure 16 - Proposed movement and linkages

9.9 Public Open Space



9.10 Site character

Key

- Application boundary
- Pedestrian routes
- Primary vehicle route
- Secondary vehicle route
- Tertiary vehicle route
- Physical barrier
- Poor quality surface/rubble from demolition
- Poor street interface with existing hoarding creating a blank and unattractive frontage to Granby Row
- Railway viaduct



Figure 9.10a- Existing site character

Key

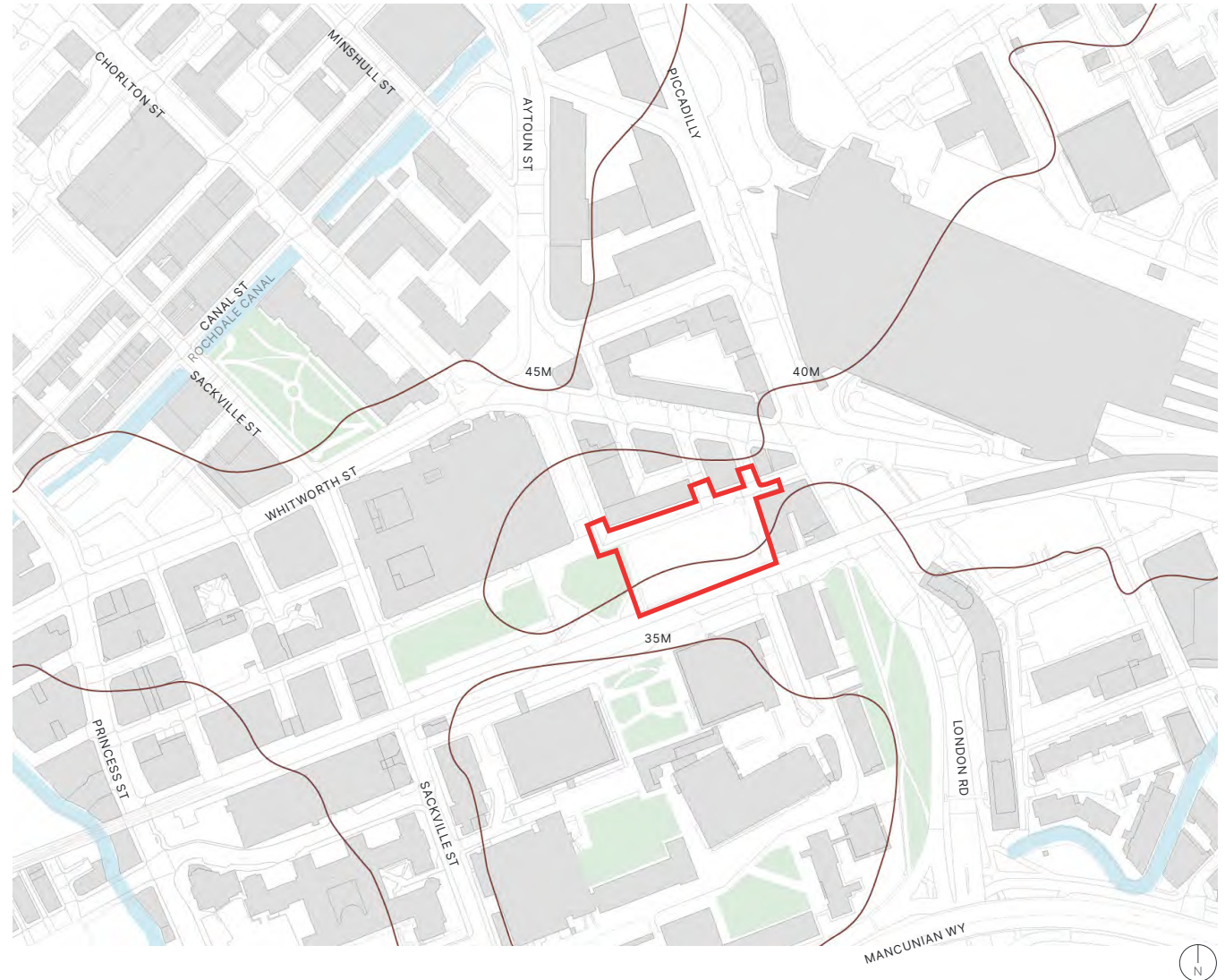
- Application boundary
- Pedestrian access
- Vehicle/maintenance access
- Pedestrian routes
- Primary vehicle route
- Secondary vehicle route
- Tertiary vehicle route
- Active frontage
- Positive street interface
- Proposed building
- Overlooking public space
- Nursery space
- Cafe space
- Proposed car parking bays
- Proposed trees
- Proposed cycle parking
- Proposed pedestrian crossings
- Private amenity space



Figure 9.10b - Proposed site character

9.11 Topography

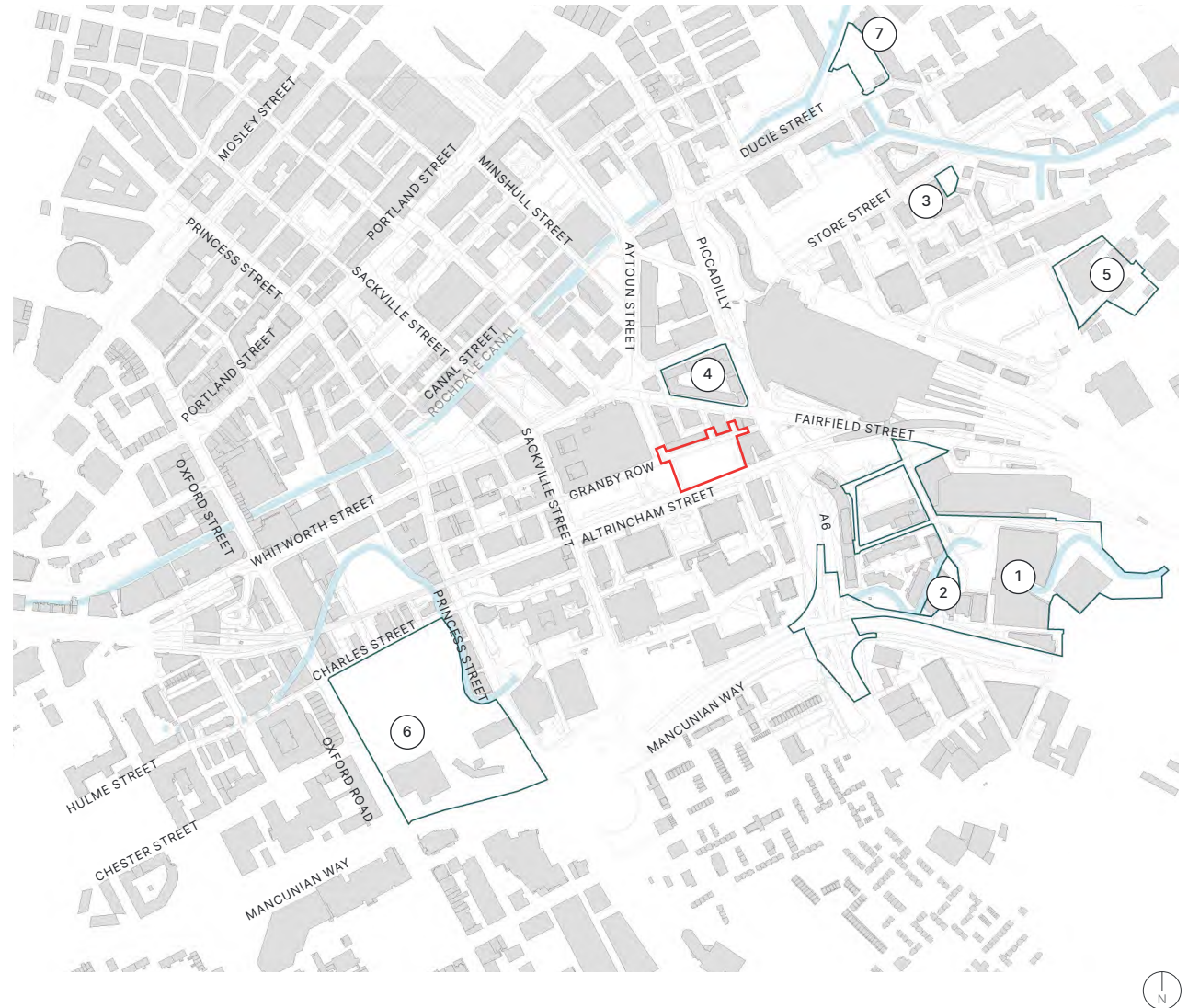
Key
Application boundary
Contours



9.12 Cumulative development

Key

- Application boundary
- 1. Mayfield [124972/FO/2019]
- 2. Baring Street, Office 2 [125248/FO/2019]
- 3. M1 Piccadilly, Store Street [132626/FO/2022]
- 4. London Road Fire Station [125712/FO/2019]
- 5. The Fairfax [121099/FO/2018]
- 6. Number 3, Circle Square [134288/FO/2022]
- 7. Ducie Street [115178/FO/2017]



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

