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Statement Addedum (2019)

Appendix 8.4

TVA FIGURES

REFERENCE
PL1556.1

PROJECT
ST. MICHAELS

DOCUMENT
APPENDIX 8.4: TVIA FIGURES

STATUS
PLANNING

DATE
22/11/17

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Statement Addedum (2019)

DOCUMENT CONTROL

FILE NAME

PL1556.1-ID-001-05-TVIA FIGURES

PREPARED BY (INITIALS) **CJ**	
CHECKED BY (INITIALS) **PS**	

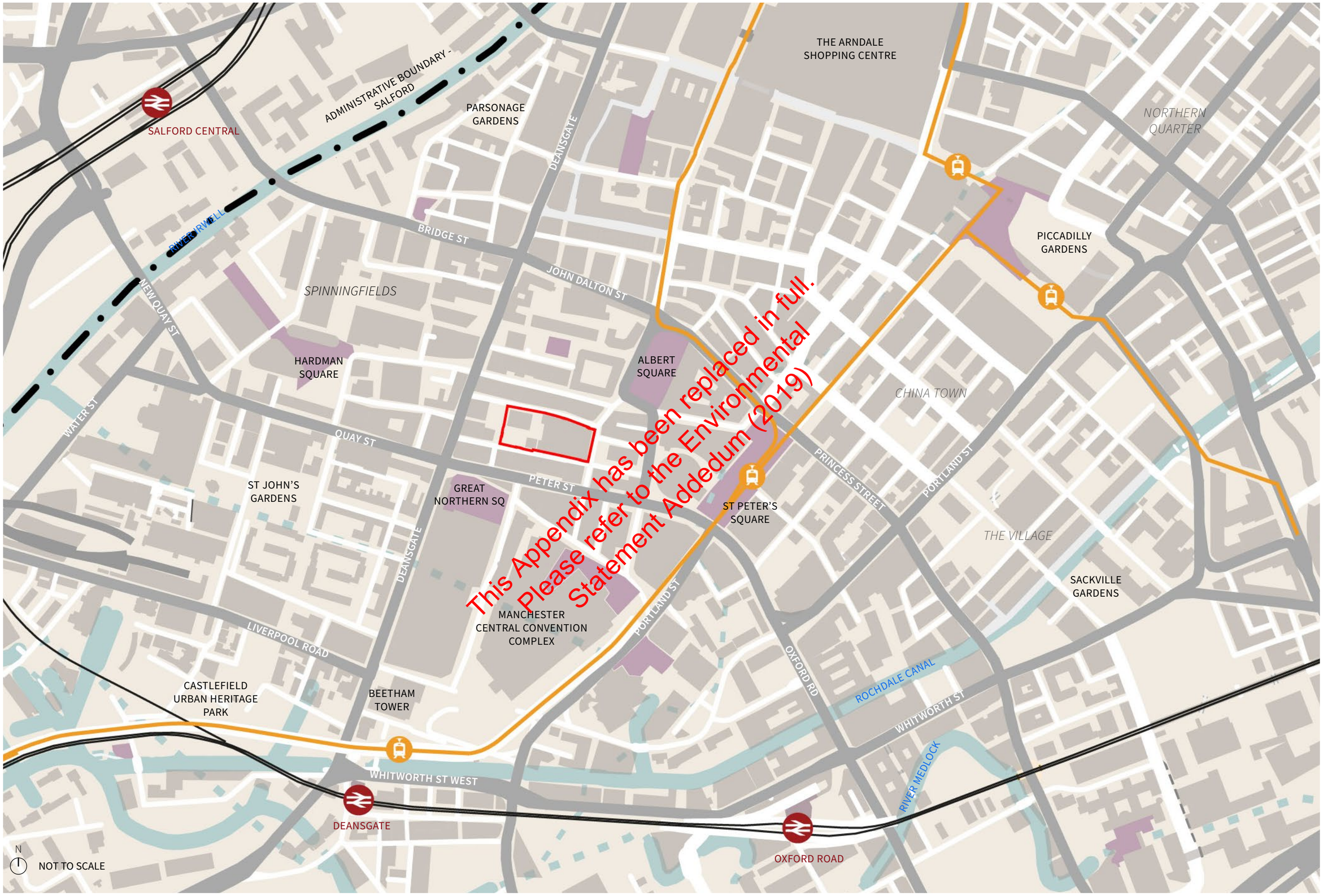
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Please refer to the Environmental
Statement Addedum (2019)

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FIGURE 8.2: URBAN MORPHOLOGY - HISTORICAL DEVELOPMENT
FIGURE 8.3: HERITAGE DESIGNATIONS
FIGURE 8.4: TOWNSCAPE CHARACTER
FIGURE 8.5: URBAN GRAIN
FIGURE 8.6: LAND USE
FIGURE 8.7: BUILDING HEIGHTS
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Statement Addedum (2019)

This Appendix has been replaced in full.
Please refer to the Environmental
Statement Addedum (2019)

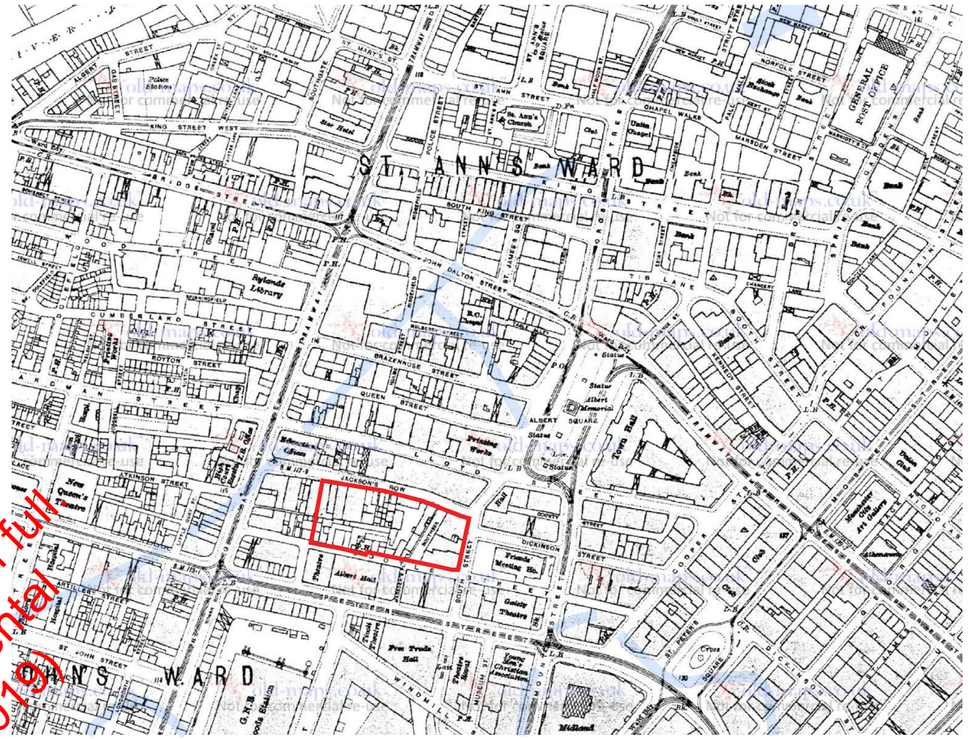


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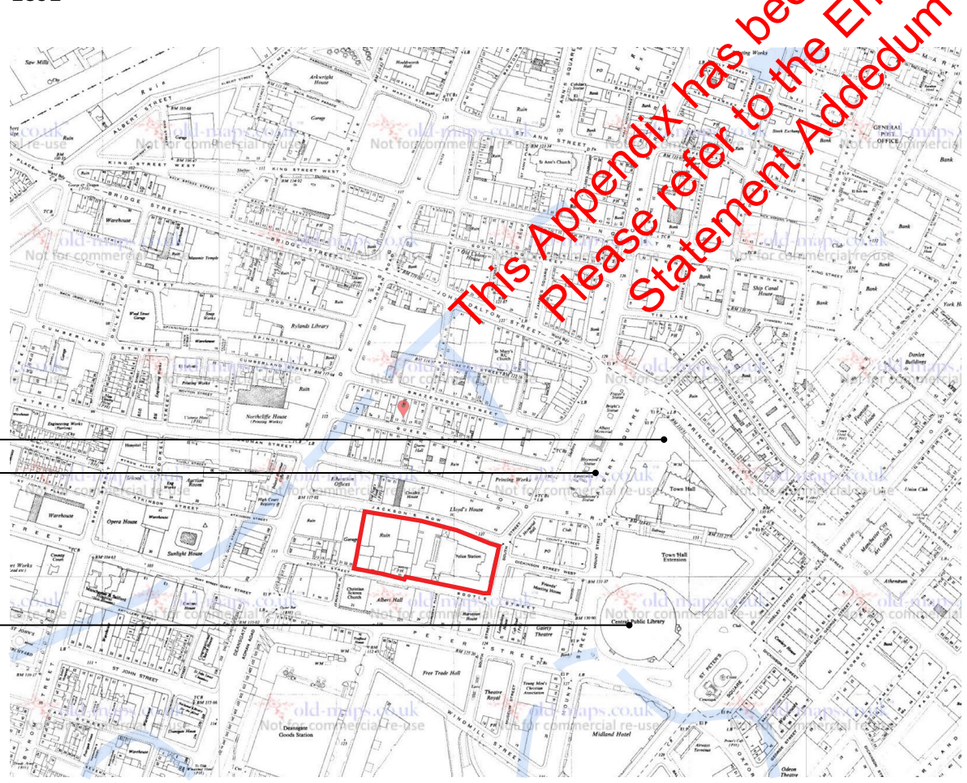
FIGURE 8.1 - SITE LOCATION



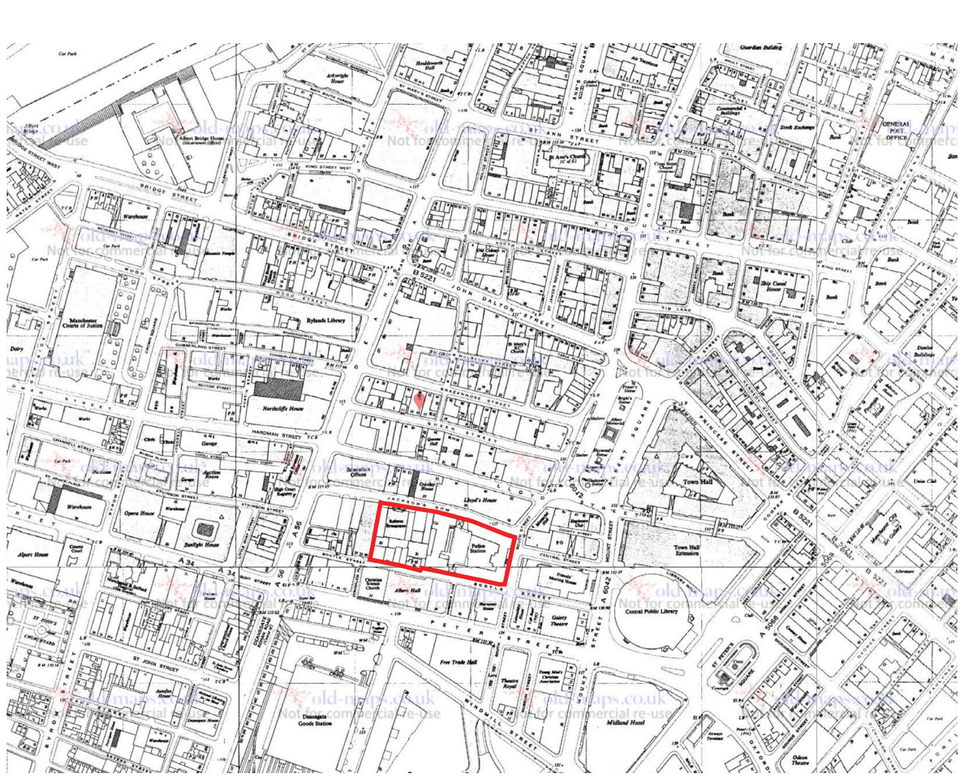
1891



1922



1946



1959

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FIGURE 8.2 - URBAN MORPHOLOGY - HISTORICAL DEVELOPMENT

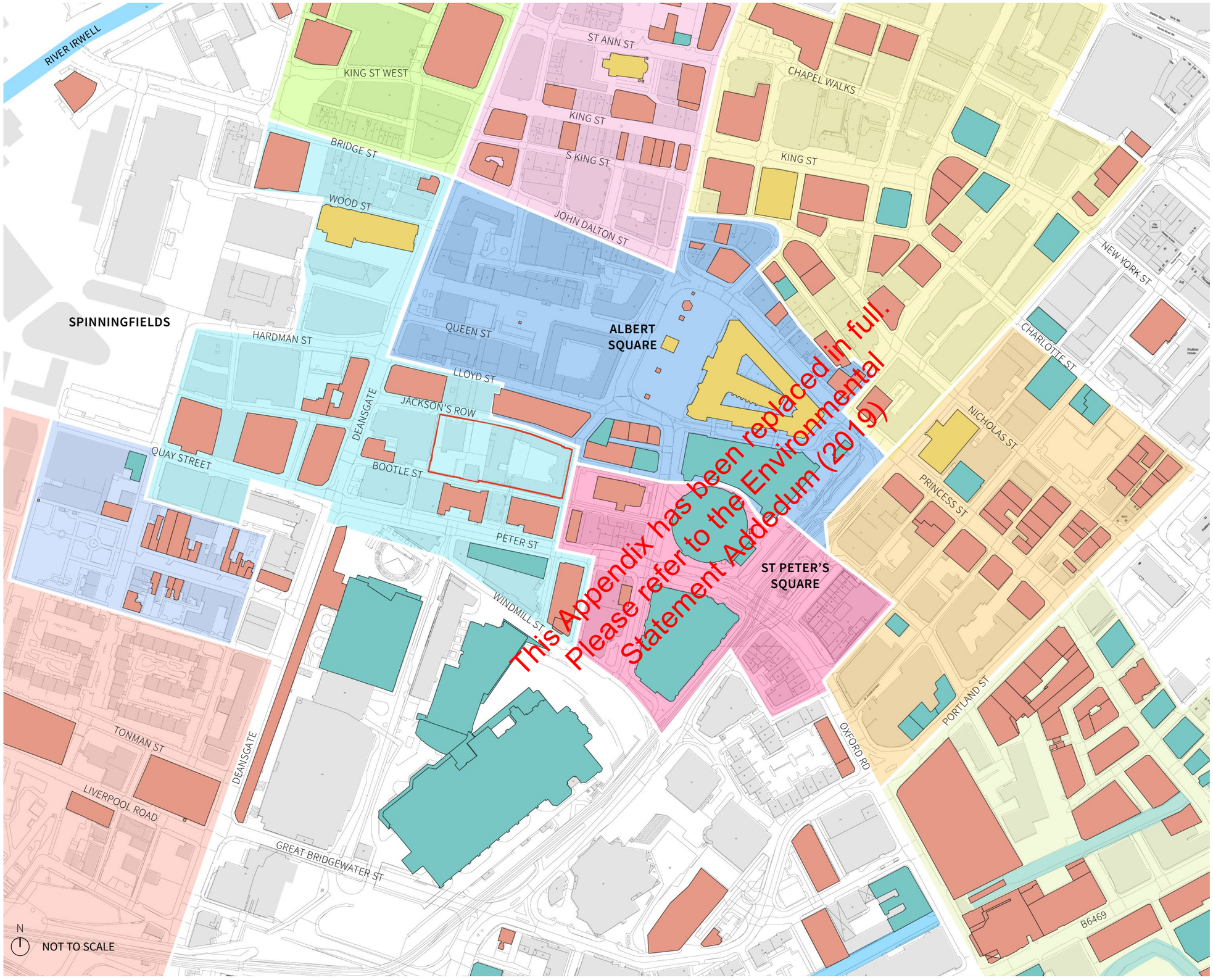


FIGURE 8.3 - HERITAGE DESIGNATIONS

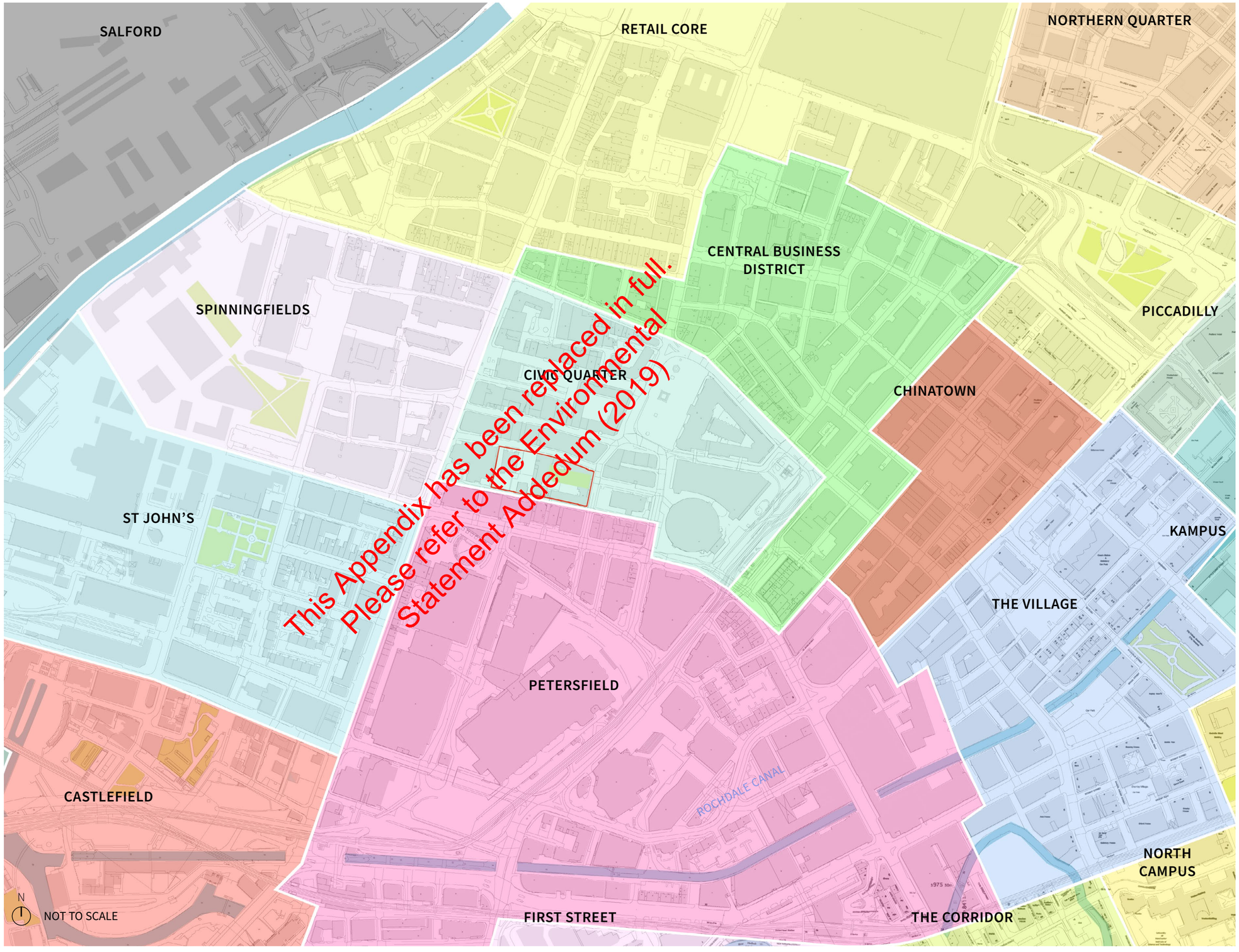


FIGURE 8.4 - TOWNSCAPE CHARACTER

N

NOT TO SCALE



FIGURE 8.5 - EXISTING URBAN GRAIN



FIGURE 8.5B - PROPOSED URBAN GRAIN

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KEY

- Commercial/Retail
- Residential
- Leisure
- Higher Education
- Entertainment
- Hotel
- Religious
- Primary School
- Community
- Multi-Storey Car Park
- Unknown/Derelict / Under Construction/ Vacant



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FIGURE 8.6 - EXISTING LAND USE

KEY

- L1-5 Level 1-5 Uses: Synagogue/ Spa & Gym/ Conference & Ballroom
- B-G Basement Uses: Retail/ Ground Floor Uses: Retail
- Hotel
- Commercial/ Retail
- T-B Tower Block Uses: Hotel/ Residential
- Entertainment

N

NOT TO SCALE

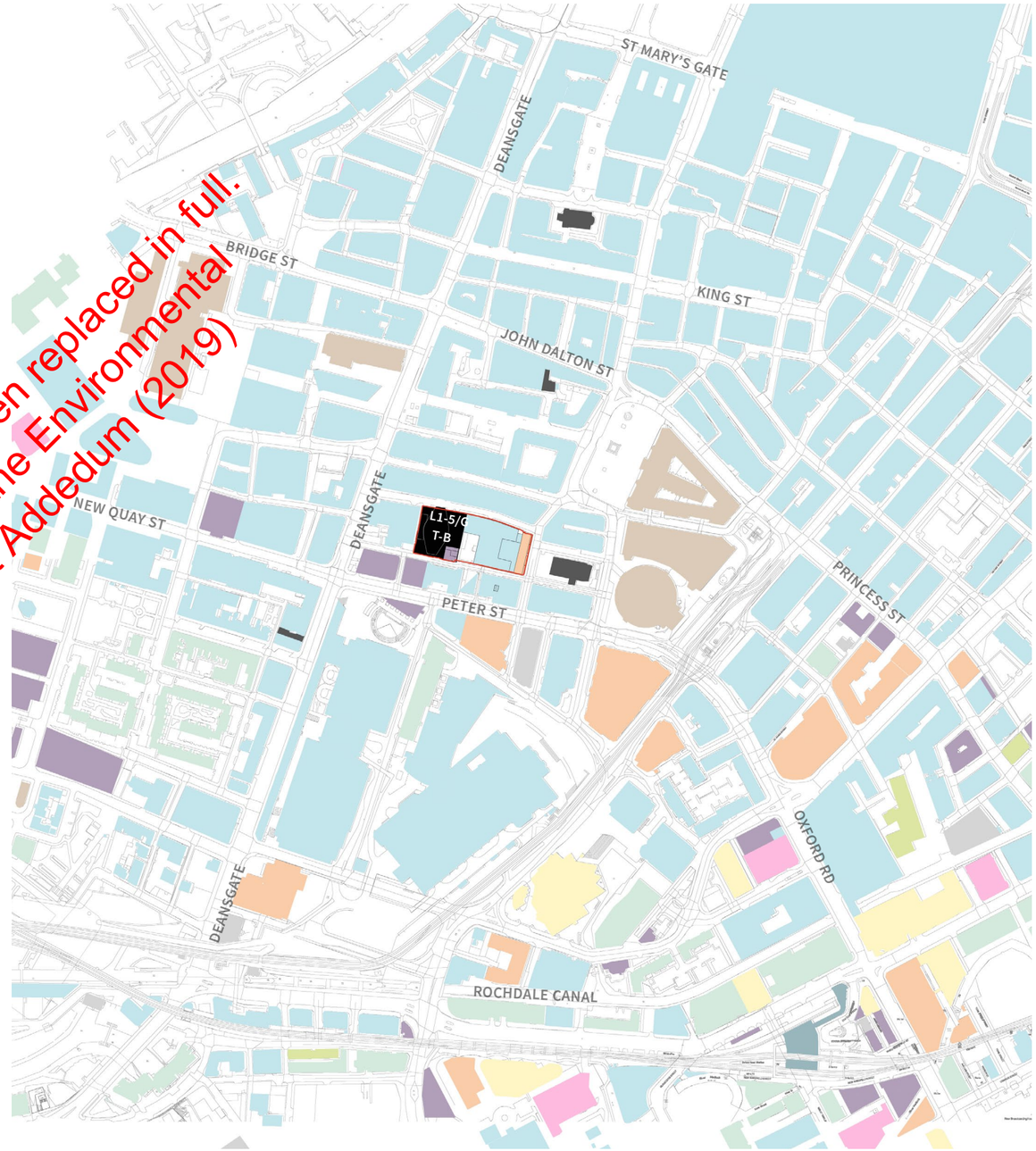


FIGURE 8.6B - PROPOSED LAND USES

KEY

- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

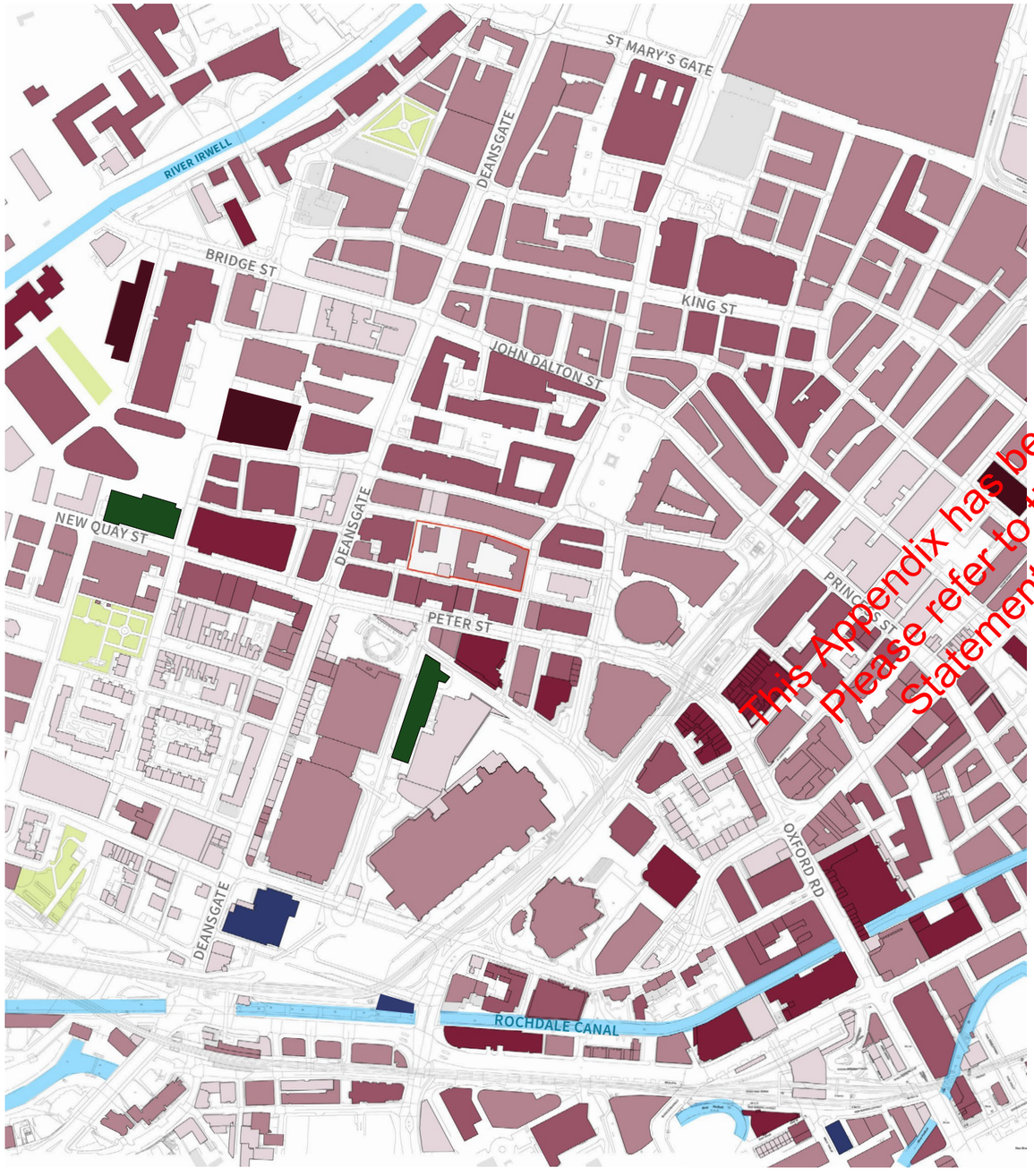


FIGURE 8.7 - EXISTING BUILDING HEIGHTS

This Appendix has been replaced in full.
Please refer to the Environmental
Statement Addeddum (2019)

KEY

- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

N

NOT TO SCALE

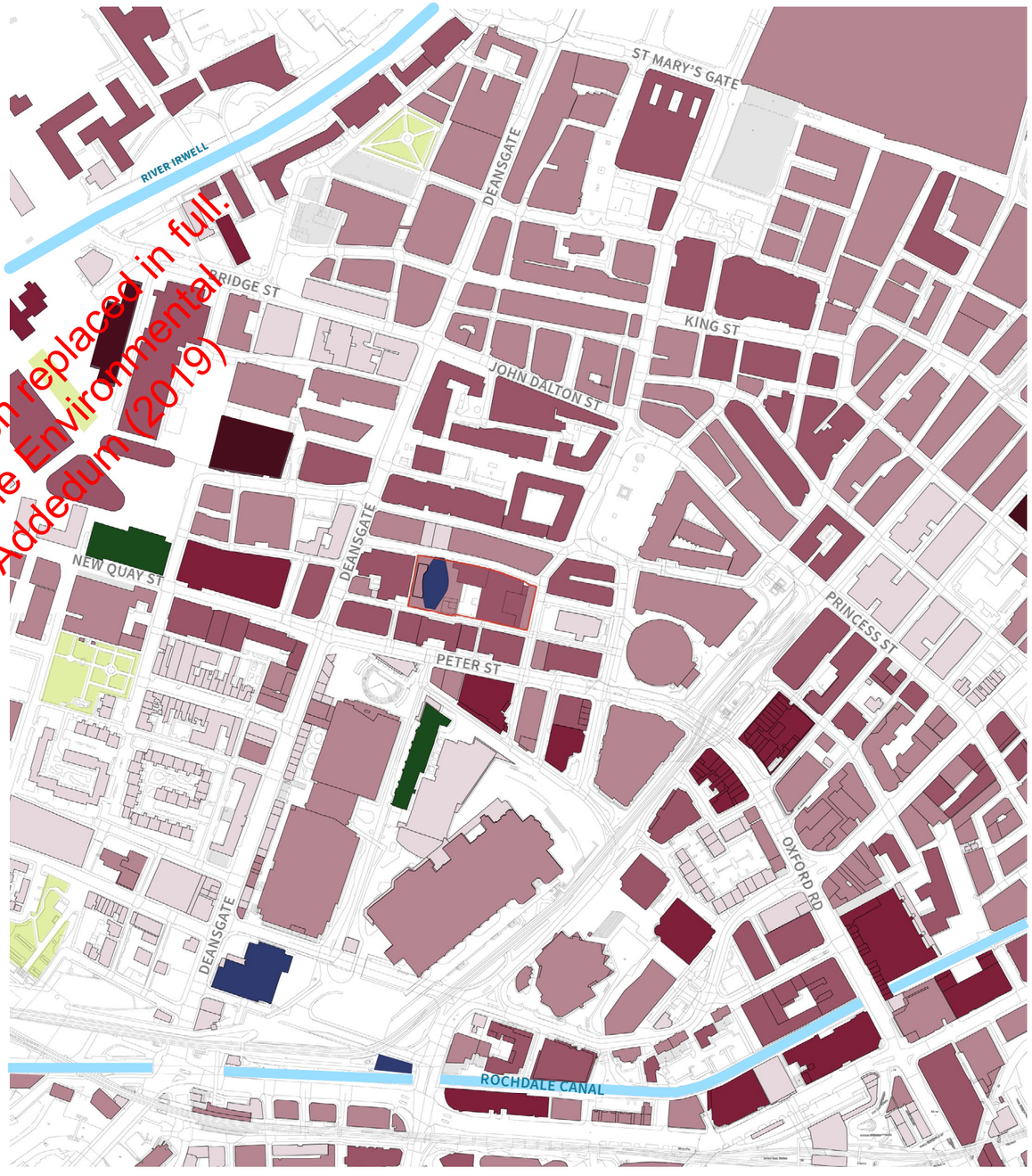


FIGURE 8.7B - PROPOSED BUILDING HEIGHTS



FIGURE 8.8 - EXISTING TOPOGRAPHY & FLOOD RISK

KEY

- Primary route
- Secondary route
- Bus stop
- Railway
- Railway station
- Metrolink route
- Metrolink station
- National Cycle Route 6
- Local Cycle Route
- Pedestrian Links

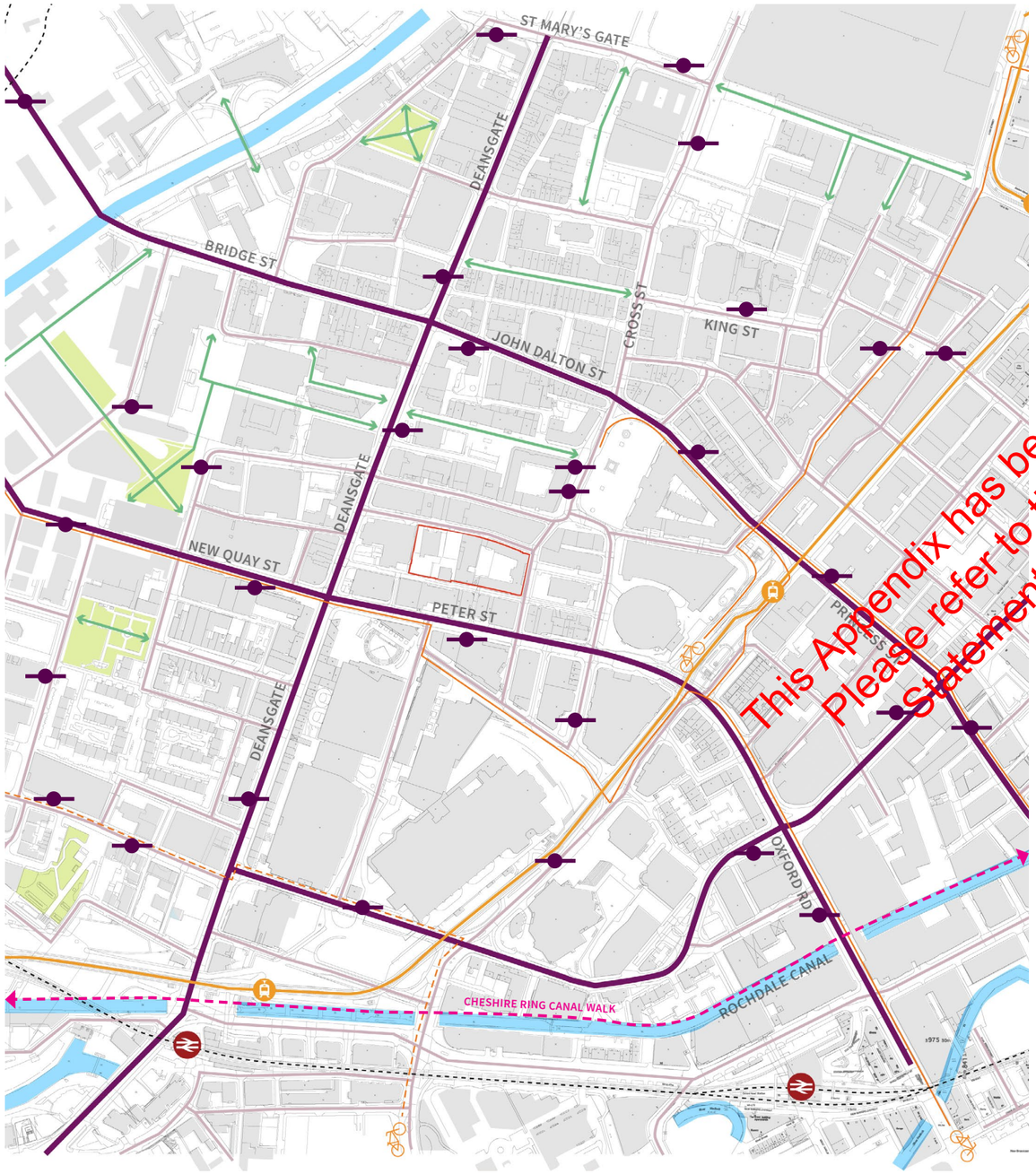
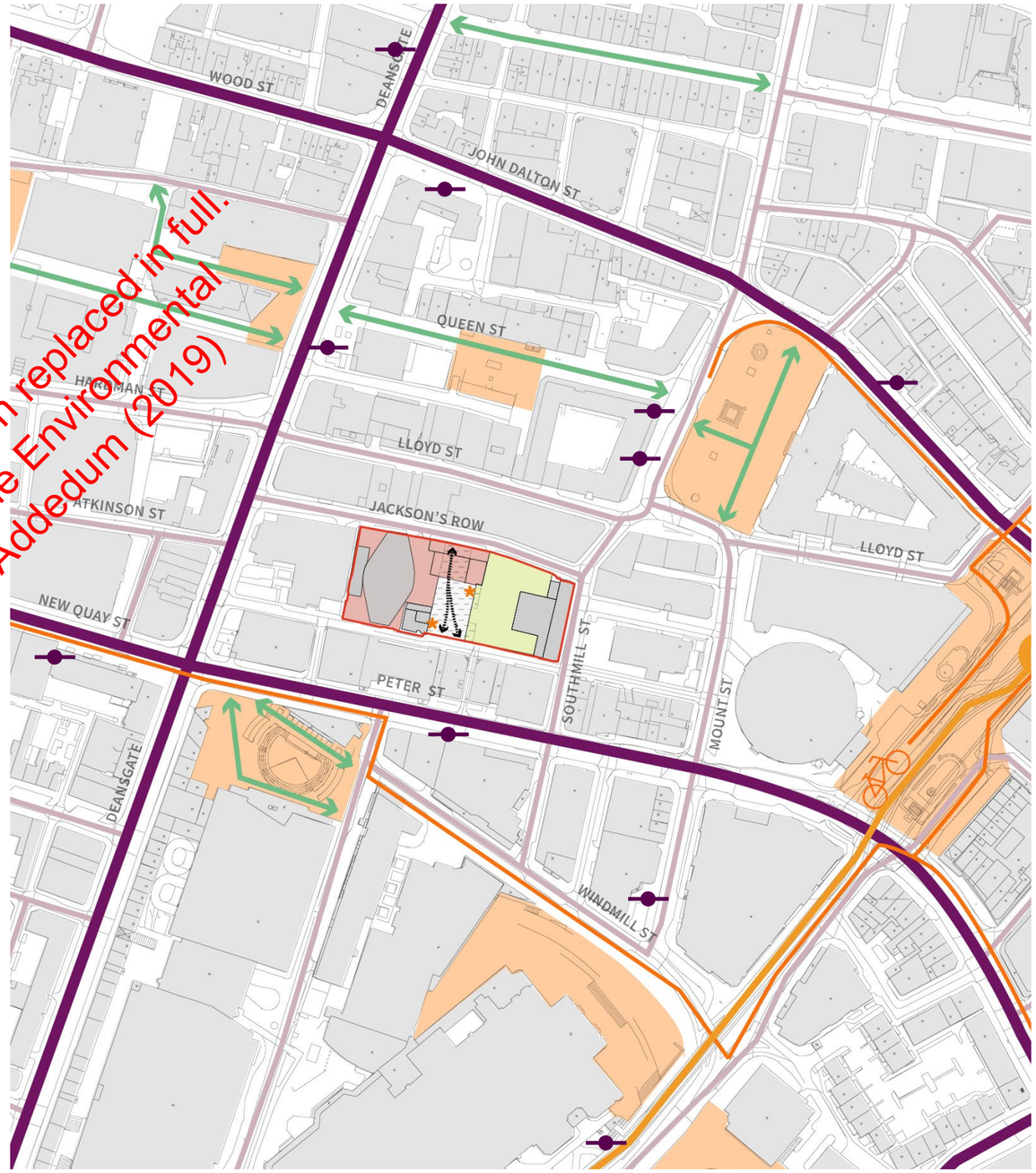


FIGURE 8.9 - EXISTING MOVEMENT & LINKAGES

KEY

- Primary route
- Secondary route
- Existing Public Space
- Existing Pedestrian Links
- Local Cycle Route
- Proposed Pedestrian Linkages
- Proposed Semi-Private Space
- Proposed Focal Points
- Proposed Managed Rooftop Garden

N
NOT TO SCALE



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FIGURE 8.9B - PROPOSED MOVEMENT & LINKAGES

KEY

- Parks and gardens
- Public squares



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Statement Addeddum (2019)

FIGURE 8.10 - EXISTING PUBLIC OPEN SPACE

KEY

- Existing Parks and gardens
- Existing Public squares
- Proposed Managed Rooftop Garden
- Semi-private Roof Space
- Proposed Public Square (Ground Level)

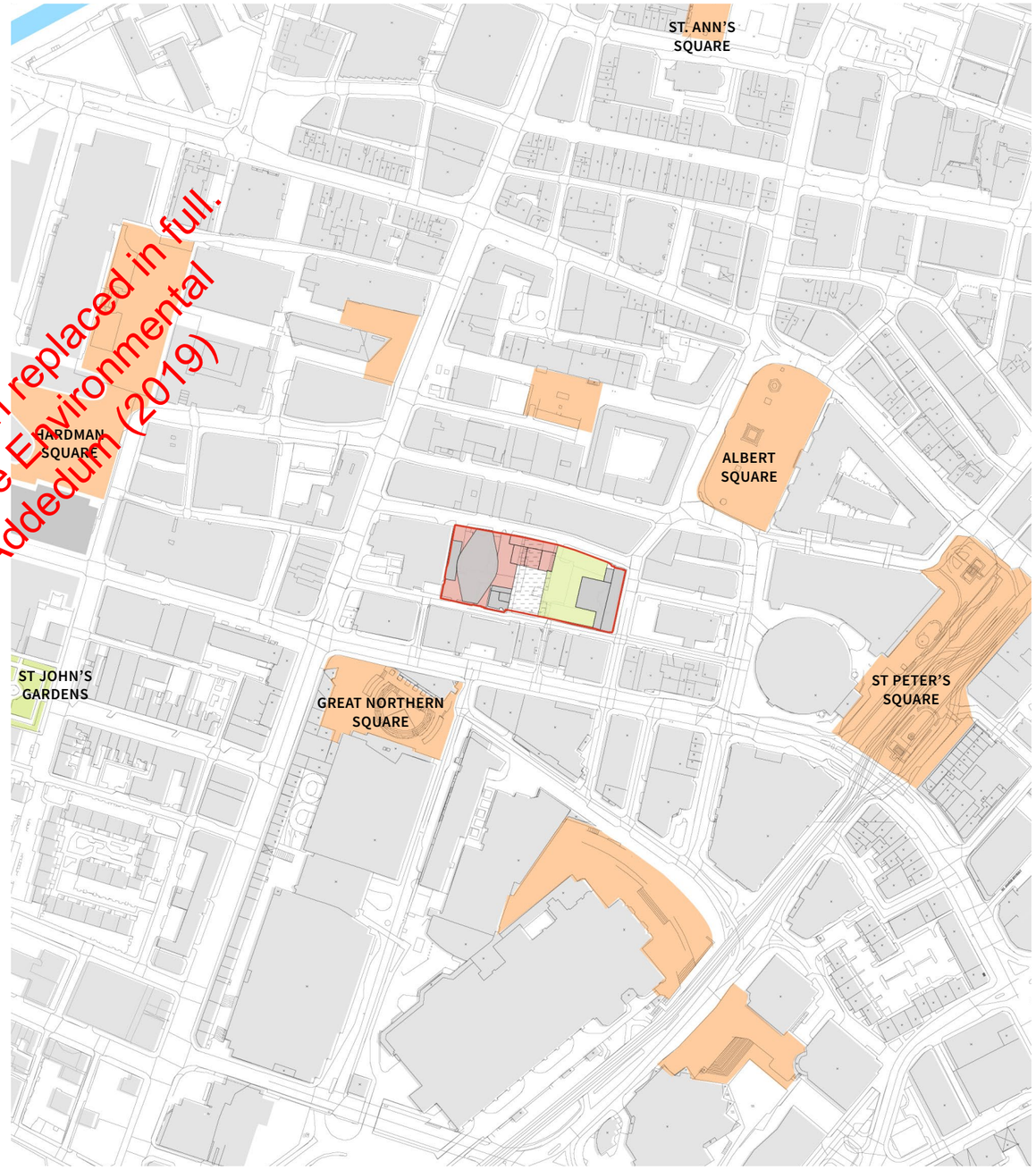


FIGURE 8.10B - PROPOSED PUBLIC OPEN SPACE

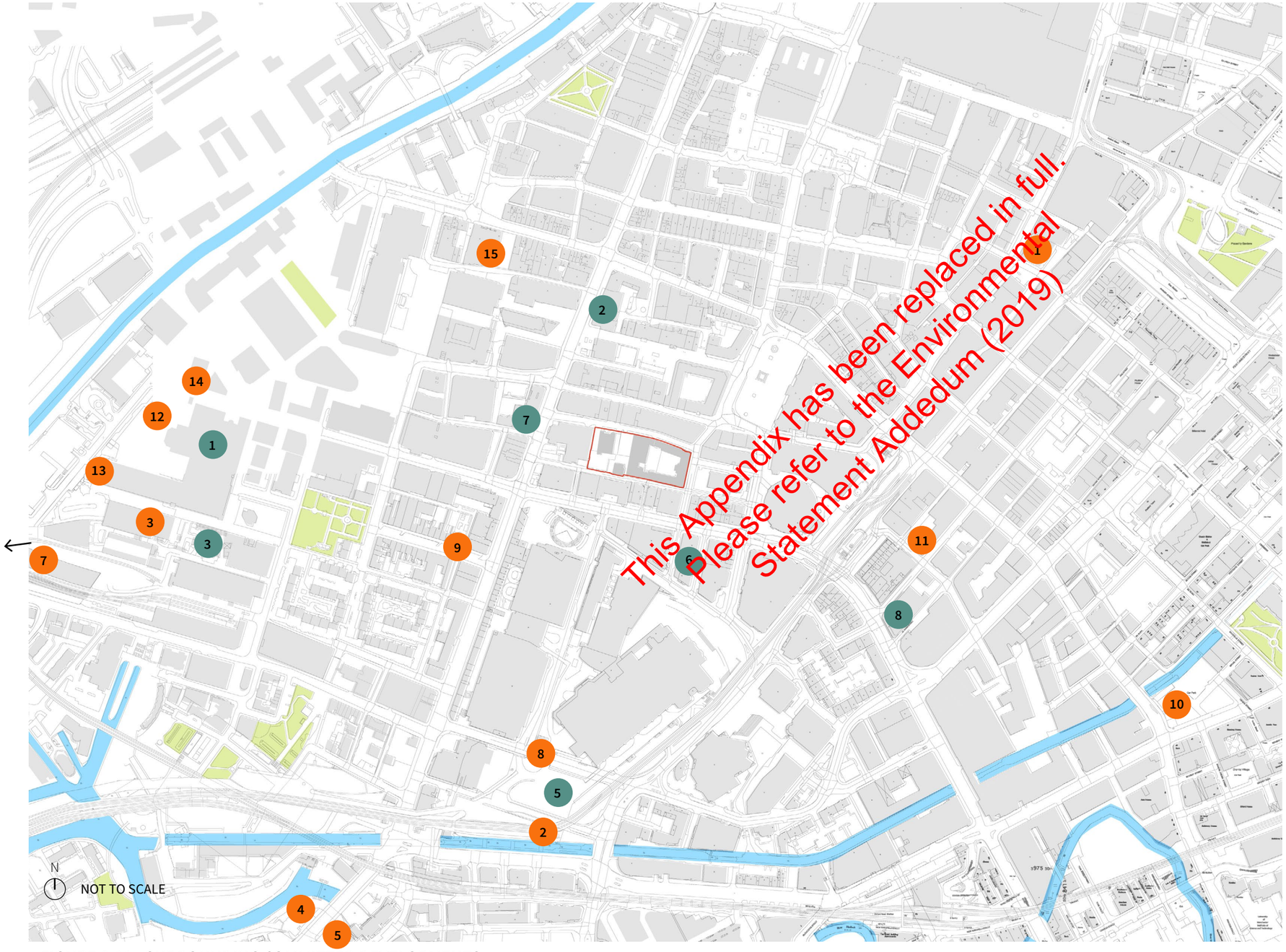


FIGURE 8.11 - SURROUNDING COMMITTED DEVELOPMENTS

KEY

Committed Developments

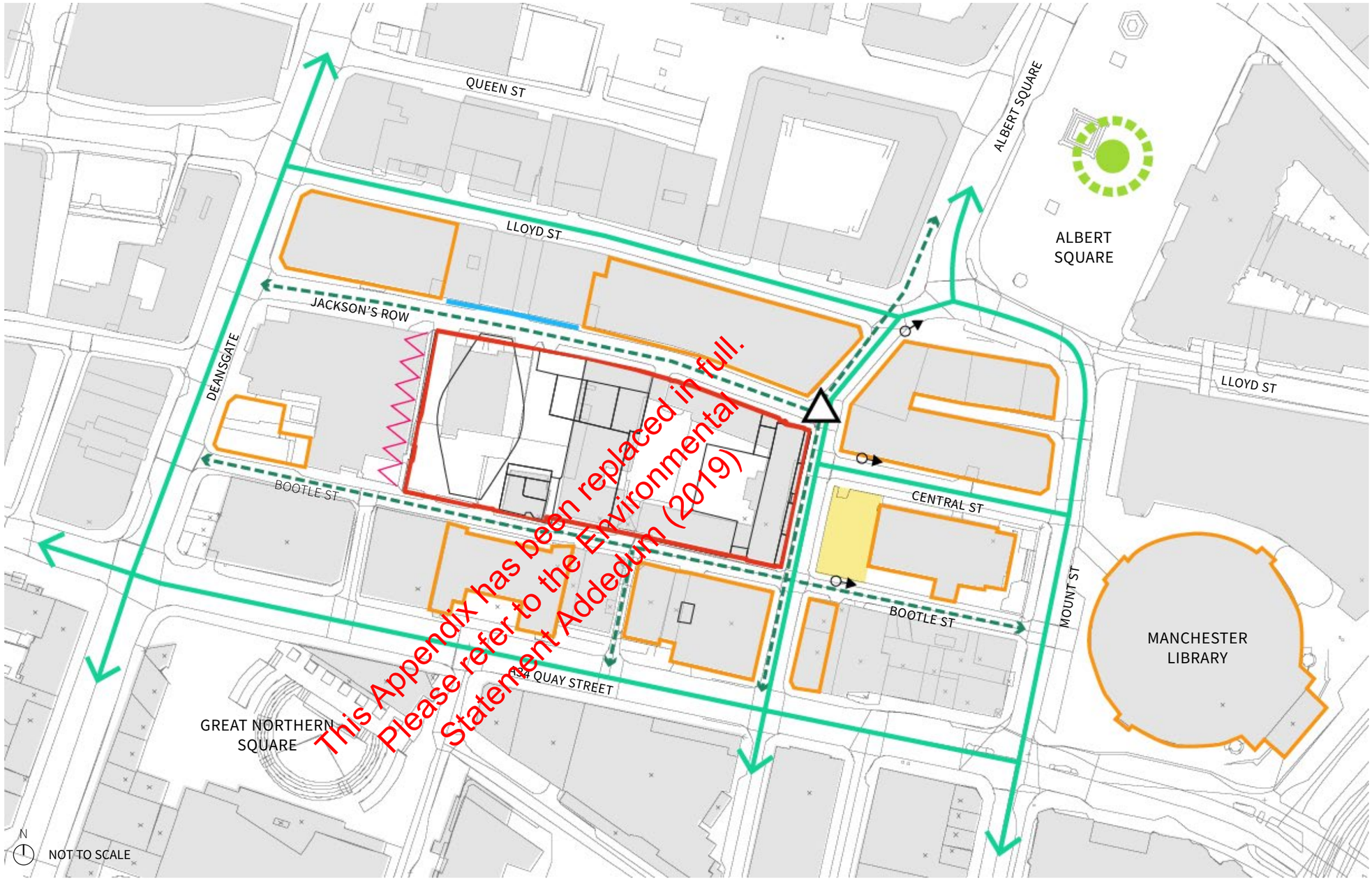
1. 11 York Street, M2 2AW
   Ref: 109161/FO/2015/C1
2. 10-12 Whitworth St, M1 5WY
   Ref: 111003/FO/2015/C1
3. Bonded Warehouse, Grape St
   Ref: 109241/FO/2015/C1
4. 2-4 Chester Road, M15 4QG
   Ref: 113870/FO/2016
5. Deansgate South, Land at Chester Road
   Ref: 110730/FO/2015/C1
6. Kampus
   Ref: 112034/FO/2016/C2
7. Water Street
   Ref: 115107/FO/2017
8. Manchester Central (Former Bauer Millet Site)
   Ref: 115871/FO/2017
9. 3 St. John Street
   Ref: 115233/FO/2017
10. Princess St./ Whitworth St.
    Ref: 114585/FO/2017
11. 3 St. Peters Square
    Ref: 115294/FO/2017
12. St. Johns Living
    Ref: 114385
13. Factory
    Ref: 114294
14. St. Johns Place
    Ref: 109660
15. 44-48 Bridge Street
    Ref: 115200

Future Baseline

1. Granada House, Atherton St
   Ref: 109246/FO/2015/C1
2. 125 Deansgate, M3 2BY
   Ref: 110078/F0/2015/C1
3. Former Granada Studio Space
   Ref: 109466/FO/2015/C1
4. Owen St
   Ref: 111719/FO/2016/C1
5. Axis
   Ref: 106490/FO/2014/C1
6. London Scottish House, 24 Mount Street
   Ref: 112455/FO/2016
7. Invicta House
   Ref: 116164/FO/2017
8. Landmark
   Ref: 102859/FO/2013/C2

KEY

- Key pedestrian flow
- Key vehicular movement
- Proposed development footprint
- Poorly defined gateway
- Views
- Surface car parking
- Lack of permeability
- Active frontage
- Key listed building
- Local focal point

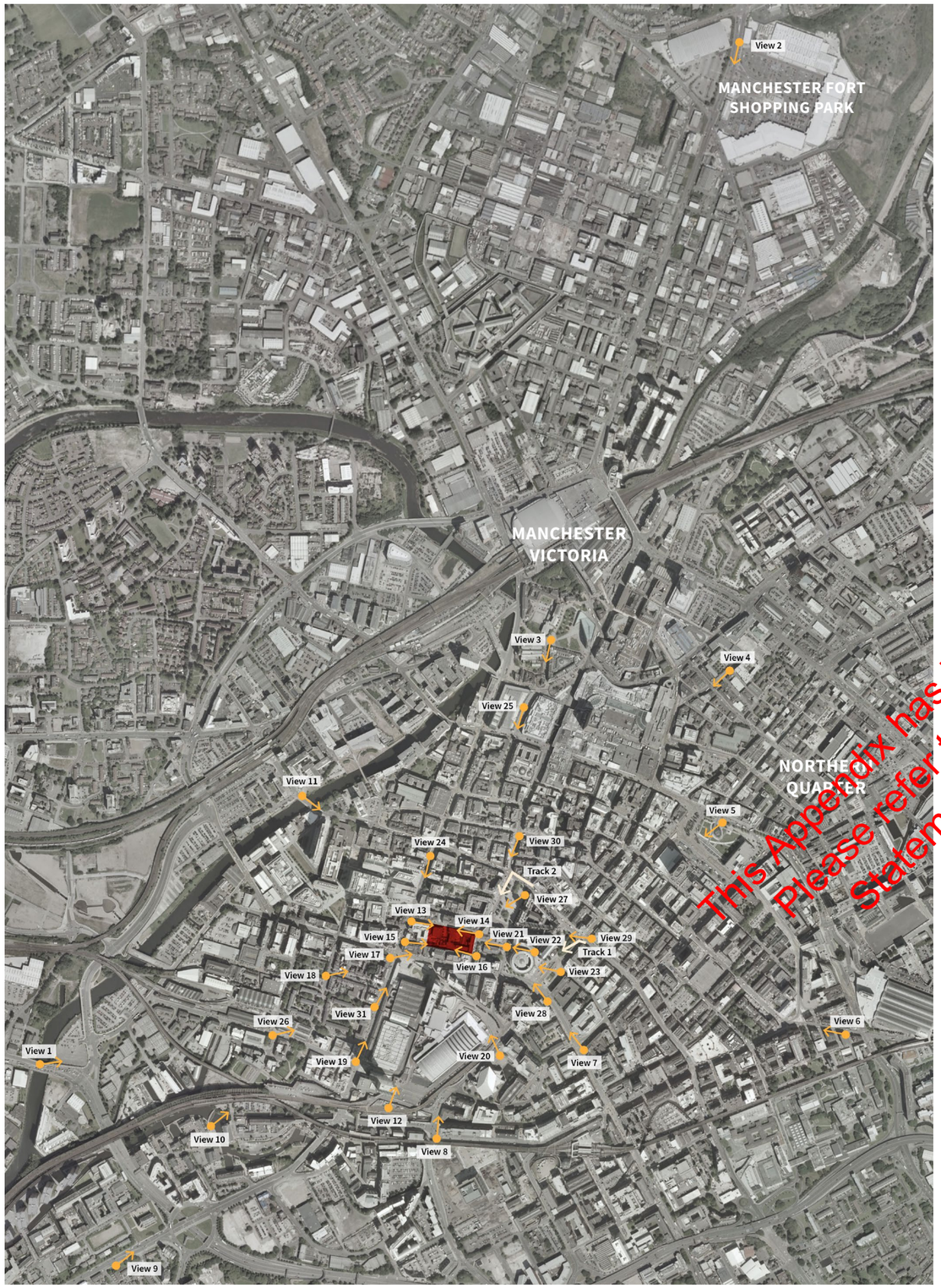


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FIGURE 8.12 - SITE CHARACTER



FIGURE 8.13 - VIEWPOINTS



KEY

- Extent of Proposed Site
- Static Viewpoint
- Kinetic Viewpoint

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FIGURE 8.14 - LONG DISTANCE VIEWPOINT

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This Appendix has been replaced in full.
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