

REFERENCE
1834.1

PROJECT
**TRAFFORD CIVIC
QUARTER**

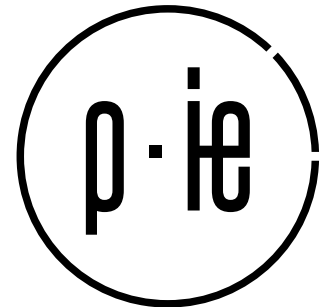
DOCUMENT
**APPENDIX 1.4: TOWNSCAPE AND VISUAL
FIGURES**

CLIENT
TRAFFORD COUNCIL

STATUS
DRAFT

DATE
30/10/18

DRAFT



DOCUMENT CONTROL

FILE NAME

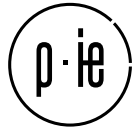
PL1720-ID-003-TVIA FIGURES

PREPARED BY (INITIALS)

AS

CHECKED BY (INITIALS)

GW



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1.1 Site Location

N
NOT TO SCALE



AERIAL VIEW OF THE SITE

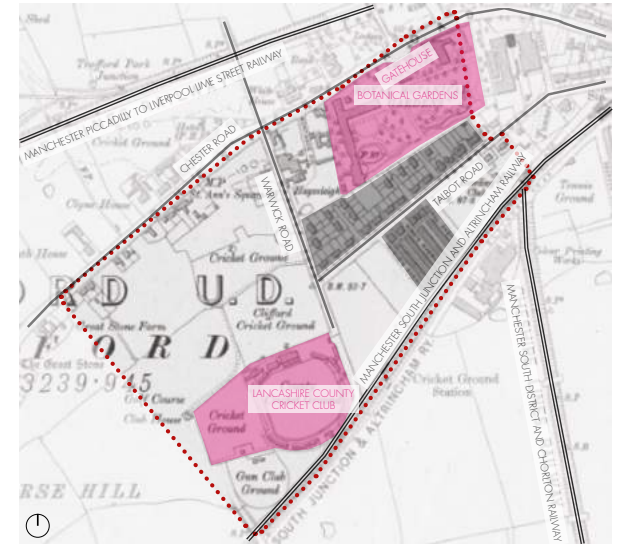
1.2 Historical Development



1848



1858



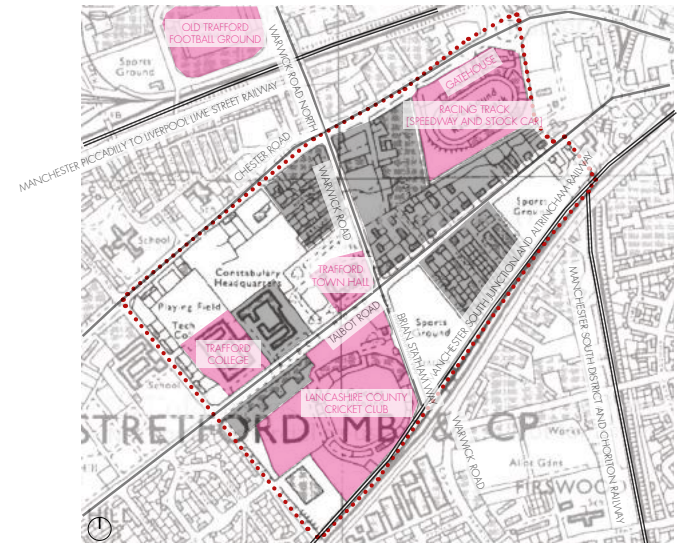
1909



1923



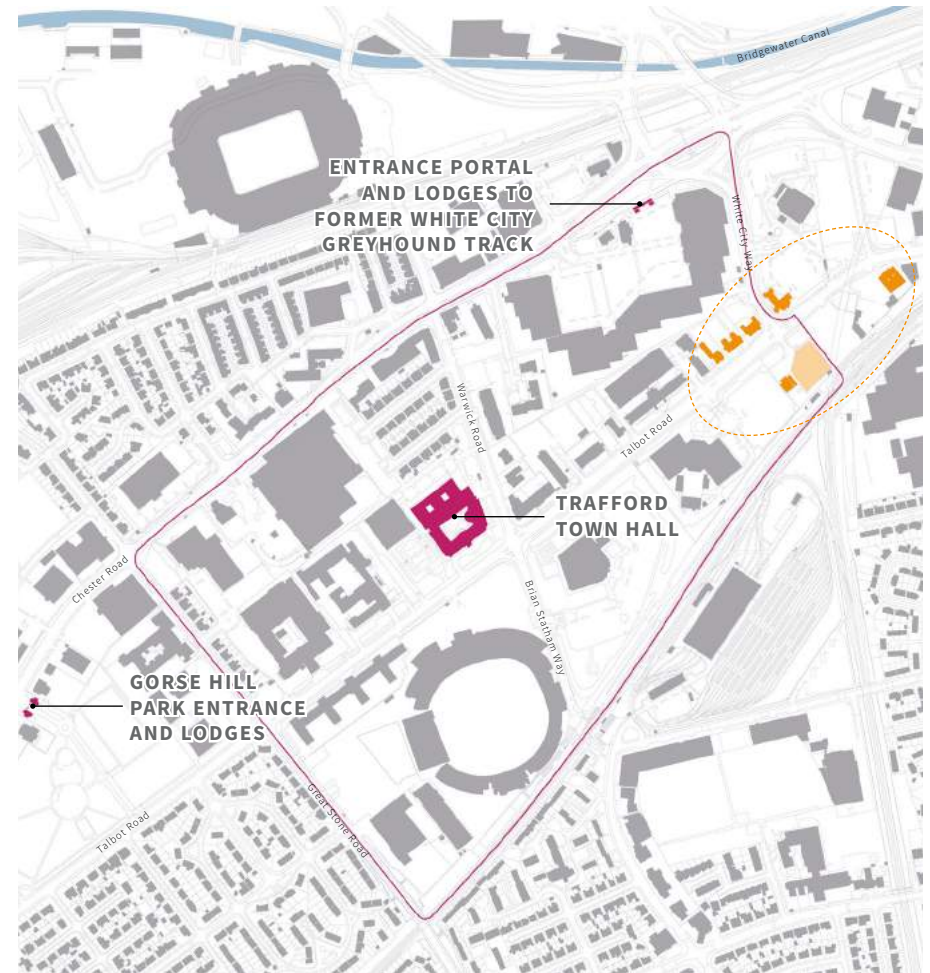
1946



1971

1.3 Heritage Designations

N
⌚ NOT TO SCALE

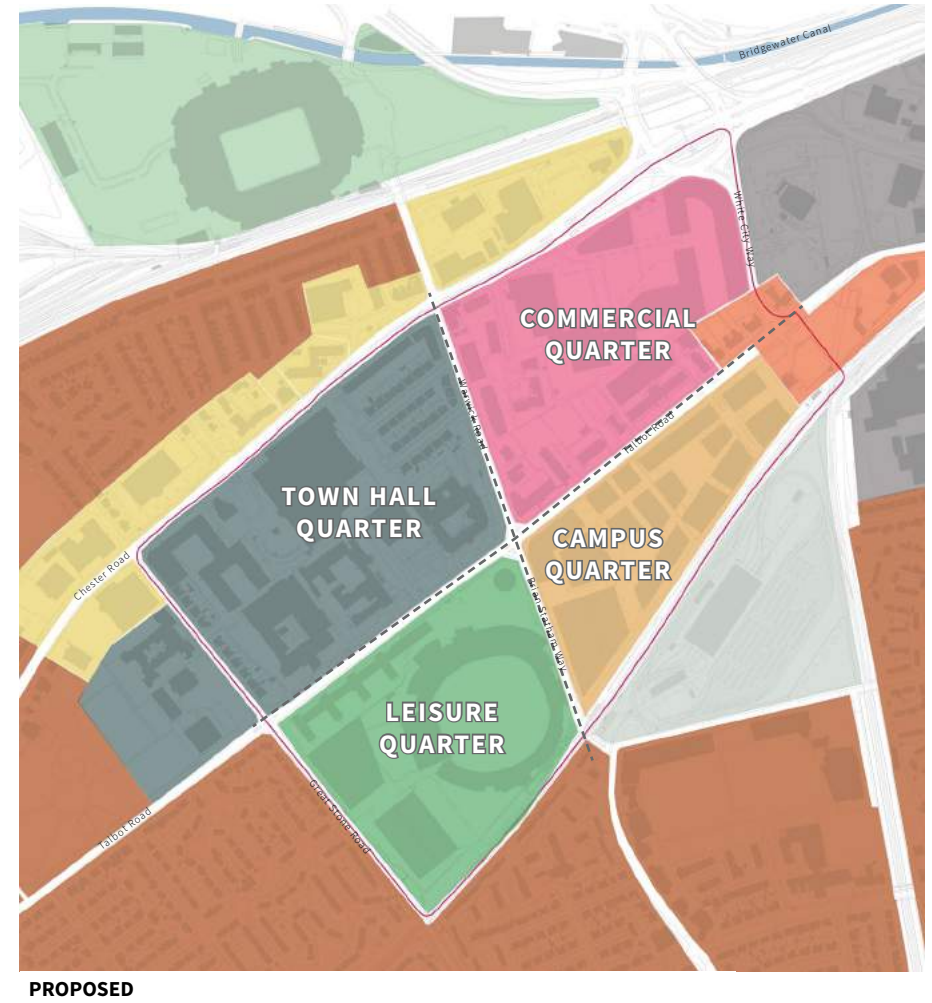
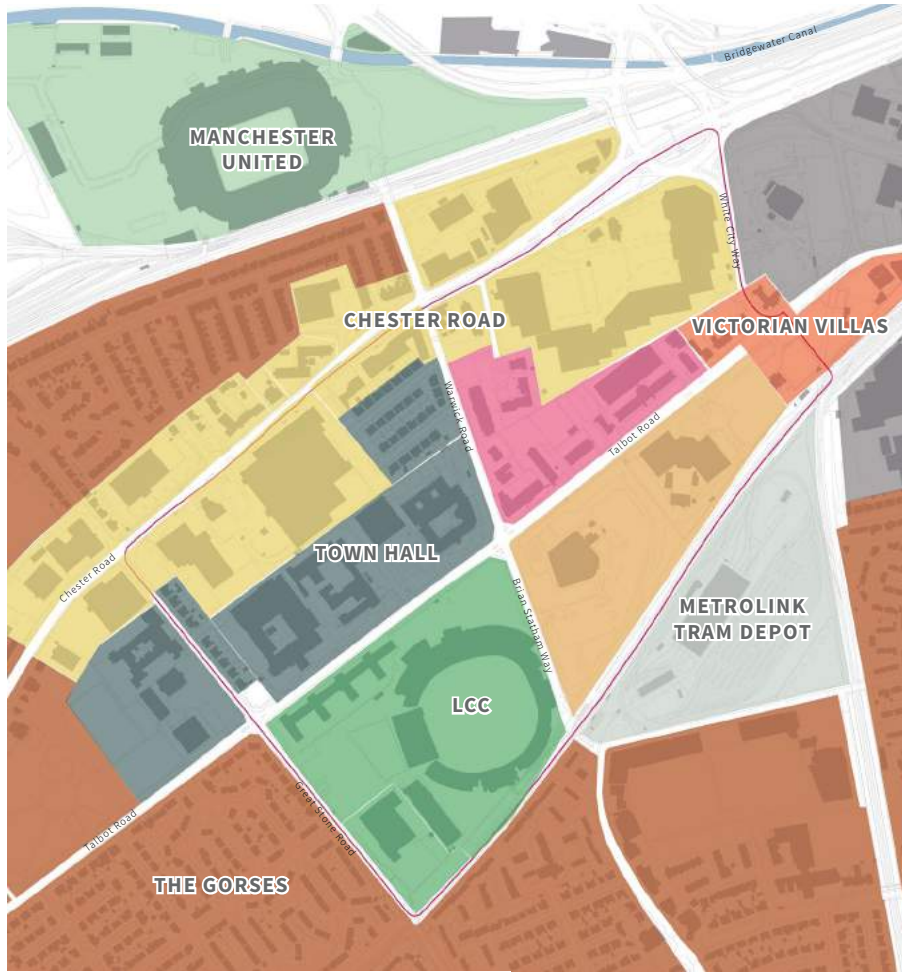


KEY

- Grade II listed building
- Building of historical interest

1.4 Townscape Character Areas

N
NOT TO SCALE



1.5 Urban Grain

N
⌚ NOT TO SCALE



EXISTING



PROPOSED

1.6 Land Use

N
 NOT TO SCALE















EXISTING



PROPOSED

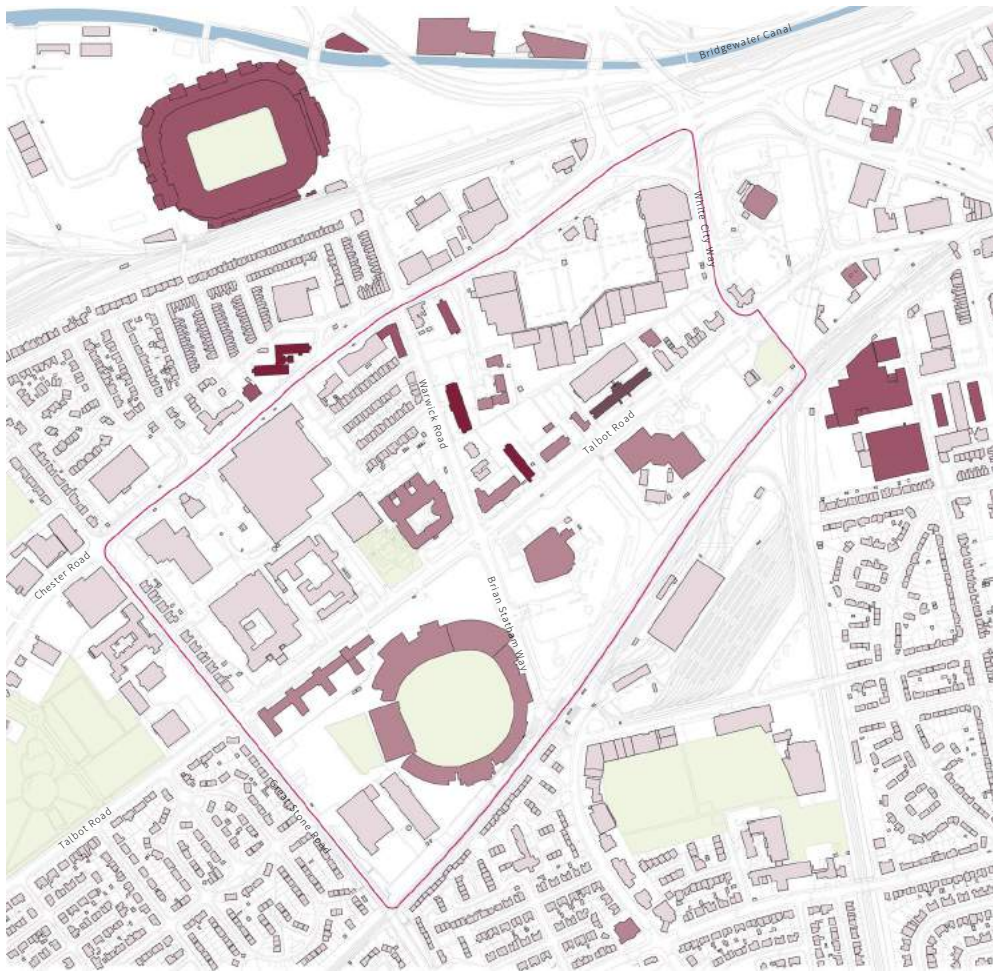
KEY

- | | | | |
|---|--|--|--|
|  Residential |  Commercial |  Park & Allotment |  Disused |
|  Sport & Leisure |  Civic |  Transport |  Mixed Use |
|  Retail |  Education |  Industrial |  Surface Car Park |

* Buildings labelled according to dominant use

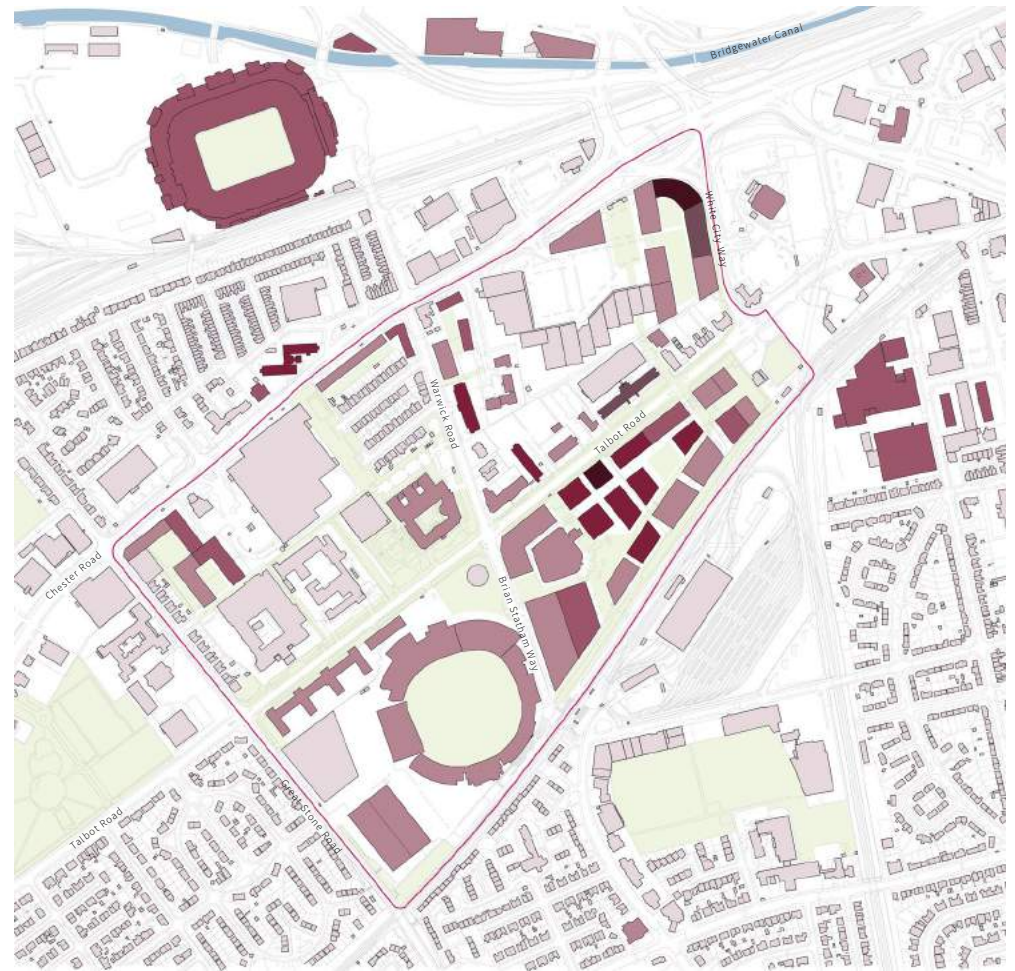
1.7 Building Heights

N
 NOT TO SCALE



EXISTING

NOTE: DUE TO A LACK OF ACCURATE DATA SOURCE FOR ACTUAL HEIGHT IN METRES, BUILDING HEIGHTS ARE SHOWN IN RELATION TO NUMBER OF STOREYS. STOREY HEIGHTS MAY VARY, AFFECTING THE CONTEXTUAL HEIGHT SURROUNDING THE PROPOSED DEVELOPMENT.



PROPOSED

KEY

	Up to 3 storeys		7-10 storeys		14-16 storeys
	4-6 storeys		11-13 storeys		17-20 storeys

1.8 Movement and Linkages

N
NOT TO SCALE



EXISTING

- KEY**
- Railway
 - Pedestrian link
 - Primary route
 - Secondary route
 - Bus stop
 - National cycle route 66
 - Metrolink route
 - Metrolink station
 - Proposed permeability



PROPOSED

1.9 Open Space

N
NOT TO SCALE






EXISTING



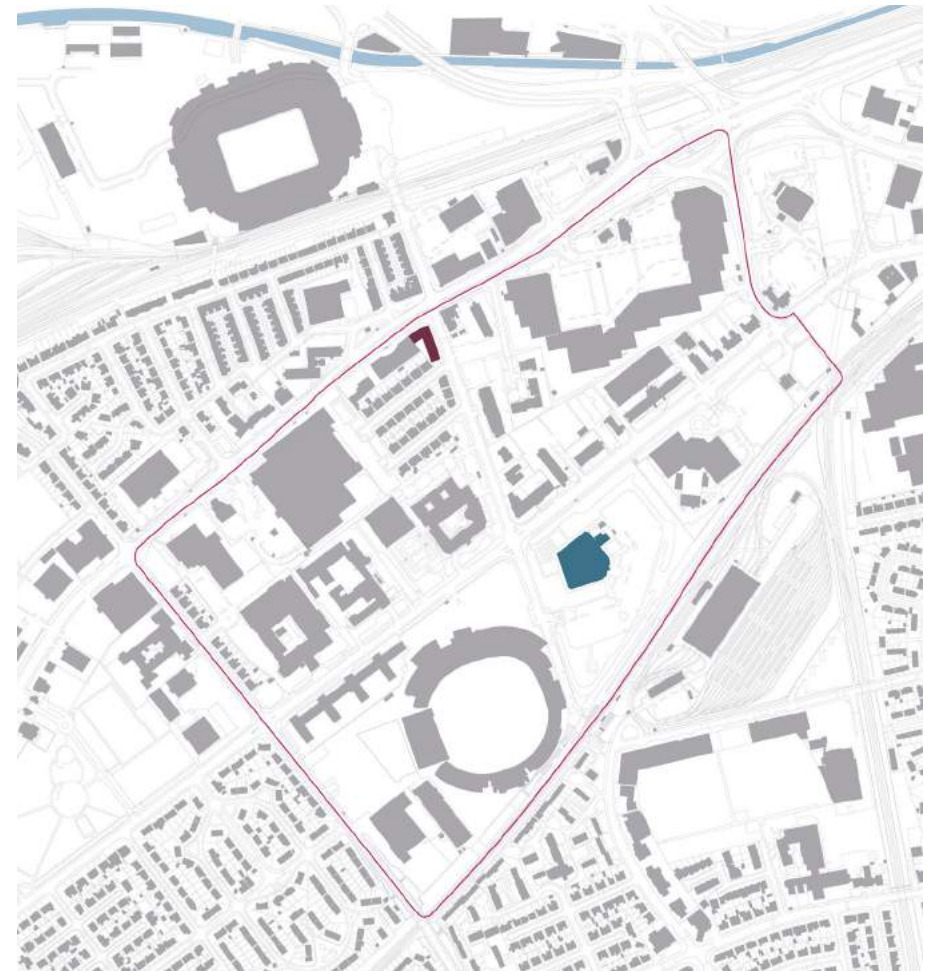
PROPOSED

KEY

-  Parks and gardens
-  Amenity green space
-  Civic square

1.10 Cumulative Development

N
⌚ NOT TO SCALE



EXISTING

KEY

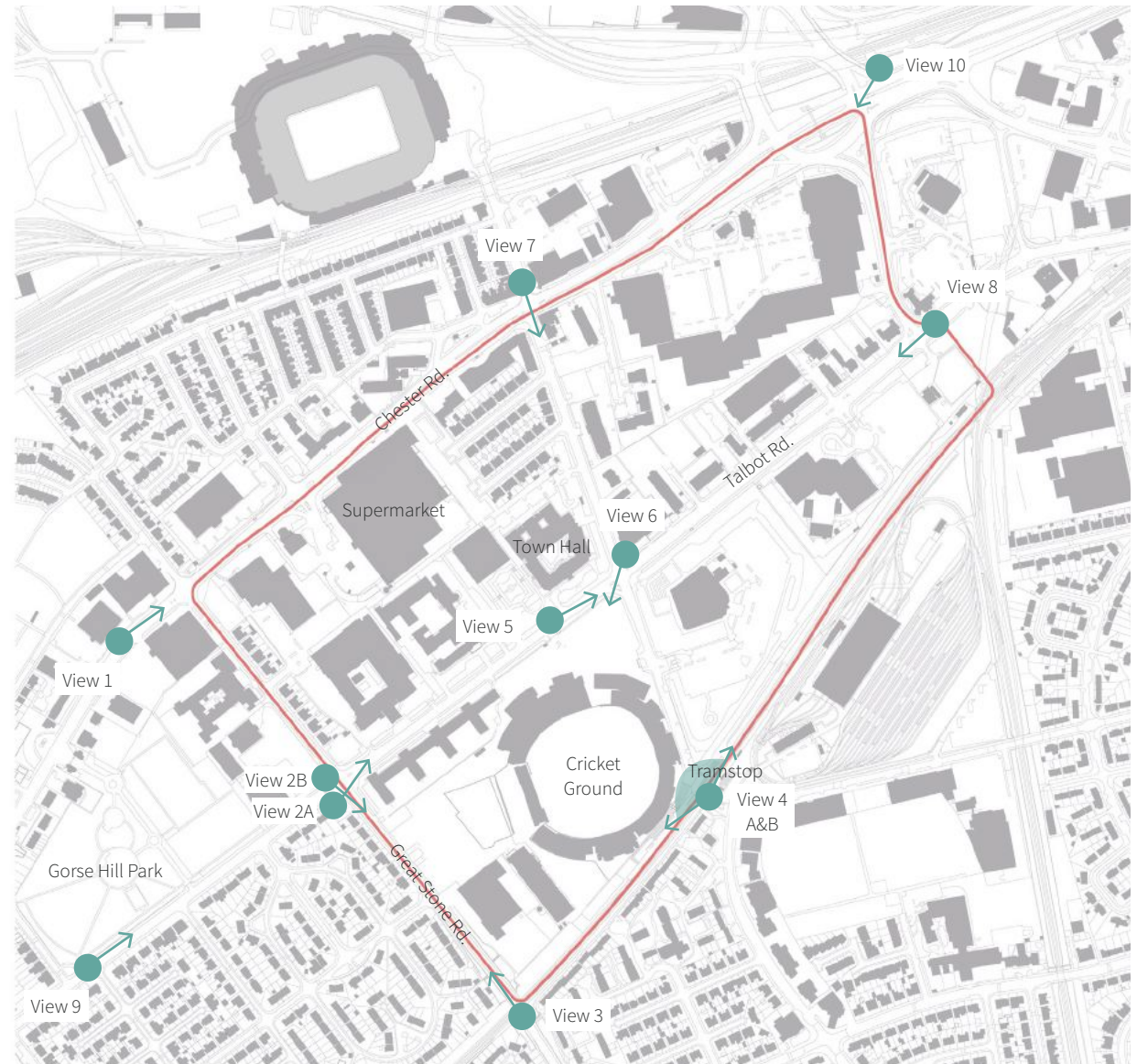
- Hampton by Hilton
- University Academy 92 (UA92)

1.11 Viewpoint Location Plan

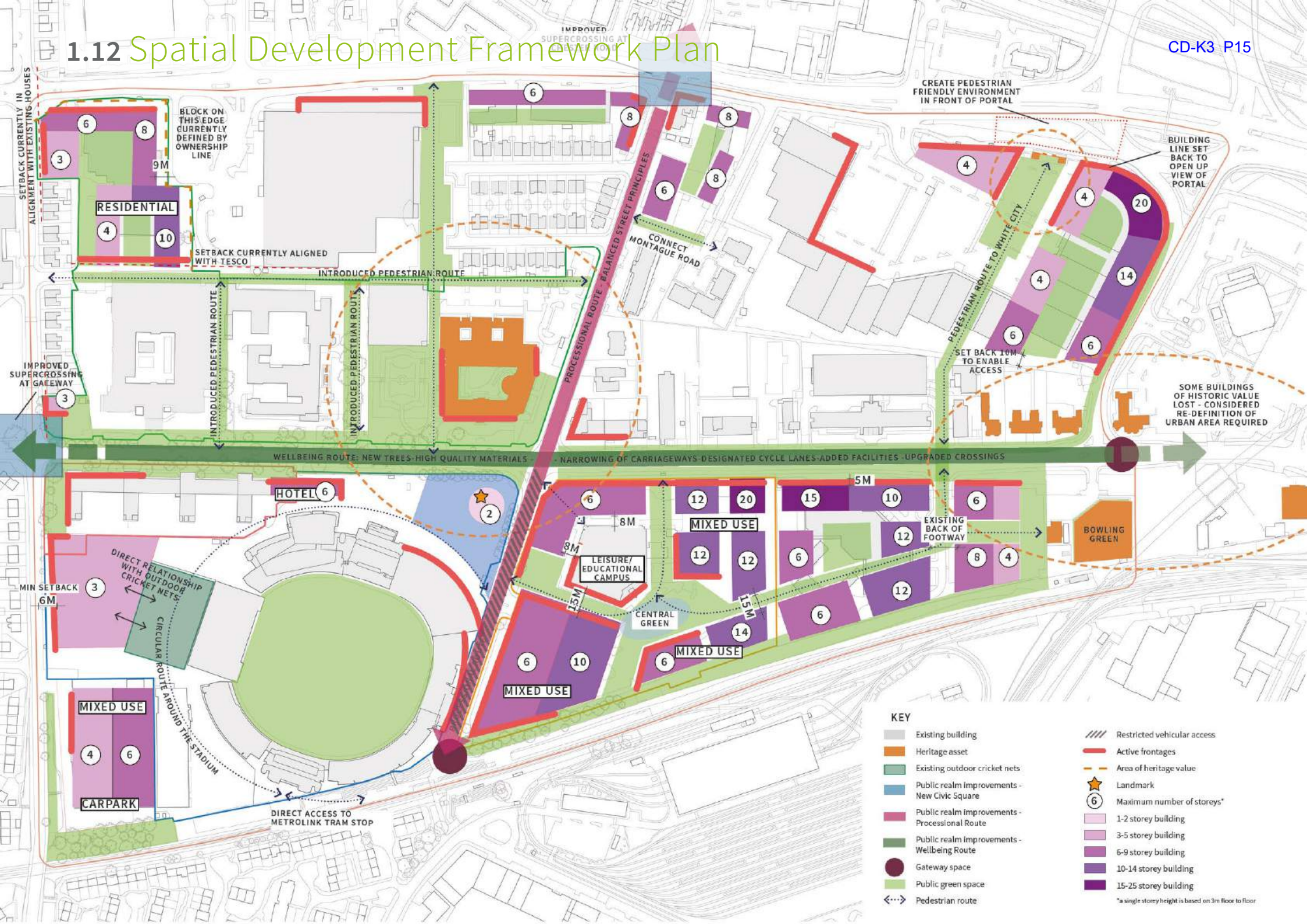
VIEWSPPOINT

- 1: View from Chester Road
- 2: A and B views from Great Stone Road/Talbot Road junction
- 3: View from Great Stone Road bridge over Metrolink tram line
- 4: A and B views from Old Trafford Metrolink tram stop
- 5: View from Talbot Road entrance to sunken gardens adjacent to Trafford Town Hall
- 6: View from outside Warwick House, Talbot Road/Warwick Road junction
- 7: View from Sir Matt Busby Way/Chester Road junction
- 8: View from White City Way/Talbot Road junction
- 9: View from Talbot Road entrance to Gorse Hill Park
- 10: View from Chester Road/Trafford Road junction

- KEY**
- SPD Boundary
 - Proposed View



1.12 Spatial Development Framework Plan



SETBACK CURRENTLY IN ALIGNMENT WITH EXISTING HOUSES

BLOCK ON THIS EDGE CURRENTLY DEFINED BY OWNERSHIP LINE

SETBACK CURRENTLY ALIGNED WITH TESCO

IMPROVED SUPERCROSSING AT GATEWAY

WELLBEING ROUTE: NEW TREES-HIGH QUALITY MATERIALS - NARROWING OF CARRIAGEWAYS-DESIGNATED CYCLE LANES-ADDED FACILITIES-UPGRADED CROSSINGS

CREATE PEDESTRIAN FRIENDLY ENVIRONMENT IN FRONT OF PORTAL

BUILDING LINE SET BACK TO OPEN UP VIEW OF PORTAL

SOME BUILDINGS OF HISTORIC VALUE LOST - CONSIDERED RE-DEFINITION OF URBAN AREA REQUIRED

MIN SETBACK 6M

DIRECT RELATIONSHIP WITH OUTDOOR CRICKET NETS

CIRCULAR ROUTE AROUND THE STADIUM

DIRECT ACCESS TO METROLINK TRAM STOP

IMPROVED SUPERCROSSING AT GATEWAY

PROFESSIONAL ROUTE - BALANCED STREET PRINCIPLES

CONNECT MONTAGUE ROAD

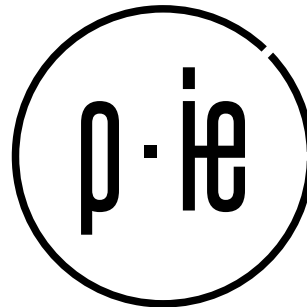
SET BACK 10M TO ENABLE ACCESS

PEDESTRIAN ROUTE TO WHITE CITY

- KEY**
- Existing building
 - Heritage asset
 - Existing outdoor cricket nets
 - Public realm Improvements - New Civic Square
 - Public realm improvements - Professional Route
 - Public realm improvements - Wellbeing Route
 - Gateway space
 - Public green space
 - Pedestrian route
 - Restricted vehicular access
 - Active frontages
 - Area of heritage value
 - Landmark
 - Maximum number of storeys*
 - 1-2 storey building
 - 3-5 storey building
 - 6-9 storey building
 - 10-14 storey building
 - 15-25 storey building
- *a single storey height is based on 3m floor to floor

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