



## APPENDIX 7.3 TOWNSCAPE & VISUAL IMPACT ASSESSMENT

### FIGURES

May 2016  
PL1575 Princes Reach

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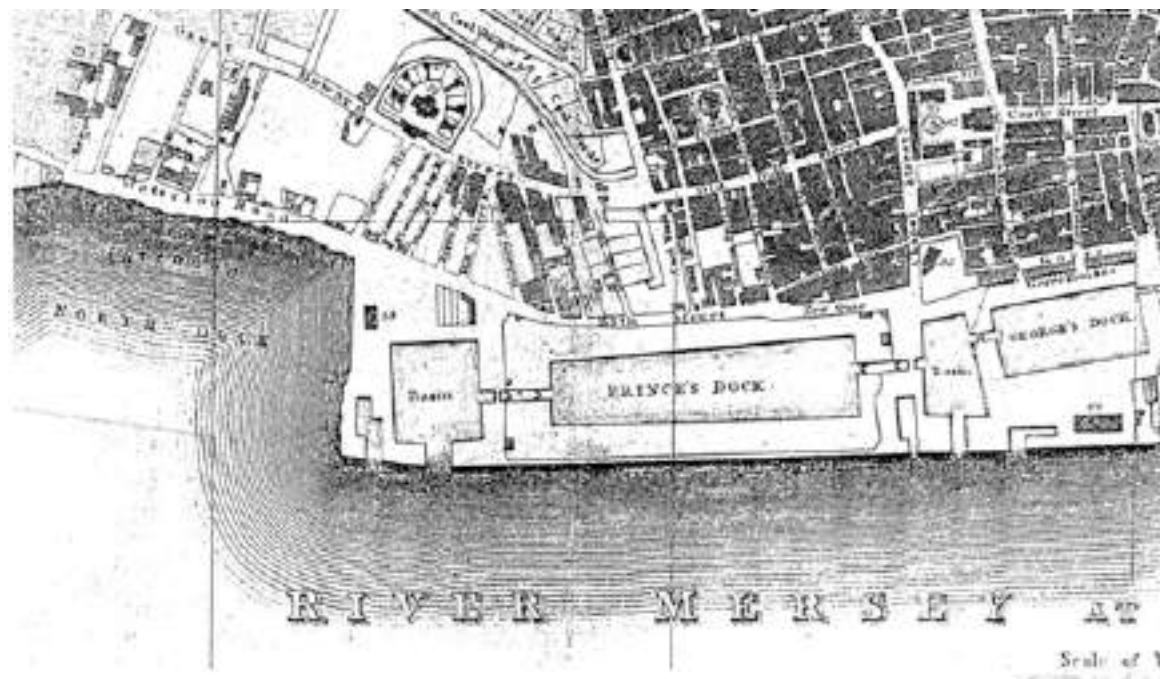






FIGURE 1.1 - SITE LOCATION

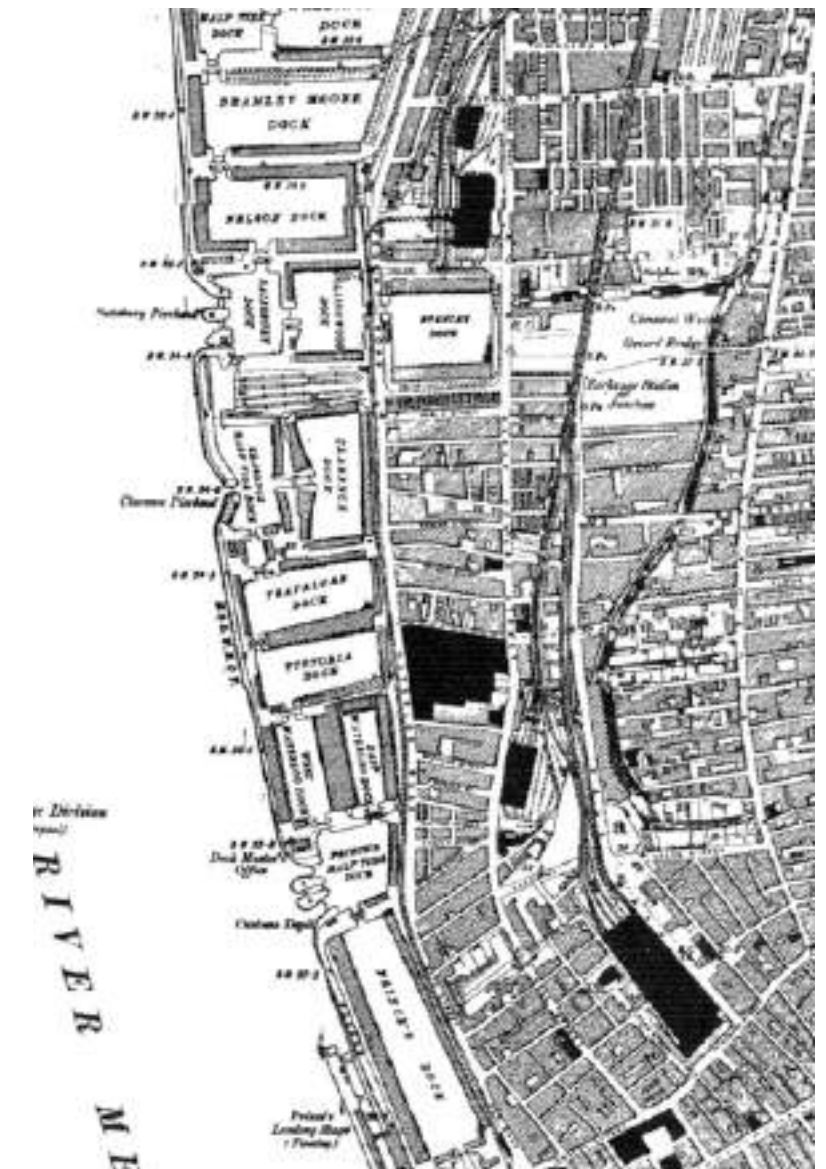




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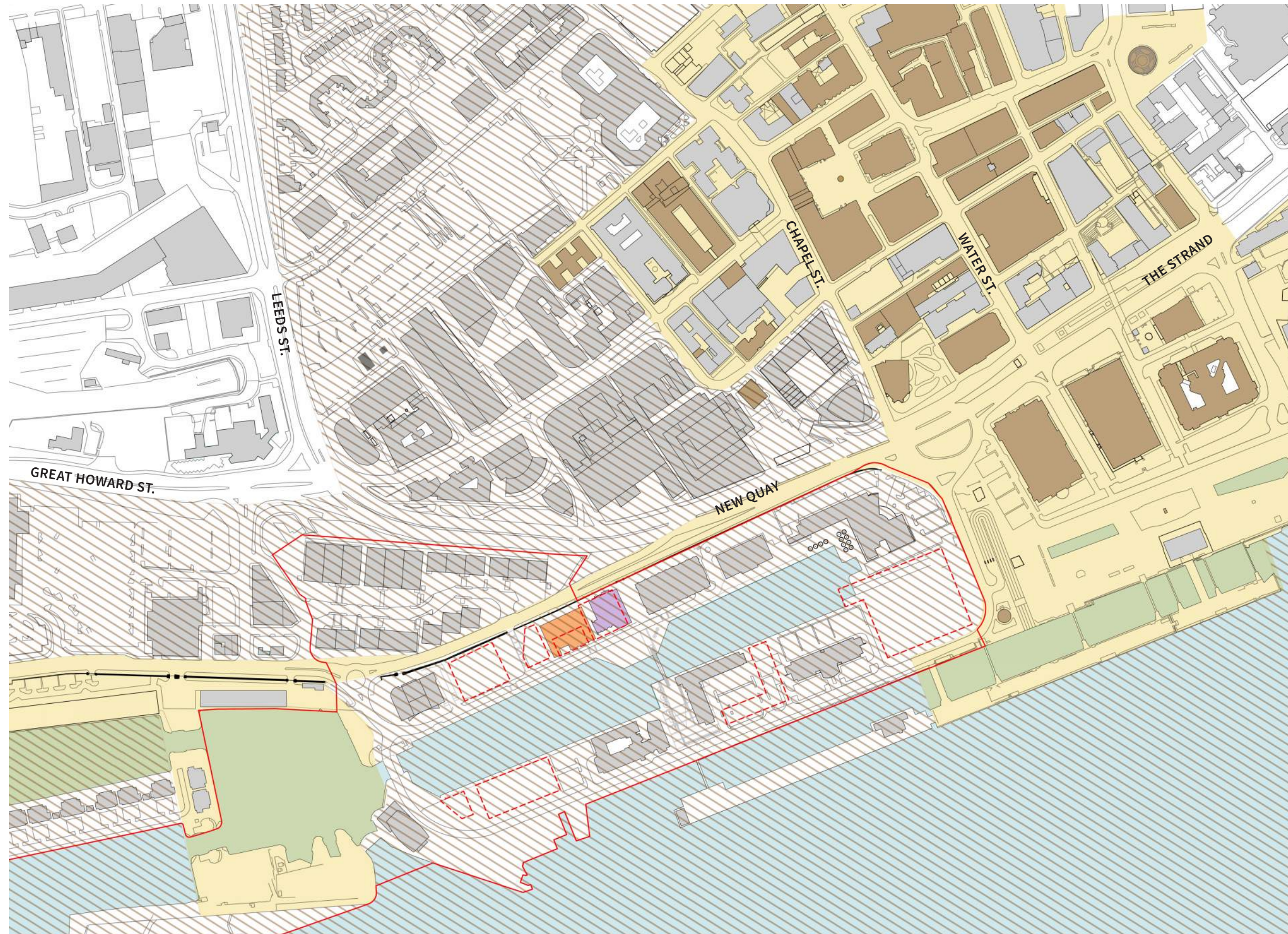
1851



1894

FIGURE 1.2 - HISTORICAL DEVELOPMENT

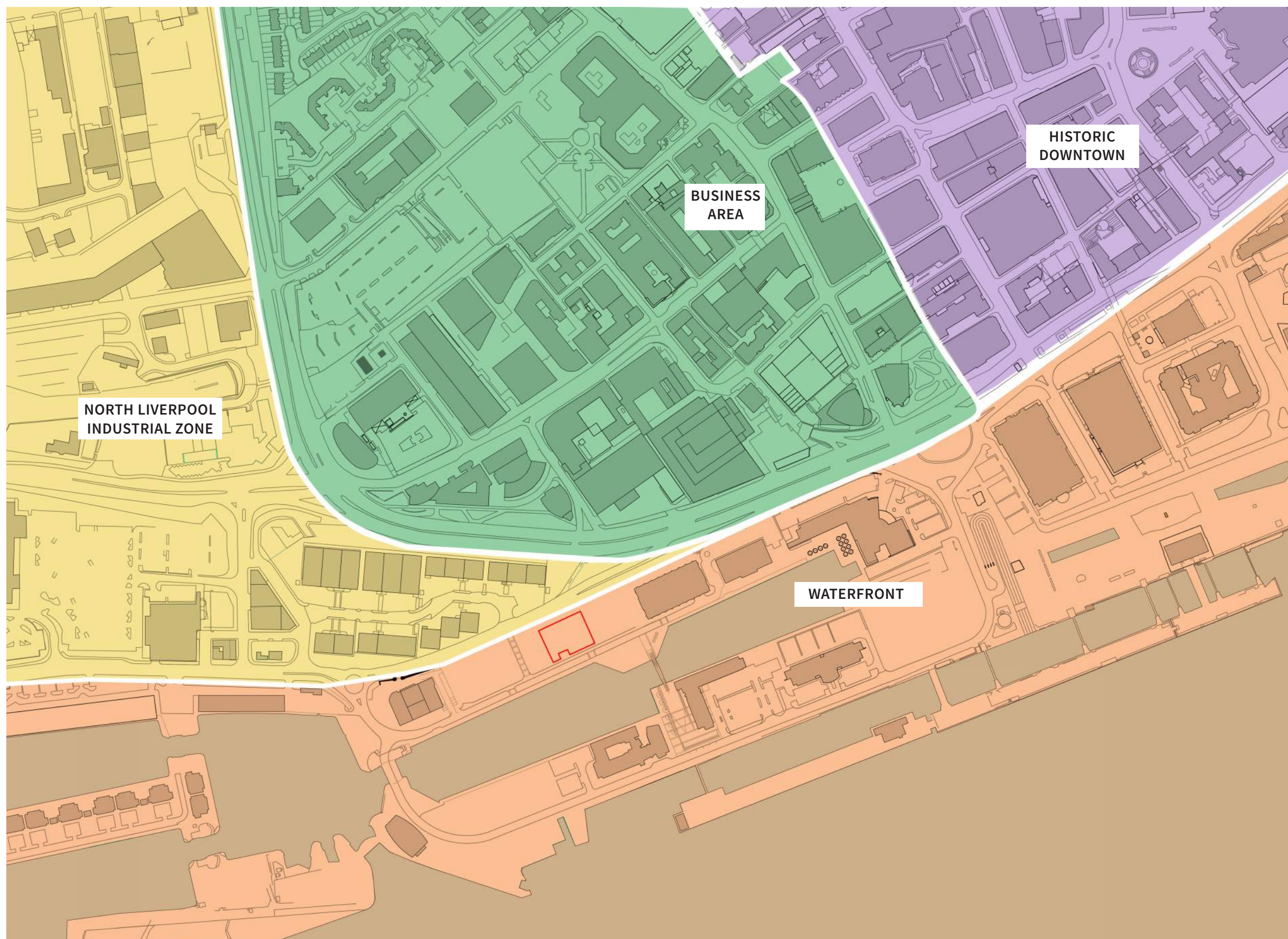




- KEY**
- Liverpool Waters planning application boundary
  - World Heritage Site Property Boundary
  - World Heritage Site Buffer Zone
  - Listed Buildings
  - Princes Reach
  - William Jessop House (planning permission granted)
  - Consented parameters

**FIGURE 1.3 - HERITAGE DESIGNATIONS**





**FIGURE 1.4 - TOWNSCAPE CHARACTER**

AREAS AS SET OUT IN THE LIVERPOOL CITY CENTRE STRATEGIC INVESTMENT FRAMEWORK 2012





FIGURE 1.5 - EXISTING URBAN GRAIN

**KEY**

- Site boundary
- Princes Reach
- William Jessop House  
(planning permission granted)
- Consented parameters

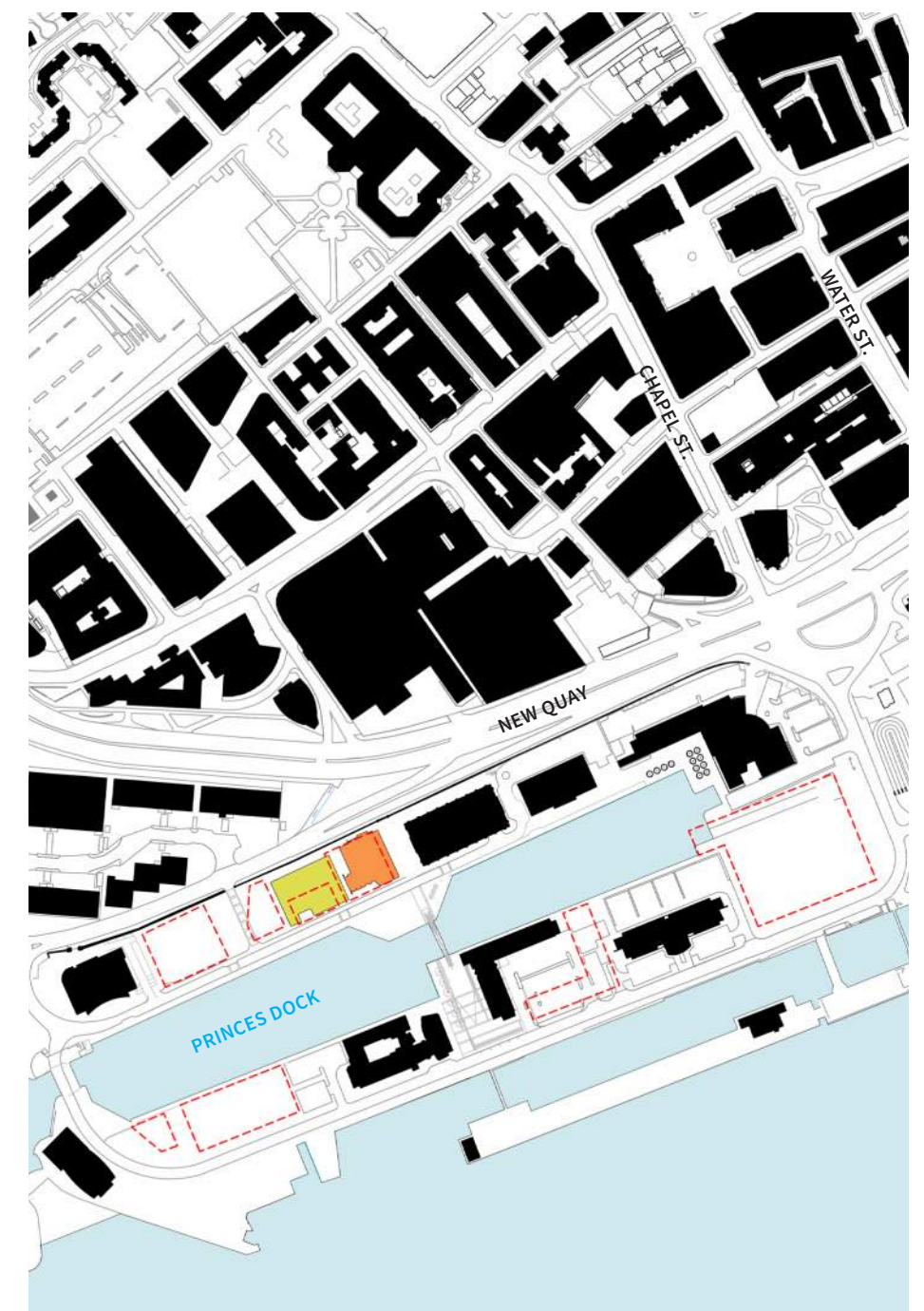














FIGURE 1.5B - PROPOSED URBAN GRAIN



# KEY

- |   |                      |   |   |
|---|----------------------|---|---|
|  | Site boundary        |  | Transport                                 |
|  | Commercial / retail  |  | Community                                 |
|  | Residential          |  | Religious                                 |
|  | Hotel                |  | Leisure / Entertainment                   |
|  | Civic                |  | Industrial                                |
|  | Multi-storey carpark |  | Derelict/under construction/<br>not known |

## CONSENTED PARAMETERS:

- |   |   |
|---|---|
|  | Residential   |
|  | Commercial / retail                                 |
|  | Leisure / Entertainment                             |
|  | Mixed use with residential,<br>commercial and hotel |



FIGURE 1.6 - EXISTING LAND USES

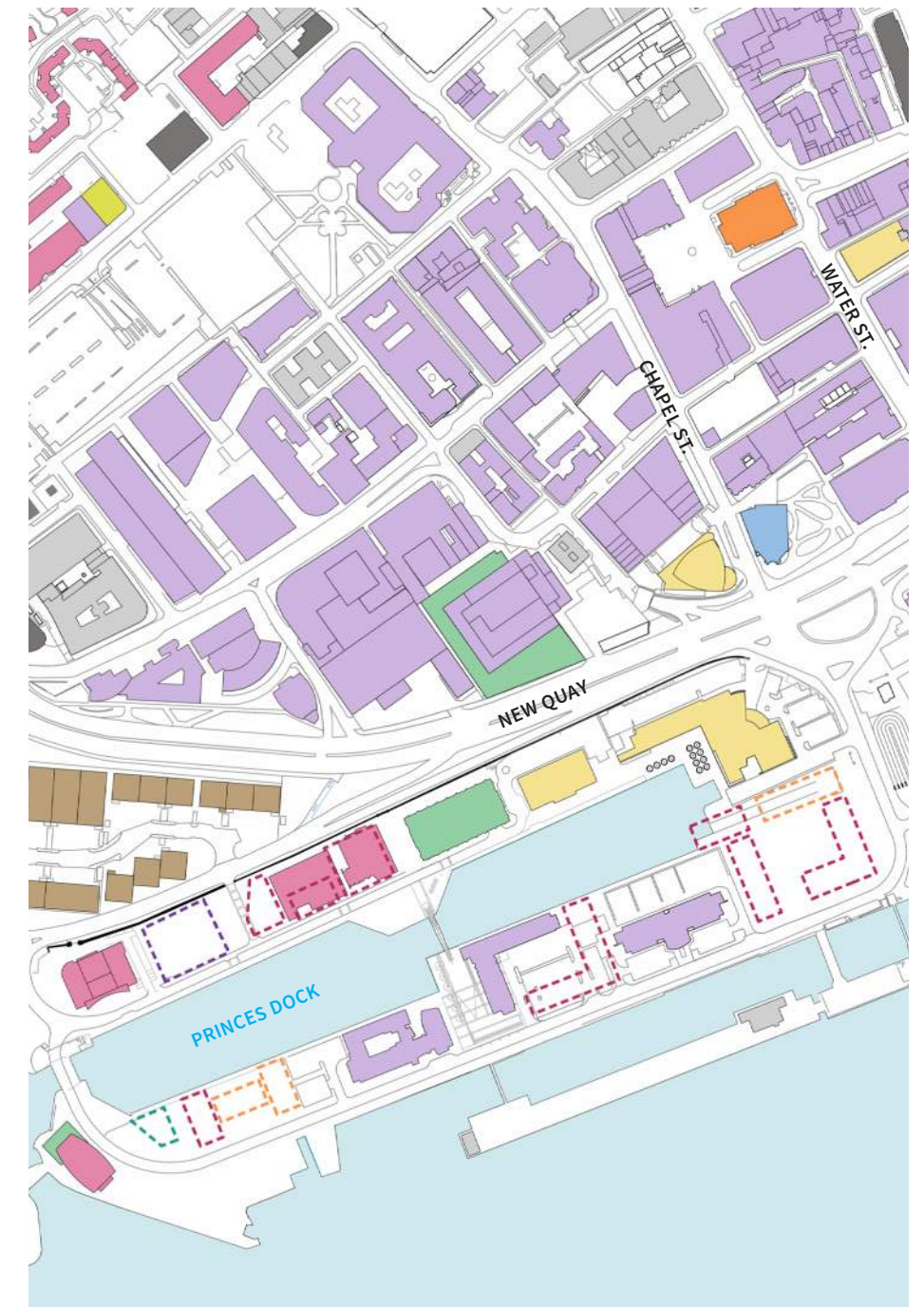


FIGURE 1.6B - PROPOSED LAND USE





FIGURE 1.7 - EXISTING BUILDING HEIGHTS

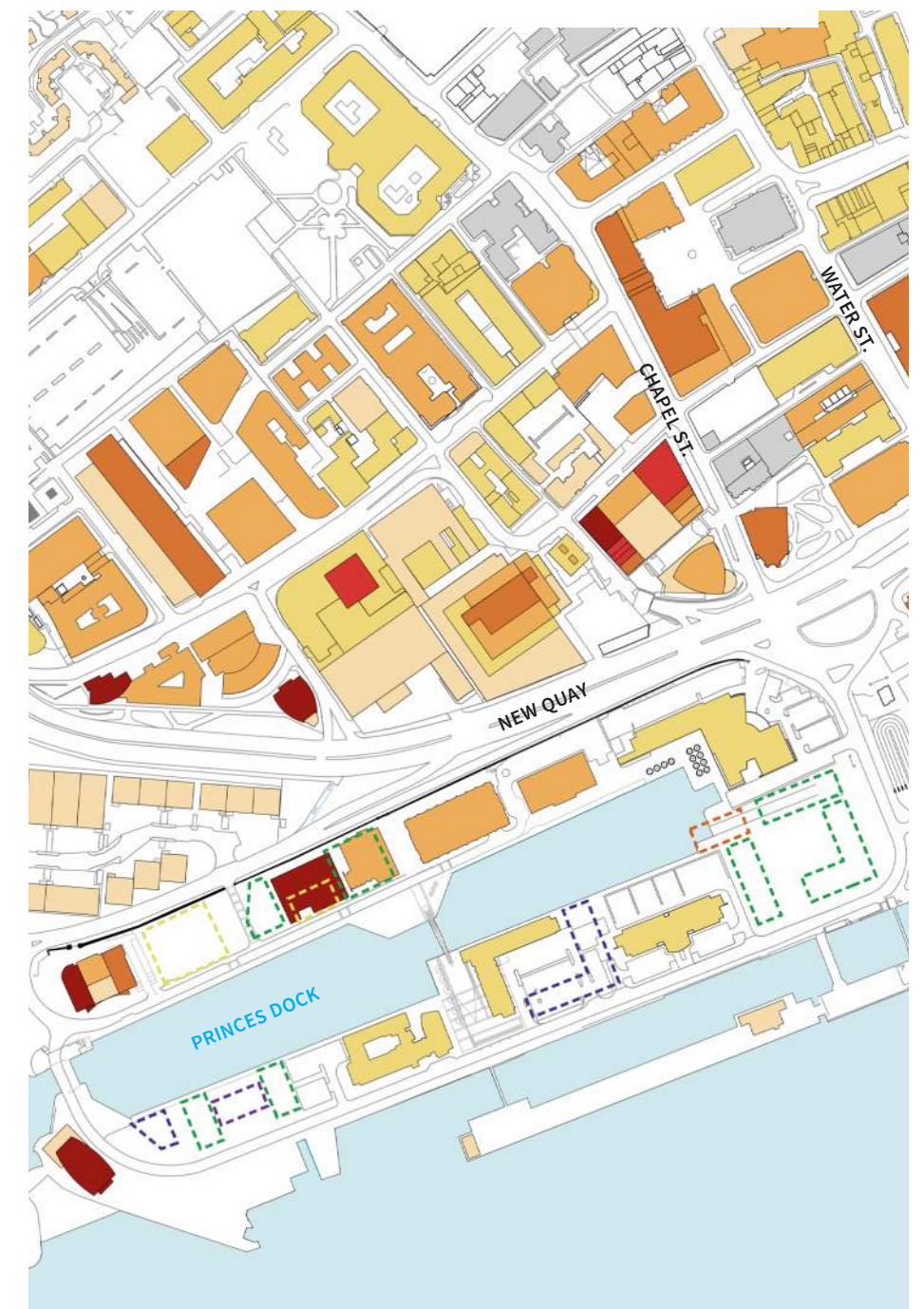

















FIGURE 1.7B - PROPOSED BUILDING HEIGHTS



# KEY

- |   |                 |   |                                       |   |  |
|---|-----------------|---|---------------------------------------|---|--|
|  | Site boundary   |  | Opening in boundary wall (pedestrian) |  | Princes Reach                                      |
|  | Major road      |  | Opening in boundary wall (vehicular)  |  | William Jessop House (planning permission granted) |
|  | Primary road    |  | Opening in boundary wall (blocked)    |  | Consented parameters                               |
|  | Secondary road  |  | Proposed walkway                      |   |  |
|  | Bus stop        |  | Proposed bridge / pontoon             |   |  |
|  | Railway station |   |                                       |   |  |
|  | Ferry terminal  |   |                                       |   |  |

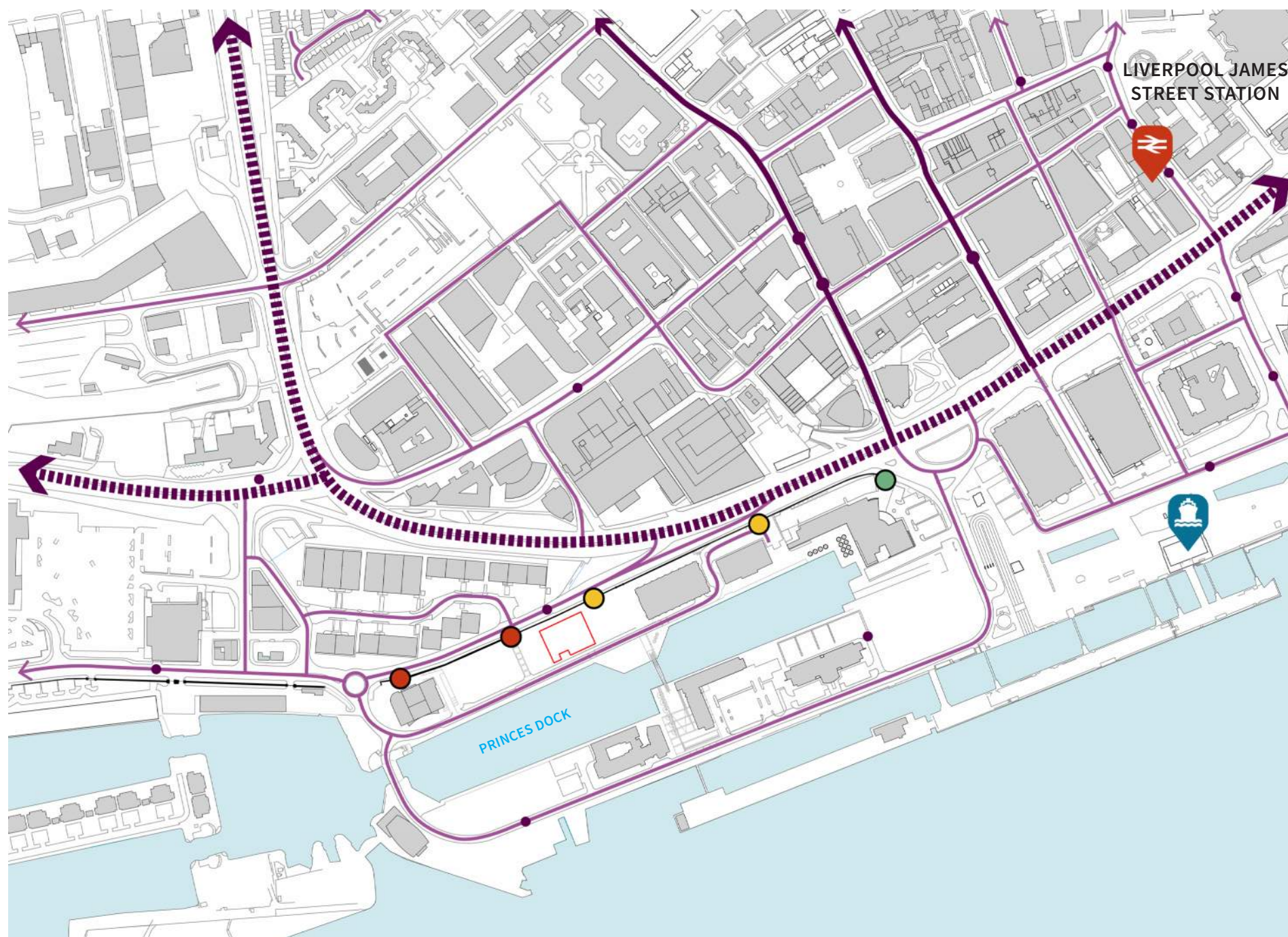


FIGURE 1.8 - EXISTING MOVEMENT & LINKAGES

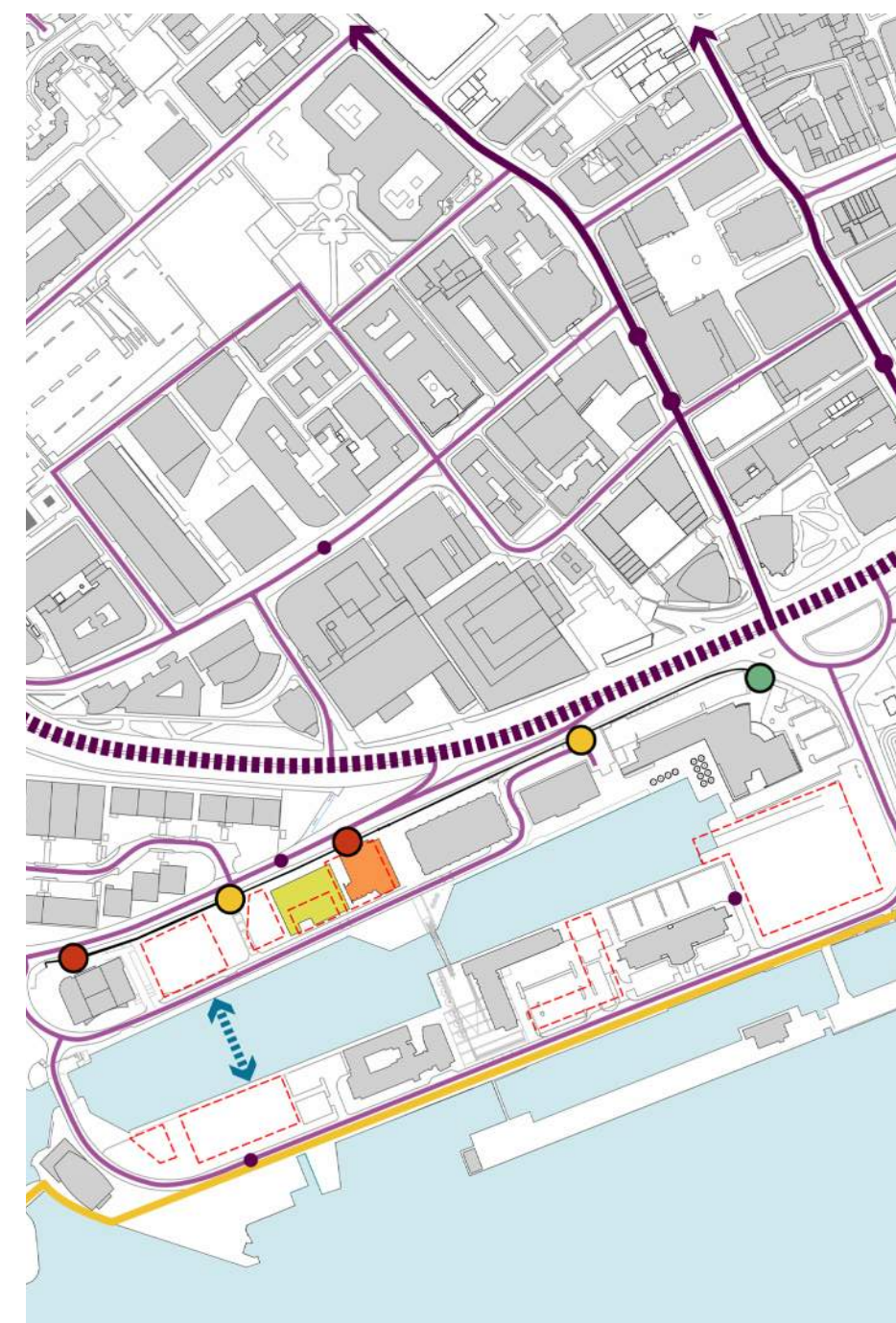












FIGURE 1.8B - PROPOSED MOVEMENT & LINKAGES



# KEY

- |   |                       |   |   |
|---|-----------------------|---|---|
|  | Site boundary         |  | Princes Reach   |
|  | Public squares        |  | William Jessop House<br>(planning permission granted) |
|  | Parks and gardens     |  | Consented parameters                                  |
|  | Waterfront open space |   |   |
|  | Proposed open space   |   |   |
|  | Shanghai Plaza        |   |   |
|  | Princes Jetty         |   |   |

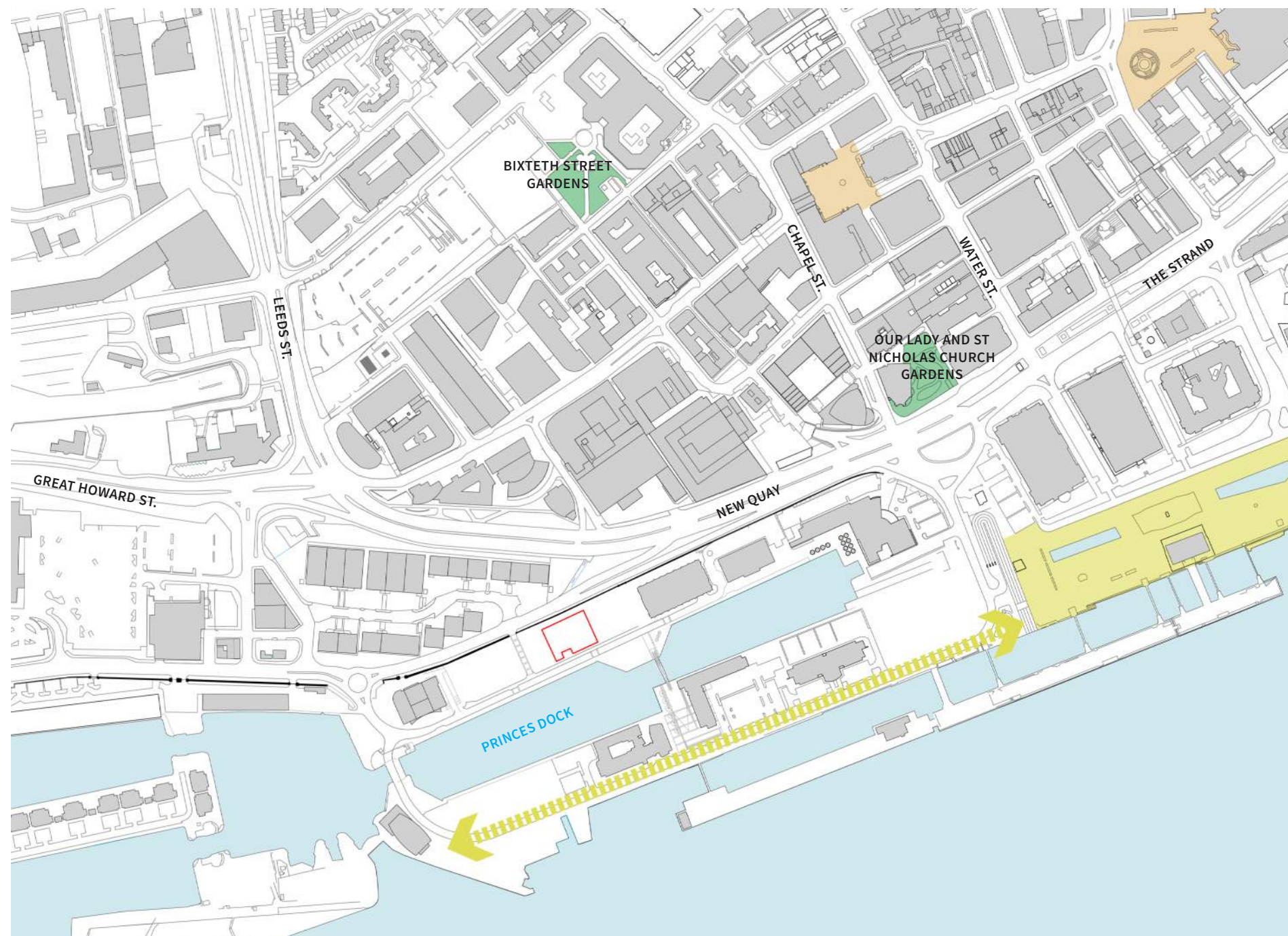


FIGURE 1.9 - EXISTING PUBLIC OPEN SPACE

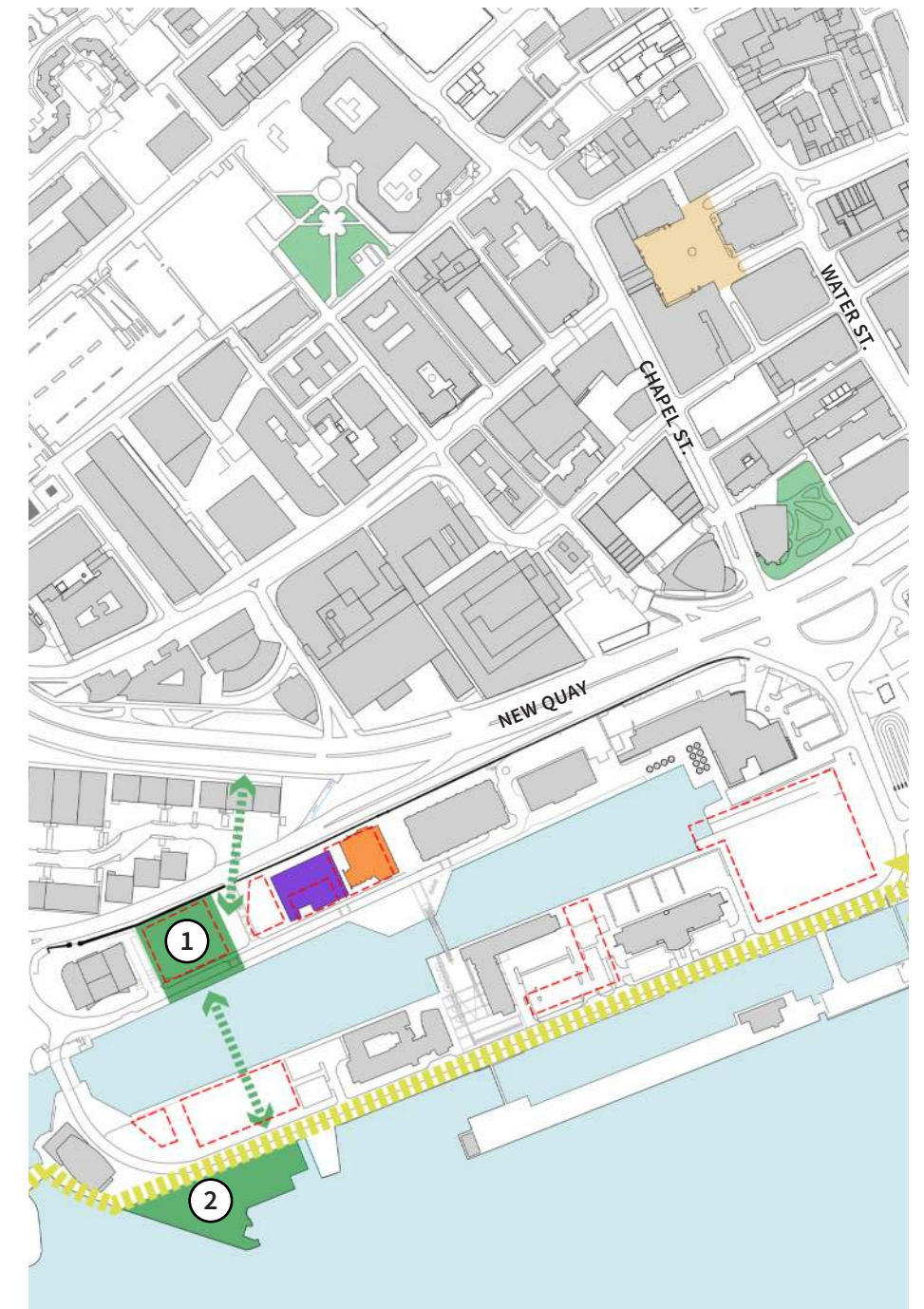


FIGURE 1.9B - PROPOSED PUBLIC OPEN SPACE



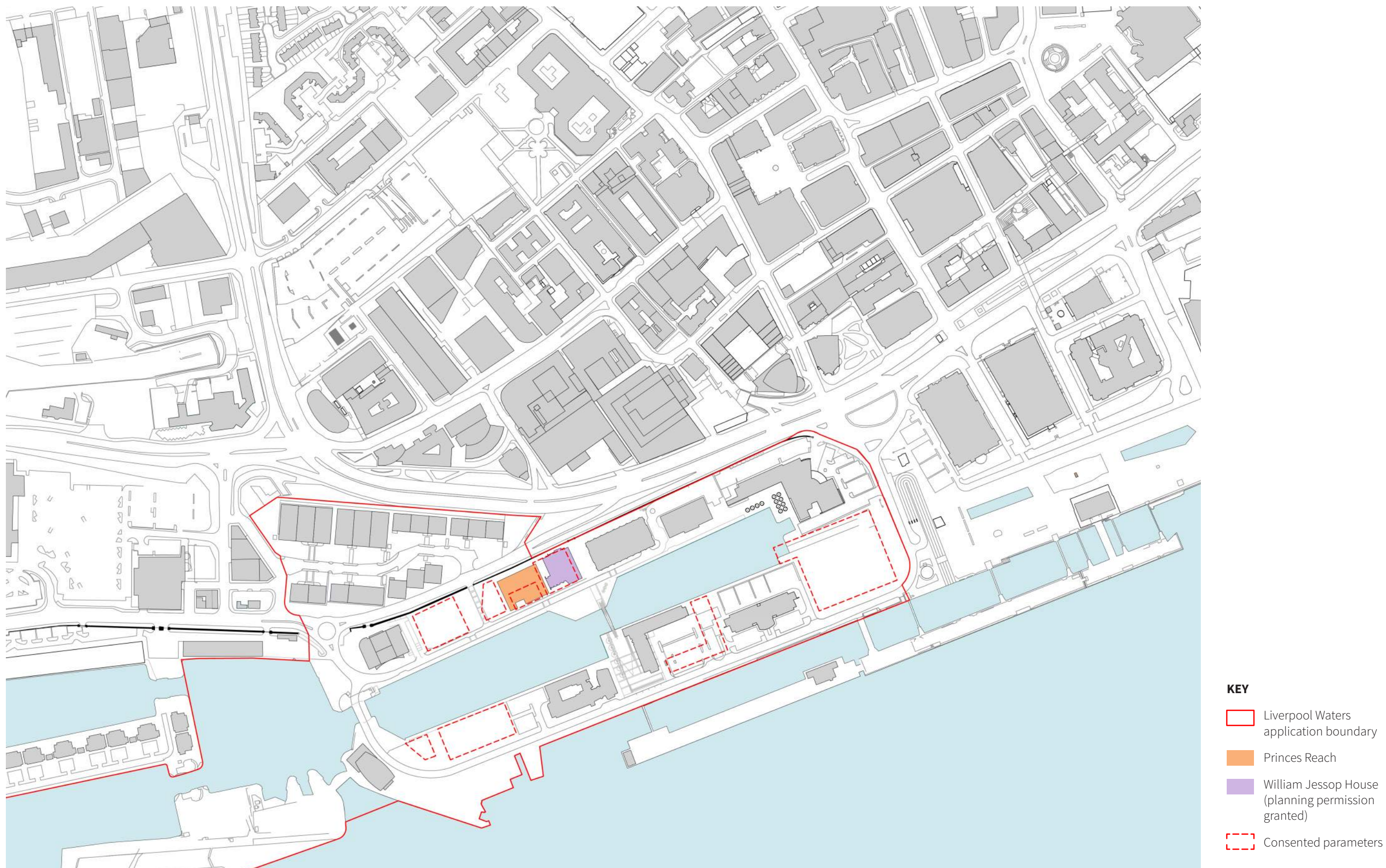


FIGURE 1.10 - SURROUNDING COMMITTED DEVELOPMENTS



Princes Dock  
Princes Reach TVIA  
Proposed view locations

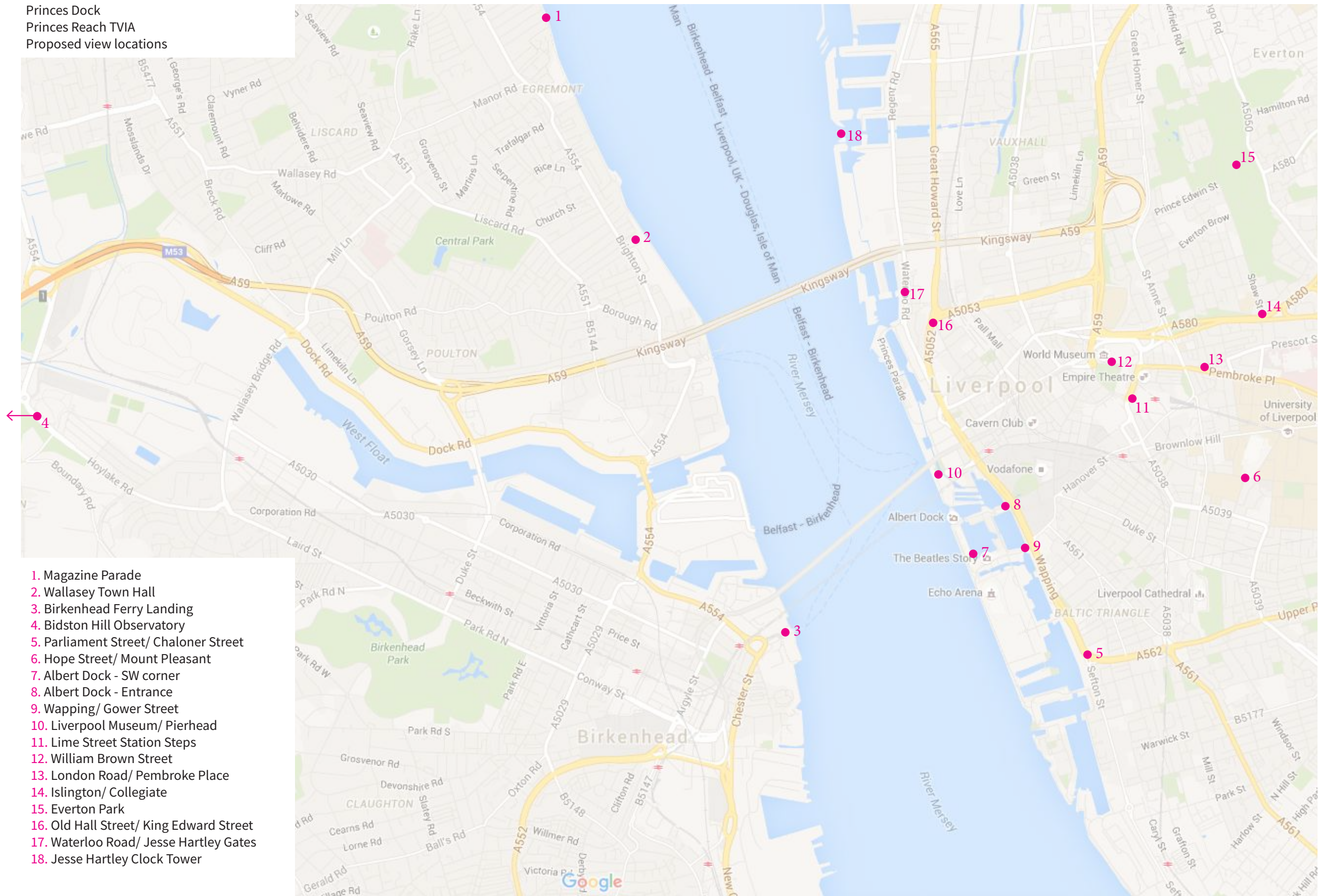


FIGURE 1.11 - VIEWPOINTS





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