

# 5.0 SITE ANALYSIS

## 5.2 KEY OPPORTUNITIES AND CONSTRAINTS

### Site Constraints

- Special consideration must be given to the sensitive adjacent buildings on the site
- Existing surrounding structures create a limited space in terms of solar gain, form and layout.

### Site Opportunities

-  The site provides opportunity to create a development of note, with links to the Ropewalk's past history and the city centre. There is the opportunity to create buildings of architectural merit
-  The site's key position on Seel Street presents the opportunity to create an active frontage along this key route
-  The site has opportune access from the city centre
-  The site has opportune access for deliveries and waste removal at the front, whilst visitor and resident access remains uninterrupted.
-  Sun Path
-  Main entrance
-  Entrance for services



Design intelligence, commercial flair.

