



WWW.NSARCHITECTS.ORG

NORFOLK STREET - BALTIC TRIANGLE

LIVERPOOL, MERSEYSIDE, L1 0BE

VISUAL IMPACT REPORT

56 NORFOLK STREET,
STUDENT ACCOMMODATION

MARCH 2017



CONTENTS

INTRODUCTION & MAP 3

VIEW 1 AS EXISTING 4

VIEW 1 AS PROPOSED 5

VIEW 1 AS PROPOSED WITH FUTURE DEVELOPMENTS 6

VIEW 2 AS EXISTING 7

VIEW 2 AS PROPOSED 8

VIEW 2 AS PROPOSED WITH FUTURE DEVELOPMENTS 9

THE BUILDING IN RELATION TO TRAIN 2000 BUILDING 10



INTRODUCTION & MAP

This document was submitted to illustrate the visual impact of the proposed development in relation to its immediate vicinity and the Liverpool Anglican Cathedral.

The following illustrations provided within this report depict existing conditions, the proposed conditions upon the construction of the site on 56 Norfolk Street, and the future outlook of the area upon completion of neighbouring sites and developments.

The key views chosen for this report are shown on the map opposite. The views were picked as assessed to have the most impact – view 1 as seen from the Anglican Cathedral overlooking the waterfront and view 2 as seen from the waterfront overlooking the Anglican Cathedral.



VIEW 1 AS EXISTING



VIEW 1 AS PROPOSED



VIEW 1 AS PROPOSED WITH FUTURE DEVELOPMENTS



- | | |
|---------------------------------------|--|
| 1 – 56 Norfolk Street (10 storeys) | 5 – Norfolk & Chaloner Street (15 storeys) |
| 2 – Norfolk Street (12 storeys) | 6 – Bird Street (10 storeys) |
| 3 – 9 Bridgewater Street (10 storeys) | 7 – St James Court (11 storeys) |
| 4 – 70-78 Norfolk Street (9 storeys) | |

VIEW 2 AS EXISTING



VIEW 2 AS PROPOSED



VIEW 2 AS PROPOSED WITH FUTURE DEVELOPMENTS



- | | |
|---------------------------------------|--|
| 1 – 56 Norfolk Street (10 storeys) | 5 – Norfolk & Chaloner Street (15 storeys) |
| 2 – Norfolk Street (12 storeys) | 6 – Bird Street (10 storeys) |
| 3 – 9 Bridgewater Street (10 storeys) | 7 – St James Court (11 storeys) |
| 4 – 70-78 Norfolk Street (9 storeys) | |

THE BUILDING IN RELATION TO TRAIN 2000 BUILDING



CONTACT

NS ARCHITECTS LTD

City Building,
21 Old Hall Street,
Studio 6,
Second Floor,
Liverpool, Merseyside, L3 9BS

T: 0151 709 1211

E: info@nsarchitects.org

www.nsarchitects.org