# NS ARCHITECTS LTD

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#### NORFOLK STREET - BALTIC TRIANGLE

LIVERPOOL, MERSEYSIDE, L1 OBE

VISUAL IMAPCT REPORT

56 NORFOLK STREET,

STUDENT ACCOMMODATION

**MARCH 2017** 



ARCHITECTS LTD 56 NORFOLK STREET, BALTIC TRIANGLE, LIVERPOOL

#### 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.



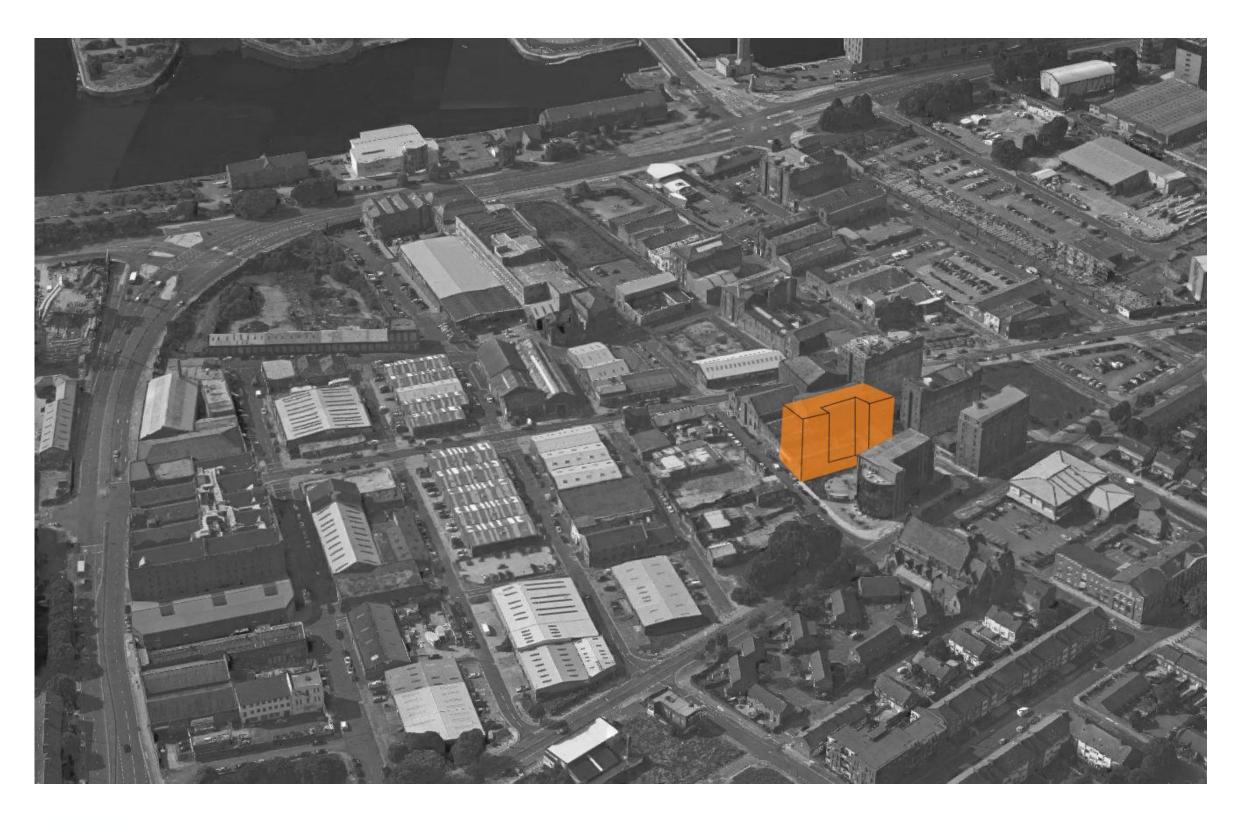


# **VIEW 1 AS EXISTING**

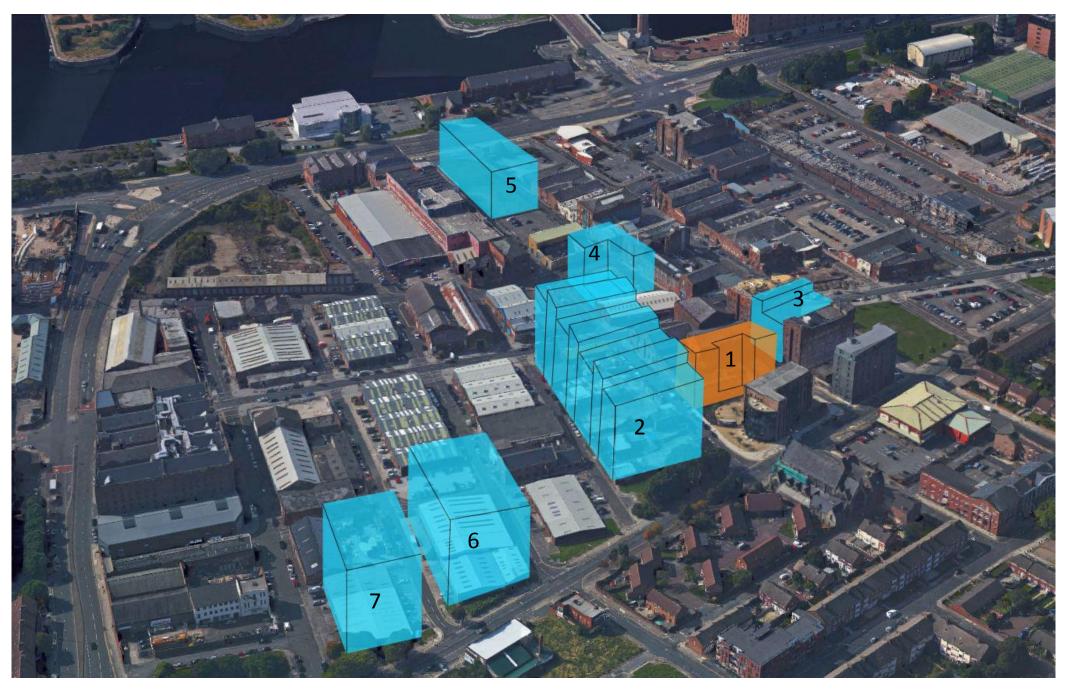




# **VIEW 1 AS PROPOSED**



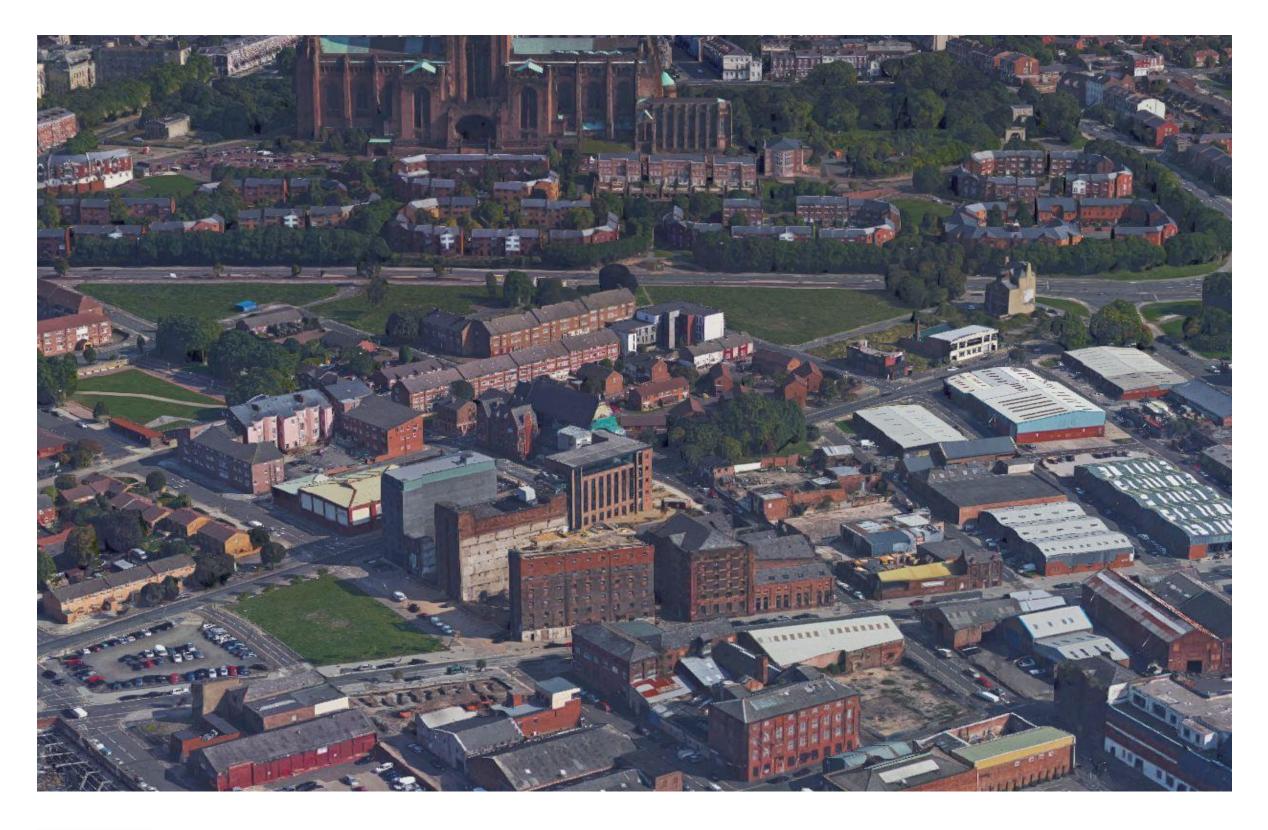
# VIEW 1 AS PROPOSED WITH FUTURE DEVELOPMENTS



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



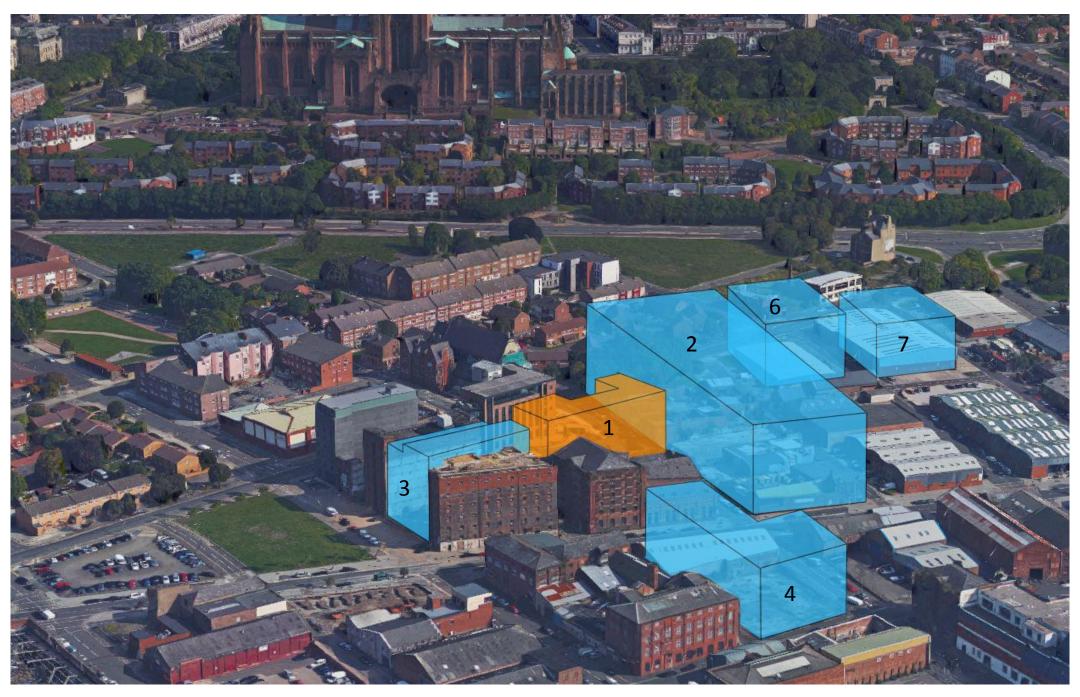
# **VIEW 2 AS EXISTING**



# **VIEW 2 AS PROPOSED**



#### VIEW 2 AS PROPOSED WITH FUTURE DEVELOPMENTS



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



# THE BUILDING IN RELATION TO TRAIN 2000 BUILDING



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