

Potential for future redevelopment of this entire site.

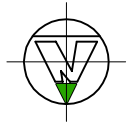
Pedestrian flow towards Strand Street / Duke Street

Victoria Hall is 'trapped' and is enclosed within a confined space. Relocation could improve the current facilities & open up a larger more commercially attractive development site.

The amalgamation of the site with the adjacent site would facilitate more development options

Potential development site

Elevation to Marks & Spencer car park / store is dominant and overshadows site



section 7

Potential to Re-align existing road and provide new vehicle and pedestrian surfaces to match any proposed works to Strand Street as included within the Douglas Development Partnership study.



McGarrigle + Jackson
architects and urban designers