

Office block dominates backdrop

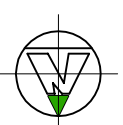
The amalgamation of the site with the adjacent site would facilitate more development options

Rear elevation to Victoria hall is very prominent

Potential development area

Development on site needs to facilitate some space in front of building to increase effective visual width of street at this point

Elevation of Marks & Spenser car park / store is dominant and overshadows site opposite



section 6



McGarrigle + Jackson
architects and urban designers