

4. PICCADILLY - WEST SIDE

The unsightliness of buildings between the River Foss and west side of Piccadilly from the bridge over the Foss to the Weatherspoons Hotel at the street's southern end.

PROPOSALS

REMOVAL OF ALL BUILDINGS ON THE WEST SIDE OF PICCADILLY BETWEEN THE BRIDGE OVER THE RIVER FOSS AND WEATHERSPOONS HOTEL.

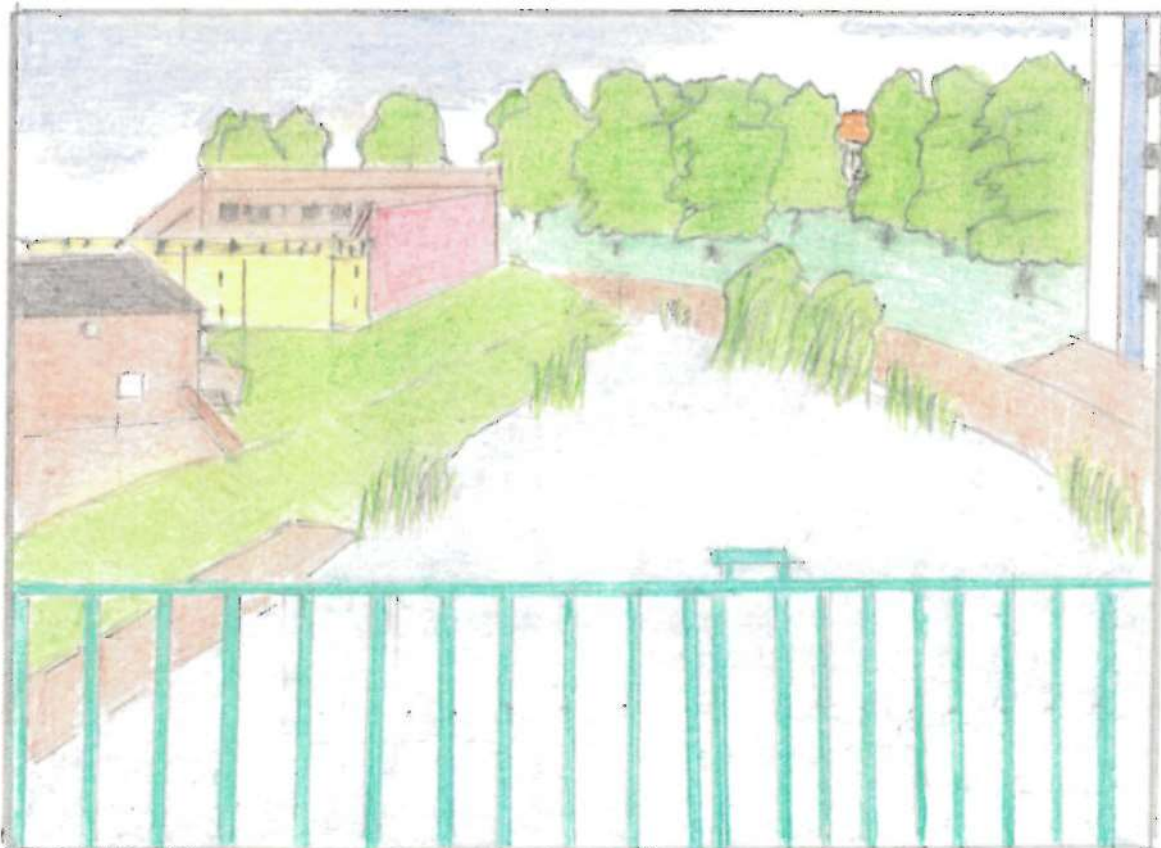
LANDSCAPING OF THIS CLEARED SITE WITH OAKS, BEECHES AND WEEPING WILLOWS.

With there being so many unsightly buildings on the west side of Piccadilly, this imposes a major eyesore to both the nearby city centre, Piccadilly and the castle area. Clearing all these buildings and planting the site with oaks, beeches and weeping willows would provide a welcome and beautiful amenity itself which would complement and set-off the castle, tower and wealden houses across the river. Oaks should predominate over beeches by about three to one, the weeping willows to be confined to the Foss embankment.

The resulting improvement in the visual amenity of Piccadilly and castle site would be further enhanced by additional works on the east side of the street. These, too would be clearly visible from the castle, tower and their grounds.



WITH REMOVAL OF TREES, SHRUBS ETC. FROM THE CASTLES'S RIVERSIDE EMBANKMENT AND THEIR GROWTH ALONG MUCH OF THE WEST SIDE OF PICCADILLY, THE CITY WOULD ACQUIRE A VISUAL AND PHYSICAL AMENITY COMPARABLE WITH MUSEUM GARDENS. PLANTINGS ALONG BOTH BANKS OF THE FOS\$ SHOULD BE LIMITED TO LOW-RISE WILLOWS AND ACQUATIC PLANTS.





TRIMMING OF EXISTING GREENERY ON BOTH BANKS OF THE RIVER FOSS, REMOVAL OF UNSIGHTLY BUILDINGS BEYOND IN PICDADILLY TOGETHER AND THEIR REPLACEMENT WITH NEW LANDSCAPING COULD LEAVE BEAUTIFUL PROSPECTS OF THE SOUTHERN HALF OF PICCADILLY, INCLUDING VIEWS OF NEW WEALDEN HOUSES CLOSE TO MERCHANTGATE AND THE SOUTH WEST WALL OF ST. DENYS' CHURCH IN WALMGATE. COMPLETING THE TOWER OF THIS CHURCH WITH A SPIRE WOULD DELIGHT MOST ONLOOKERS, RESIDENTS AND TOURISTS ALIKE.



5. PICCADILLY - EAST SIDE

The east side of Piccadilly has been architecturally undistinguished until recent demolition of the site close to the junction with Merchantgate. With new landscaping on the west side of the street, redeveloping this part of Piccadilly could provide attractive views from the castle site as well as improve the visually amenities of the street itself.

PROPOSALS

CONSTRUCTION OF THREE WEALDEN HOUSES IN THE RECENTLY CLEARED GARAGE SITE CLOSE TO THE JUNCTION OF PICCADILLY WITH MERCHANTGATE.

DEMOLITION OF THE VACANT OFFICE BLOCK AT 23 PICCADILLY ADJOINING THIS SITE FOR THE LAYING OF AN ORNAMENTAL GARDEN.

These attractive features would be visible through the extensive landscaping in Piccadilly. When seen from Cliffords Tower or the castle wall they would be both attractive and striking, especially if a spire were to be attached to the tower of St. Denys Church, exposed by the demolition of 23 Piccadilly.



THE RECENTLY CLEARED SITE IN PICCADILLY CLOSE TO THE STREET'S JUNCTION WITH MERCHANTGATE. THERE WOULD BE NUMEROUS VANTAGE POINTS WITHIN THE CASTLE SITE FOR VIEWING THE TRADITIONAL HALF-TIMBERED DESIGNS OF THE PROPOSED WEALDEN HOUSES WHICH THEMSELVES WOULD FURTHER AUGMENT THE VISUAL AMENITIES OF THE CASTLE AND CLIFFORD'S TOWER.

IN ADDITION TO EXTENSIVE LANDSCAPING OF THE WEST SIDE OF PICCADILLY UP TO WEATHERSPOON'S HOTEL, COMPLETION OF THE THREE WEALDEN HOUSES AND REMOVAL OF 23 PICCADILLY BOTH TO PROVIDE AN ORNAMENTAL GARDEN AND EXPOSE THE TOWER WALL OF ST. DENY'S CHURCH THERE IS SCOPE FOR SIMPLIFYING THE LINES OF THE NARROW ROAD LEADING FROM THIS PART OF PICCADILLY UP TO THE CHURCH. AGAIN, NEW SURFACES OF HISTORIC SETTS AND YORKSTONE PAVING WOULD HAVE THE BEST VISUAL AFFECT.