

Section 2 - Urban Analysis

19th Century Expansion



- The medieval town originated on high ground above the flood plain.
- The plan is a typical medieval feuing pattern with strips of land developed off the High Street.
- This remains a key feature of the present day town centre.

Medieval Map



- During the 19th century, the town expanded to cross the River Lossie.
- With the advent of the railway, expansion of residential areas was contained by the train line.

Present Day Expansion



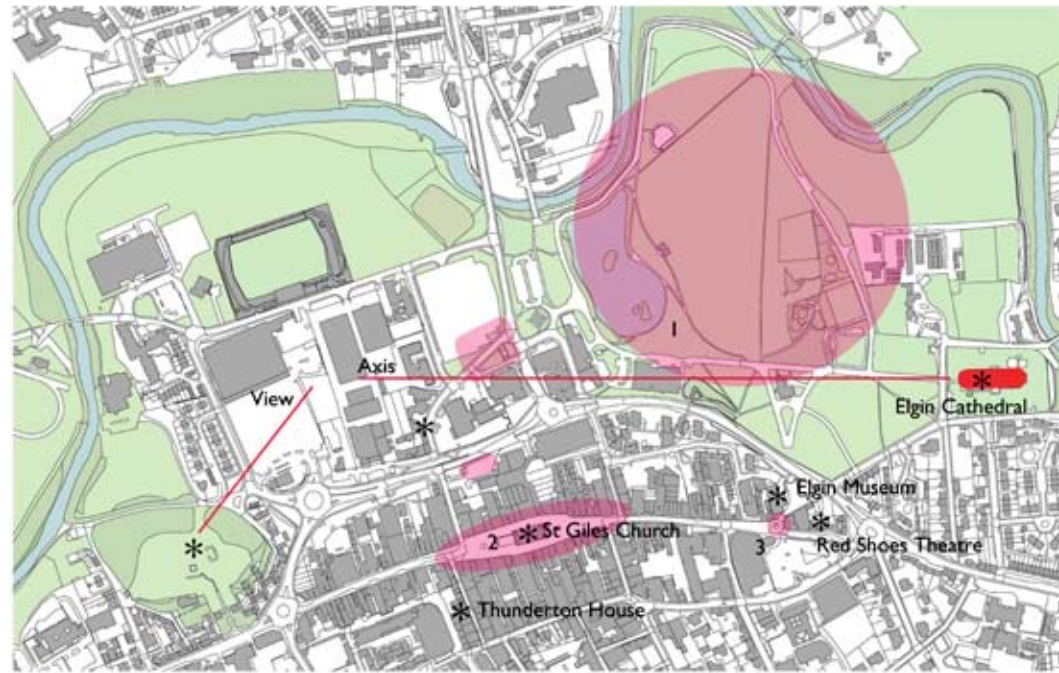
- During the 19th century, the town expanded to cross the River Lossie.
- With the advent of the railway, expansion of residential areas was contained by the train line.
- The flood plain remains largely undeveloped, leaving a green corridor through the town.
- The A96 was rerouted away from the High Street, but remains a barrier to pedestrian movement.

Climate and Topography



- Lossie Green is relatively level, with Bishopmill and the town centre being on higher ground.
- Lady Hill is a prominent historic and topographic feature marking the western extent of the high street.
- The steep river banks of Bishopmill provide an attractive green edge and visual link to the river from Lossie Green.
- Prevailing winds and sun path are important determinants for the masterplanning of buildings and spaces.

Public Spaces and Places of Interest



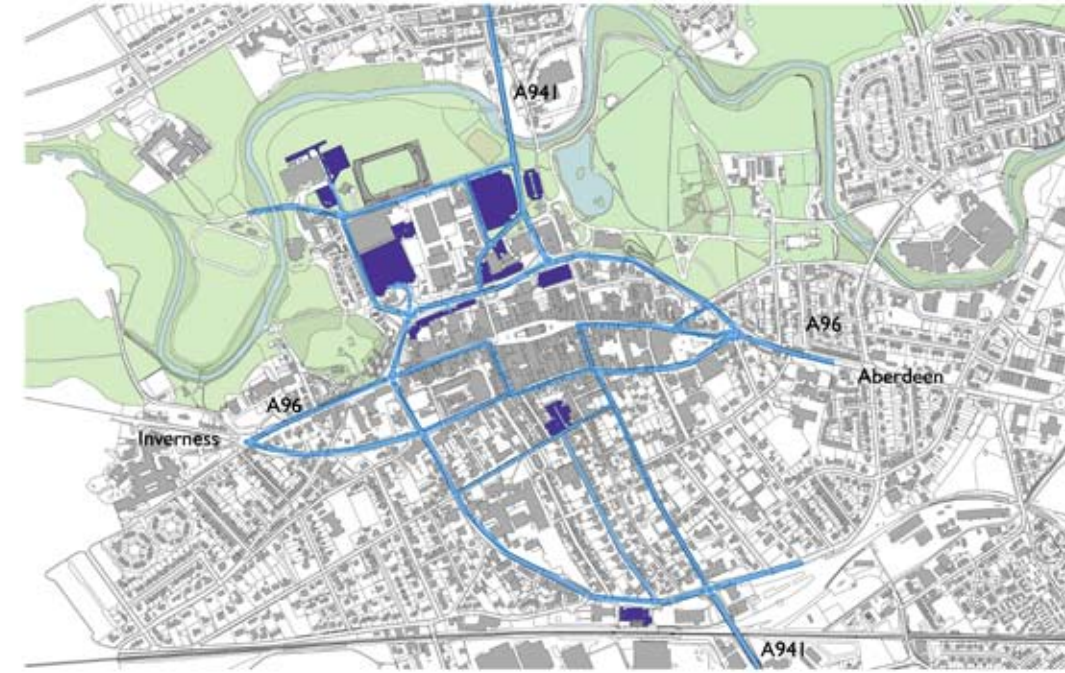
- The High Street, Little Cross and Cooper Park are valued public spaces.
- The bus station and Town Hall are public spaces that could be greatly improved.
- Cooper Park, the Library, Tourist Information Centre and Town Hall are all separated from the town centre by the A96.
- St Giles Church is the focal point of Elgin, but the community would benefit from wider use.
- Elgin Cathedral is a key asset for the city, and attracts large tourist numbers, but there is greater potential to attract these tourists into the city centre.

Edges

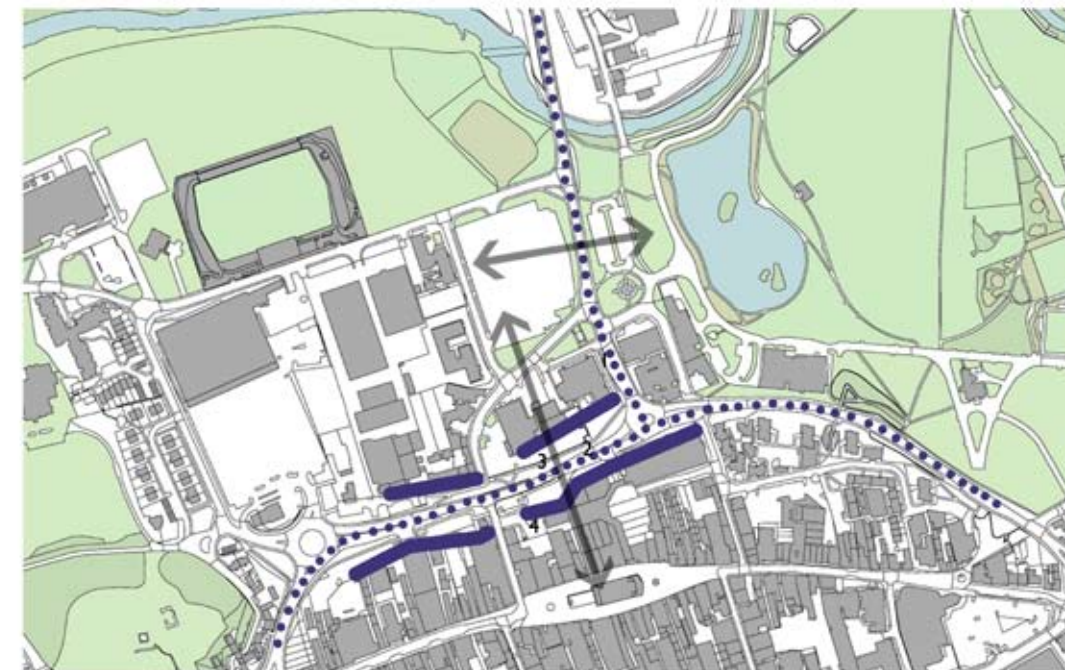


- The city centre has clearly formed streets and spaces, such as the High Street and South Street with human scale.
- In contrast the parallel A96 has poor definition of space and is an environment dominated by traffic.

Parking and Vehicle Routes



Barriers



- The A96 is a significant barrier to pedestrian movement.
- The bus station, multi story car park and other large impenetrable buildings adjacent to the A96 present further barriers.
- The historic pattern of closes perpendicular to the high street provide a fine grain of permeability.