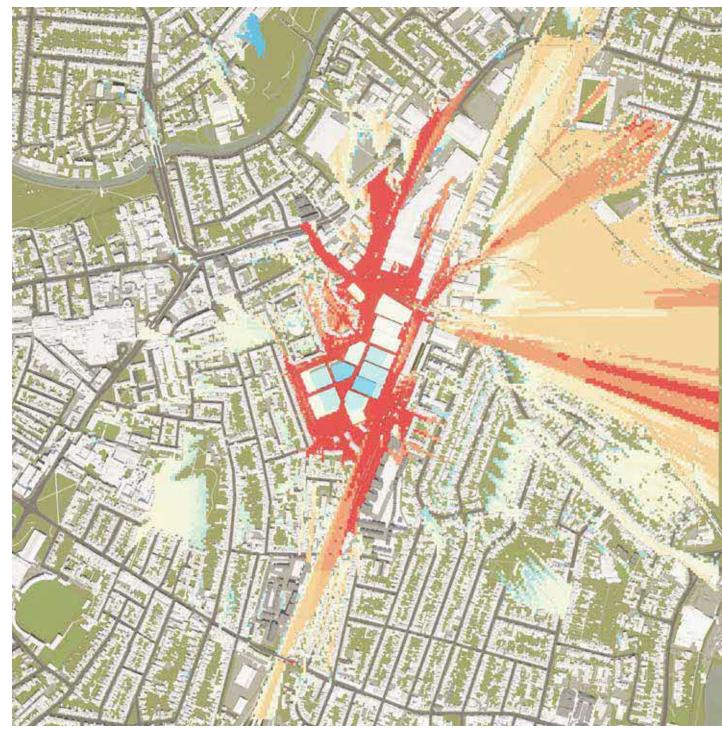
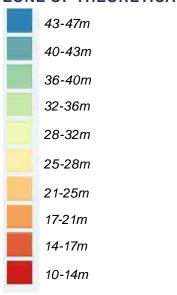
# APPENDIX 10.3A VIEWPOINT ASSESSMENT

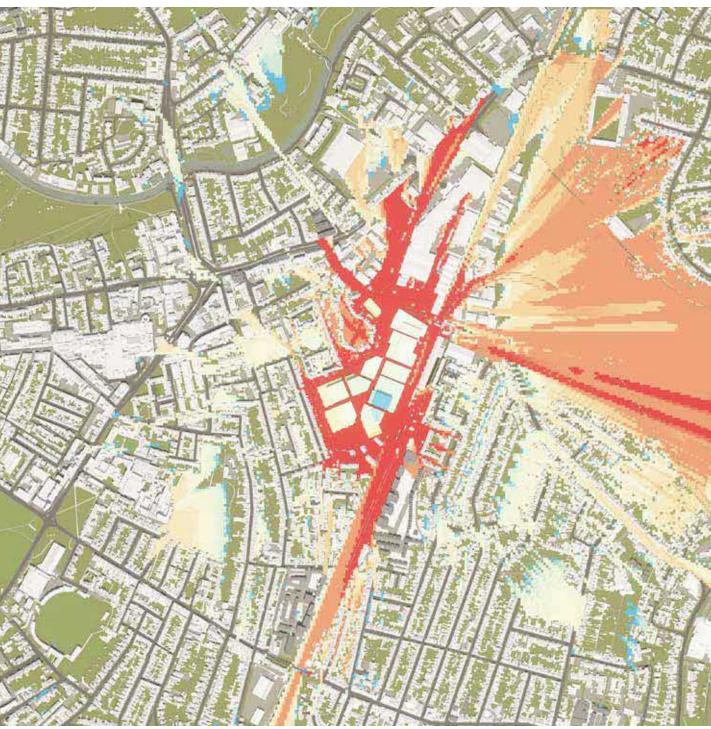
#### **EXCLUDING FLUES ZONE**



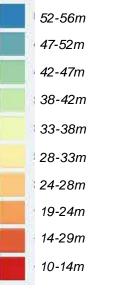
#### **ZONE OF THEORETICAL VISIBILITY (AOD)**



### **INCLUDING FLUES ZONE**



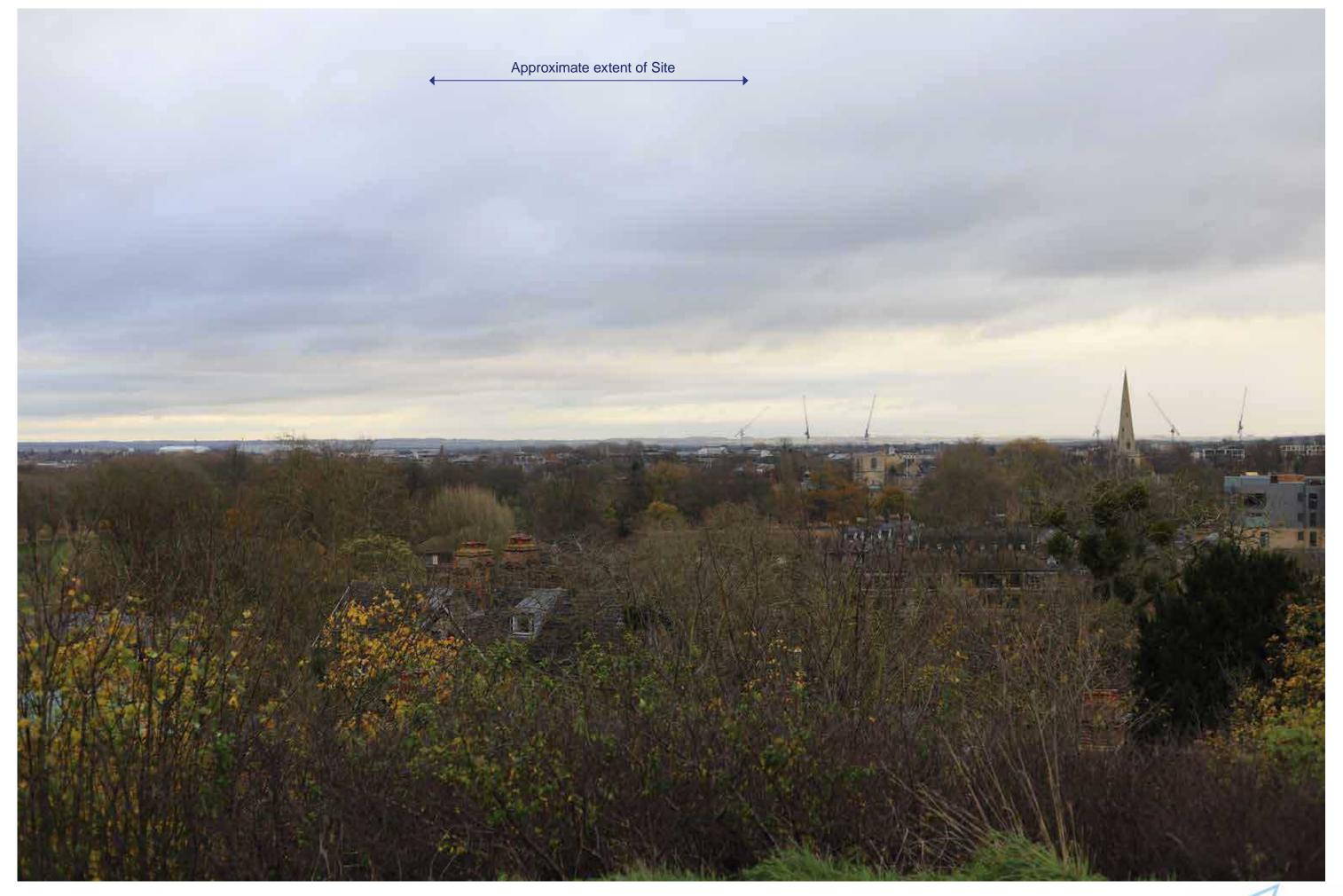
#### **ZONE OF THEORETICAL VISIBILITY (AOD)**



#### AMENDED ZTV - JULY 2024

The Zone of Theoretical Visibility (ZTV) maps were produced in May 2023 by Leonard Design Architects using VuCity and for two scenarios: with and without flues' zone. They do not account for screening provided by the existing trees.





VIEWPOINT 1 - CASTLE HILL MOUND

VIEWPOINT 1: CASTLE HILL MO					
EXISTING VIEW/SENSITIVITY	Viewpoint 1 represents Strategic Viewpoint 1 from Cambridge Local Plan 2018 Appendix F.  This viewpoint demonstrates the views of the visitors of a publicly accessible open space and Scheduled Monument looking north towards the Site. The Site is located centrally within the view, it is in the middle distance, towards the far edge of the visible built form but and is screened by intervening vegetation and built form.  This is a distinctive panoramic view of the city centre and surrounding suburbs. In the foreground is the historic core of the city and the historic open spaces of Jesus Green and Midsummer Common. Much of the city is obscured by the abundance of tree cover due to the low-rise nature of built form across the city. A typical character of Cambridge's skyline are the church spires and steeples and solitary towers which protrude from the tree cover that cloaks the city, even throughout winter. The fine grain of the city stretches out into the suburbs and the edge of the city where the arable land beyond gently rises to the south. At the north east edge of the city the larger forms of the buildings associated with Cambridge airport stand out.		HIGH		
	Value This view is designated in the Cambridge Local Plan, associated with a Scheduled Monument and it is a popular visitors destination. It portrays Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's distinctive skyline. Value is high.	Susceptibility - Receptors are visitors of a public area and are engaged with their surroundings. Susceptibility if high.			
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal is visible and alters the composition of the view introducing a new cluster of buildings that rises above the tree canopies. The taller elements (including the flues zones) interferes with the horizon line in the background, although the darker materiality of the top floor will aid integration of the proposal with the lower natural colours. The alternation of light and darker colour materials on the facade also improve the articulation of the built form reducing the perception of a continuous mass.  It is noted that the proposal is at some distance from the receptor and the cluster approach for the tall elements reduces the geographical extent of the visible part of the proposals, which is much wider at ground level.  The proposal, albeit sitting at a distance from the historic core and visible skyline landmarks, will introduce a competing feature within the Cambridge's skyline.		MEDIUM		
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MAJOR/ MODERATE ADVERSE		



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°6'53.06'E, 52°12'43.28'N

Elevation: 35m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: South-east

Distance from Site (closer Site boundary): 2.0km

Weather: Intermittent Cloud

Date: 19.11.2020 Time: 10:24





## VIEWPOINT 2 - COLDHAM'S COMMON NORTH

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 2: COLDHAM'S CO	MMON NORTH		
EXISTING VIEW/SENSITIVITY	This viewpoint is taken from the public footpath which connects Newmarket Road to Coldham's Lane across Coldham's Common (part of the Cambridge Green Belt), looking south west towards the northern end of the Site. Receptors are the ramblers and cyclists for leisure, commuting to work or travelling to the centre of town from the Abbey Ward. The Site is currently screened by vegetation and built form.  The Common consists of unimproved grassland which is seasonally grazed. The area is largely open, split into three parcels by the railway line which connects to Cambridge Station and forms the Norwich and Ipswich line and the trees associated with the railway line and Coldham's Brook.  In the near distance, sheds associated with the rail-side light industrial, storage and retail are visible through the boundary trees and lend the common a suburban quality. At the centre of the viewpoint, cranes and raised residential apartment buildings show the expansion of high-rise development along the rail line to the east of the city centre.  Value - There are no designate features visible in this view, nor it is taken from a designated viewpoints. Conversely there are detracting, industrial, features which emphasise the sense of enclosure of this urban park. Value is considered medium.  Susceptibility - Receptors are ramblers and users of a public park which will engage with their visual context. Susceptibility is high.		MEDIUM-HIGH
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the view introducing a new cluster of buildings that rises a located at some distance from the proposal which is view extent of the visual change.  The flues will emphasis the commercial/laboratory nature qualities of the urban background of the view	MEDIUM-LOW	
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	NSITIVITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR NEUTRA



### Viewpoint Data

Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1

Horizontal Field of View: 90°
Grid coordinates: 0°9'4.08'E, 52°12'22.78'N
Elevation: 7m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: West
Distance from Site (closer Site boundary): 300m
Weather: Intermittent Cloud
Date: 24.11.2020
Time: 14:16
Taken by: Martina Sechi





### VIEWPOINT 3 - COLDHAM'S COMMON SOUTH

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

EXISTING VIEW/SENSITIVITY	This viewpoint is also taken from Coldham's Common (partowards the northern end of the Site. The city centre lies be ramblers and cyclists for leisure, commuting to work or training to state is currently screened by vegetation and built form.  This parcel of the common is much more open to the adjact of the London – Kings Lynn rail line to the Site. The bound treed than the majority of other boundaries around the consuburban housing and apartment buildings behind as well corridor.  Further beyond, the top stories of taller apartment building treeline. The skyline is perhaps a little higher than is typical blocks of apartment buildings and commercial sheds which very suburban look despite the abundance of open space.  Value - There are no designate features visible in this view, nor it is taken from a designated viewpoints. Conversely there are detracting urban features which emphasise the sense of enclosure of the park and Green Belt park. Value is considered medium.	rehind the Site from this approach. Receptors are velling to the centre of town from the Abbey Ward.  The cent suburban area which is on the opposite side lary of the common to Coldhams Lane is much less mmon and affords open views of the immediate as the large storage sheds adjacent to the rail as onto Newmarket Road are just visible over the all of Cambridge suburban areas due to the larger h flank the railway line. This location has again a	MEDIUM-HIGH	Viewpoint Data
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the view introducing a new cluster of buildings that rises at plan approach which clusters the tall elements on one side elements mitigates the visual effects by reducing the geog the sense of openness around the park is also lessen.  The alternation of light and darker colour materials on the buildings footprint and top floor also improve the articulation continuous mass.  Notwithstanding the above, the scale of the proposal is do flues will emphasis the commercial/science nature of the paths view.	mongst the existing built form. However, the master expression an articulated skyline with some lower graphical extent of the change. Therefore impacts to a standard facade and rooftop stepping approach to the control of the built form reducing the perception of a similar tompared to the existing built form and the	MEDIUM	Visualisation Type 1 Cylindrical Panorama Enlargement: 96% @ A1 Horizontal Field of View: 90° Grid coordinates: 0°9'13.73'E, 52°12'21.93'N Elevation: 10m AOD Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM Direction of view: West Distance from Site (closer Site boundary): 475m Weather: Intermittent Cloud Date: 24.11.2020
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE	Time: 14:08 Taken by: Martina Sechi

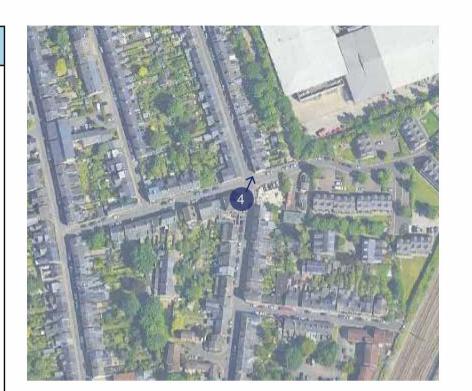




VIEWPOINT 4 - YORK STREET

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 4: YORK STREET		
EXISTING VIEW/SENSITIVITY	Viewpoint 4 is located within the Mill Road Conservation Area and directly adjacent to the southern corner of the Site. Receptors are local residents and road users (although this is a low traffic area for motor vehicles) travelling to and from the city centre, the rail station or to the retail centre along Newmarket Road. The Site is visible, despite built form screening to some extent and boundary vegetation partially screening the rest. This viewpoint is taken from the Victorian terrace, York Street, which is typical of the Mill Road Conservation Area. The character of the view is largely residential.  The viewpoint is in close proximity to the southern corner of the Site and is afforded a view into the Site by a break in the terraced housing where it opens onto Sleaford Street. The narrow streets and lack of curtilage to the front of properties in the Conservation Area create a restricted skyline of gutters and chimneys for a majority of the area.  Value - The view portrays a designated townscape although includes some detracting features (i.e. car park and electricity post). The value is medium-high.  Susceptibility - The receptors are road users, as well as local residents, for some of the latter this is also a primary view. Susceptibility is medium.	MEDIUM
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal is visible and alters the composition of the view increasing urban enclosure. However, it does not interfere with the distinctive roof rhythm of the terrace houses and the scale of the development does not appear overbearing or dominant.  The alternation of light and darker colour materials on the facade and rooftop also improve the articulation of the built form reducing the perception of a continuous mass.  The extent of visible change is also relatively limited within the view, with much of the proposal screened by the intervening built form.  There would be no loss of distinctive visual elements.	MEDIUM-LOW
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR NEUTRAL



Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1
Horizontal Field of View: 90°
Grid coordinates: 0°8'32.40'E, 52°12'13.35'N
Elevation: 6m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: North-east
Distance from Site (closer Site boundary): 56m
Weather: Intermittent Cloud
Date: 24.11.2020

**Viewpoint Data** 

Time: 12:28



VIEWPOINT 5 - MILL ROAD CEMETERY

VIEWPOINT 5: MILL ROAD CEM	ETERY		
EXISTING VIEW/SENSITIVITY	Viewpoint 5 is located within the Mill Road Consviewpoint is taken from the centre of Mill Road Cite. Receptors are visitors to the cemetery. The and the boundary vegetation of the cemetery. As consists of a well-preserved Victorian suburb, rothe linear ridgeline of slate roofs of 2-2.5 storey light industrial or storage building which is scarc cemetery is well vegetated at its boundaries, sor softening the skyline with tree canopies.  Value - The view includes a locally designated landscape and a designated townscape. The qualities are consistent and pleasant. Value is	HIGH	
	high.	Susceptibility if high.	
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Aprintervening vegetation and built form. The compwill be no loss of distinctive visual features.	Dependix 6 the proposal visibility is limited by the osition of the view is largely unchanged and there	NEGLIGIBLE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MINOR NEUTRAL



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°8'15.66'E, 52°12'9.93'N

Elevation: 13m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

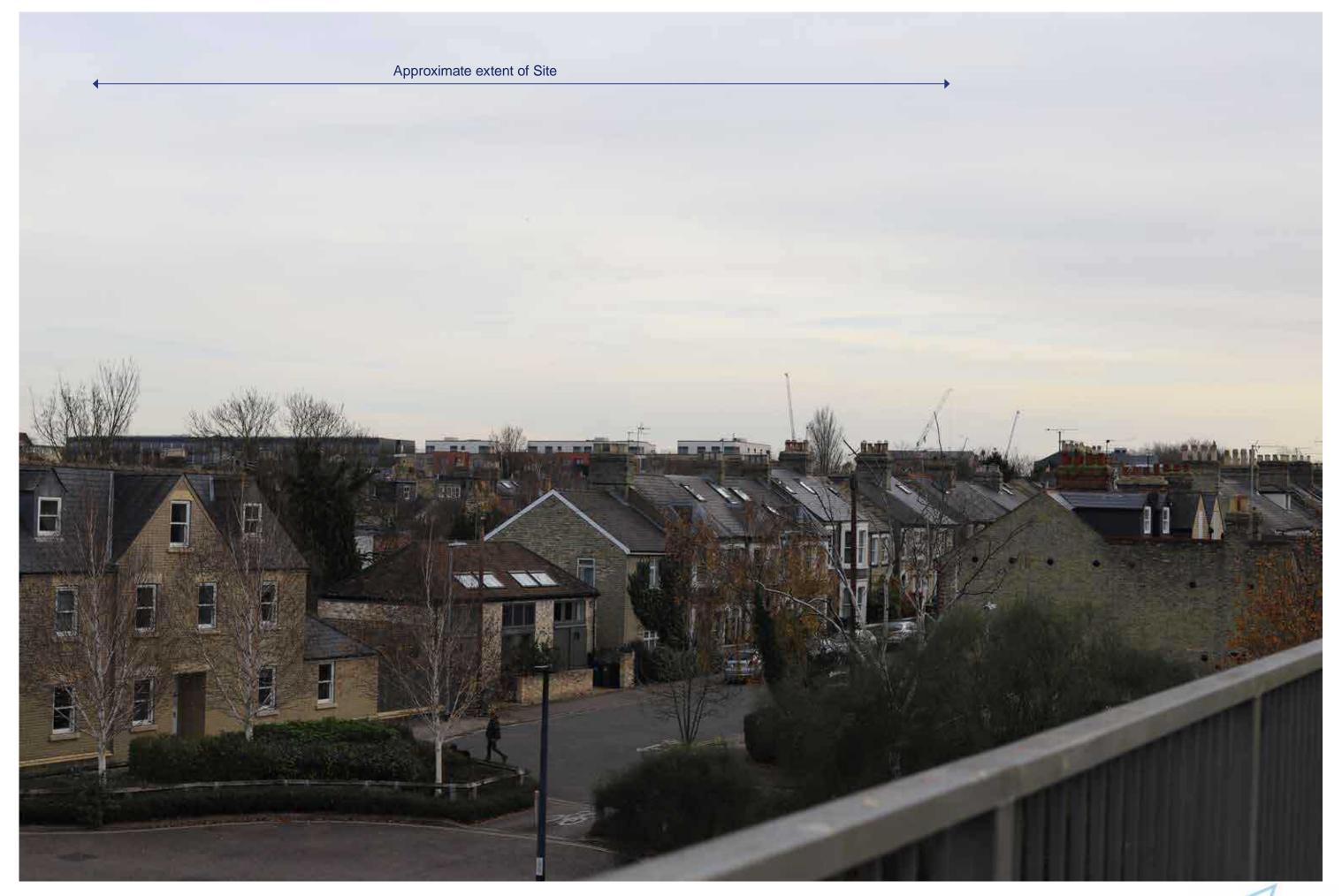
Direction of view: North-east

Distance from Site (closer Site boundary): 375m

Weather: Intermittent Cloud

Date: 24.11.2020 Time: 11:54





VIEWPOINT 6 - ELIZABETH WAY BRIDGE

VIEWPOINT 6: ELIZABETH WAY	BRIDGE		
EXISTING VIEW/SENSITIVITY	This viewpoint is taken from the pedestrian footpath on the northern side of Elizabeth Way Bridge, looking south east towards the Site. Receptors are road users crossing the river in this direction. The Site is screened by the built form in front.  The viewpoint looks over the largely Victorian suburban terraced housing of the Riverside and Stourbridge Common Conservation Area which leads up the slope from the river to Newmarket Road. At Newmarket Road newer and larger volumes of apartment buildings (the Beacon Rise and 16 Abbey Street) and hotel (the Travel Lodge) sit atop the skyline with a clutch of cranes beyond hinting at the ongoing development along the railway corridor.  Value - The view portrays a designated townscape, albeit modern architecture detracts form the distinctive heritage scene and roof rhythm. Value is considered medium.  Susceptibility - Receptors are road users, including pedestrians and cyclists on a dedicated path. Susceptibility is medium.		MEDIUM
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Aprintervening built form, albeit the flues will rise proscience nature of the proposal which contrasts to	oud on the skyline emphasising the commercial/	NEGLIGIBLE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MINOR- NEGLIGIBLE ADVERSE



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°8'13.12'E, 52°12'39.16'N

Elevation: 8m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

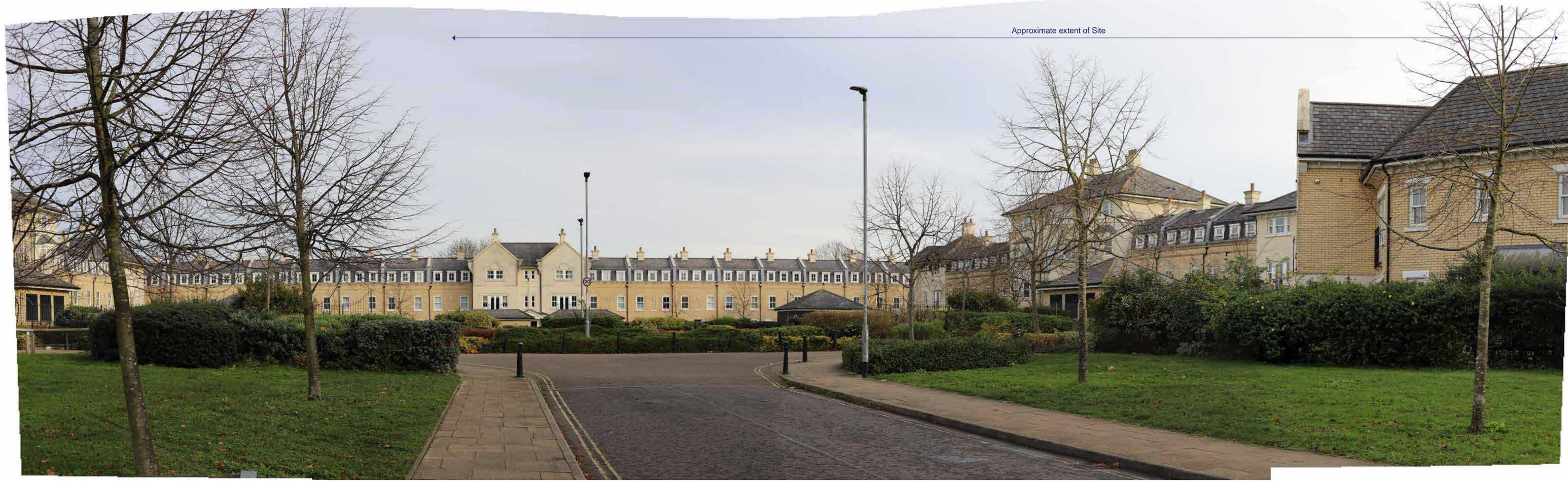
Direction of view: South-east

Distance from Site (closer Site boundary): 600m

Weather: Intermittent Cloud

Date: 14.11.2020 Time: 14:32





### VIEWPOINT 7 - ST. MATTHEW'S GARDENS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

edge of the Matthew's G cyclists enter screened by	ring St. Matthew's Gardens to access what is the built form of St. Matthew's Gardens.  s Gardens is a 21st Century residential development.	vards the Site. Receptors are residents of St travelling along York Street and pedestrians and currently the Beehive Centre (the Site). The Site is	
edge of the Matthew's G cyclists enter screened by	Mill Road Conservation Area, looking east towardens and drivers, pedestrians and cyclists ring St. Matthew's Gardens to access what is the built form of St. Matthew's Gardens.  S Gardens is a 21st Century residential development.	vards the Site. Receptors are residents of St travelling along York Street and pedestrians and currently the Beehive Centre (the Site). The Site is	
inward lookir is the locatio a consistent style dwelling	n of this viewpoint. The built form of the resid 2.5 storey terrace punctuated by attached, bugs.	ar and pedestrian access onto York street, which ential development around the central gardens is at protruding facades of taller 3-storey town house	
EXISTING VIEW/SENSITIVITY an effective view is G	Matthew's Gardens. The built form of the residential development around the central gardens is a consister 2.5 storey terrace punctuated by attached, but protruding facades of taller 3-storey town house style		
landscape or	view does not include any designated r townscape, although it display a visual /alue is considered medium-low.	Susceptibility - The receptors are road users, as well as local residents and users of the green open space. Susceptibility is medium.	
built form, all proposal whi	beit the flues will rise proud on the skyline em ich contrasts the consistent residential qualition for the with the rhythm of the existing roof line,	the proposal visibility is limited by the intervening aphasising the commercial/science nature of the es of the view. It is also noted that the proposal will nowever there would be no competition with valued	NEGLIGIBLE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MINOR- NEGLIGIBLE NEUTRAL

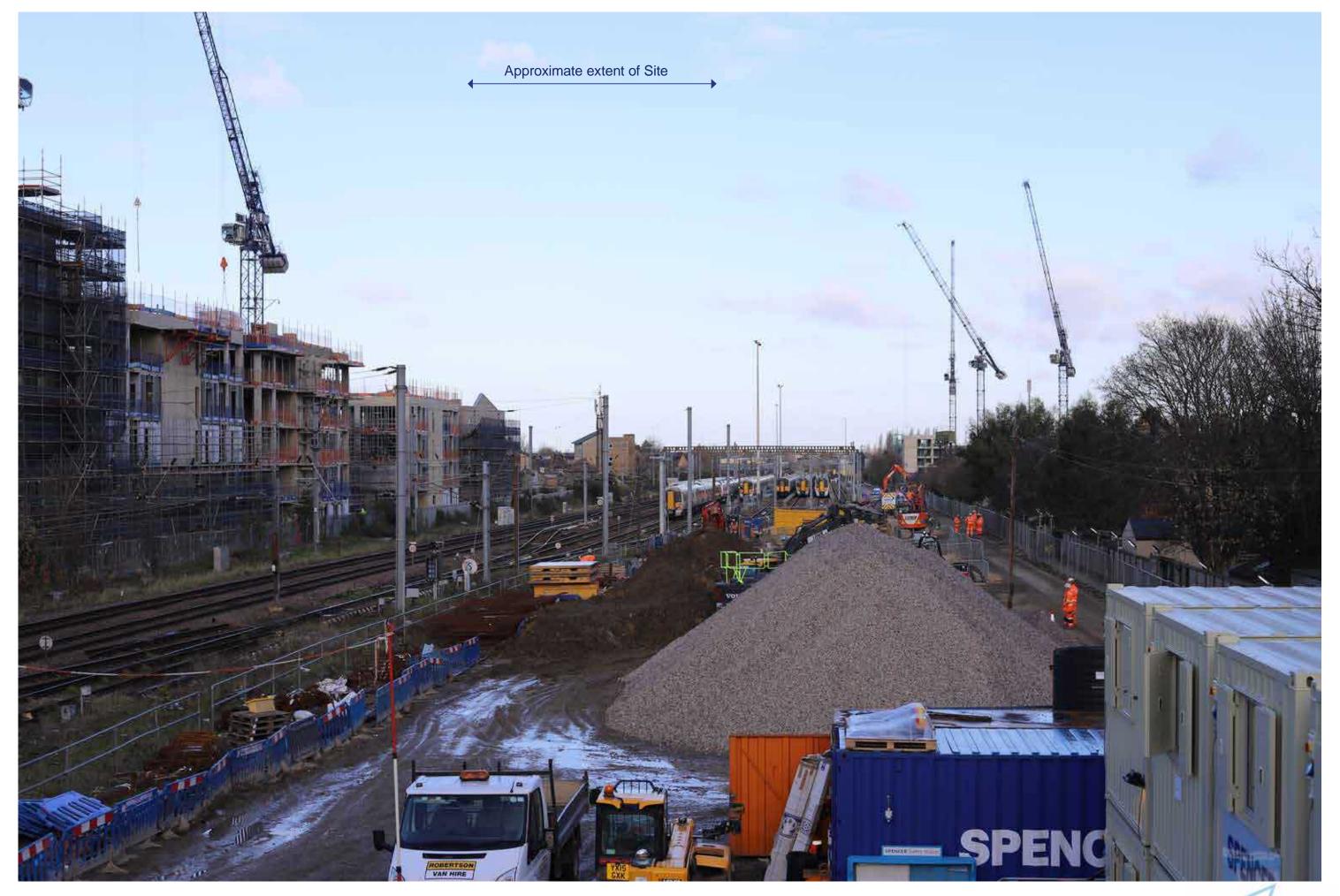


### Viewpoint Data

Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1

Horizontal Field of View: 90°
Grid coordinates: 0°8'28.78'E, 52°12'24.01'N
Elevation: 8m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: East
Distance from Site (closer Site boundary): 115m
Weather: Intermittent Cloud
Date: 24.11.2020
Time: 13:44
Taken by: Martina Sechi





VIEWPOINT 8 - MILL ROAD BRIDGE

VIEWPOINT 8: MILL ROAD BRID	GE	
EXISTING VIEW/SENSITIVITY	This viewpoint is taken from Mill Road Bridge, looking north, up the railway line from Cambridge Station to Cambridge North Station. The rail line forms a no-man's land between the two halves of the Mill Road Conservation Area. Receptors are road users crossing the bridge, which has been recently restricted to bus access, cyclists and pedestrians. The vista along the railway corridor is interrupted by the cluster of train infrastructure and features and the Site is not visible from this viewpoint.  Besides the rail lines and sidings, the foreground and mid-ground are dominated by the residential development taking place at the former Council Depot site, now branded 'The Ironworks'. The open corridor created by the railway itself does allow for an unbroken view almost as far as the Site which sits directly adjacent the rail line. The existing buildings on Site are screened by the intervening built form. Although glimpses of the eastern Site's boundary are visible along the railway line, the existing buildings are set back from the Site's edge and therefore are not evident.  The skyline is dominated by the construction works at The Ironworks, followed by the existing residential built form and railway infrastructure. It will eventually be largely defined by built form, besides the tree canopies to the right of the view. Nevertheless, this view affords extensive appreciation of the open sky.	LOW
	Value - Albeit taken from a townscape area of interest and notwithstanding the ascetic quality of the new residential developments, the view is heavenly influenced by the detracting clutter of the railway line. Value is low.  Susceptibility - Receptors are road users, including pedestrian on a dedicated path, however this is a unique view as the bridge wall is otherwise creating a visual barrier. Susceptibility is medium-low.	
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal visibility is limited by the intervening built form, albeit the flues will rise proud on the skyline emphasising the commercial/science nature of the proposal which is akin to the railway corridor historical industrial character.  The scale of the proposal does not appear dominant nor discordant to the contextual development and it does not interfere with distinctive visual features. Conversely the proposed development will introduce a new positive feature which could reinforce the character and visual experience along the railway line.	LOW
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MINOR BENEFICIAL



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 52°11'54.99"N 0° 8'28.56"E

Elevation: 18m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: North

Distance from Site (closer Site boundary): 613m

Weather: Intermittent Cloud

Date: 19.11.2020 Time: 13:57







viewpoint is taken from the public footpath on the north side of the River Cam on the eastern side of the rail bridge. The viewpoint looks south west towards the site over Ditton Meadows, receptors are pedestrians and cyclists who use the towpath and to some extent the meadow on the other side of the river. The Site is screened by vegetation at the edge of the meadows and the built form beyond.  The viewpoint looks back along the rail line towards the Site. The foreground of the meadow is ended at a tree-lined boundary which screens views of the city beyond, save for the occasional light industrial unit associated with the northern end of Newmarket Road and areas around the rail line. However, the clear corridor of the rail line allows for some visual penetration turther towards the Site.  The skyline over Ditton Meadows is fairly distant and low and is dominated by the trees which form the boundary of the meadow. The occasional façade or partially screened form of a light industrial unit can be seen in places. Towards the Site, the flood lights of Abbey Stadium are visible over the line of the boundary trees.  Walue - The viewpoint is designated in the local plan and includes a distinctive landscape feature (the river Cam). However the visual quality are lessed by some detracting features (the river Cam). However the visual quality are lessed by some detracting features (the river Cam). However the visual quality are lessed by some detracting features (the river Cam). However the visual quality are lessed by some detracting features (the river Cam). However the visual quality are lessed by some detracting features (the river Cam). However the visual quality are lessed to see the distinctive landscape. Susceptibility is high, which is the proposal will be completely screened by the intervening vegetation, even in winter months. Therefore there would be no visual effects.	SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	NONE
of the rail bridge. The viewpoint looks south west towards the site over Ditton Meadows, receptors are pedestrians and cyclists who use the towpath and to some extent the meadow on the other side of the river. The Site is screened by vegetation at the edge of the meadows and the built form beyond.  The viewpoint looks back along the rail line towards the Site. The foreground of the meadow is ended at a tree-lined boundary which screens views of the city beyond, save for the occasional light industrial unit associated with the northern end of Newmarket Road and areas around the rail line. However, the clear corridor of the rail line allows for some visual penetration further towards the Site.  The skyline over Ditton Meadows is fairly distant and low and is dominated by the trees which form the boundary of the meadow. The occasional façade or partially screened form of a light industrial unit can be seen in places. Towards the Site, the flood lights of Abbey Stadium are visible over the line of the boundary trees.  Walue - The viewpoint is designated in the local plan and includes a distinctive landscape feature (the river Cam). However the visual quality are lessen by some detracting features (the industrial buildings and train infrastructure).	MAGNITUDE OF CHANGE			NONE
of the rail bridge. The viewpoint looks south west towards the site over Ditton Meadows, receptors are pedestrians and cyclists who use the towpath and to some extent the meadow on the other side of the river. The Site is screened by vegetation at the edge of the meadows and the built form beyond.  The viewpoint looks back along the rail line towards the Site. The foreground of the meadow is ended at a tree-lined boundary which screens views of the city beyond, save for the occasional light industrial unit associated with the northern end of Newmarket Road and areas around the rail line. However, the clear corridor of the rail line allows for some visual penetration further towards	EXISTING VIEW/SENSITIVITY	The skyline over Ditton Meadows is fairly distant the boundary of the meadow. The occasional fagurit can be seen in places. Towards the Site, the line of the boundary trees.  Value - The viewpoint is designated in the local plan and includes a distinctive landscape feature (the river Cam). However the visual quality are lessen by some detracting features (the industrial buildings and train infrastructure). The value is considered medium.	Susceptibility - Receptors are ramblers and users of the public park engaging with the contextual landscape. Susceptibility is high.	MEDIUM-HIGH
Viewpoint 9 represents Strategic Viewpoint 11 from Cambridge Local Plan 2018 Appendix F. This		viewpoint is taken from the public footpath on the of the rail bridge. The viewpoint looks south west are pedestrians and cyclists who use the towpath side of the river. The Site is screened by vegetat beyond.  The viewpoint looks back along the rail line towal ended at a tree-lined boundary which screens vilight industrial unit associated with the northern eline. However, the clear corridor of the rail line all	e north side of the River Cam on the eastern side towards the site over Ditton Meadows, receptors hand to some extent the meadow on the other ion at the edge of the meadows and the built form rds the Site. The foreground of the meadow is ews of the city beyond, save for the occasional end of Newmarket Road and areas around the rail	



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°9'27.57'E, 52°13'13.72'N

Elevation: 0m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM Direction of view: South-west

Distance from Site (closer Site boundary): 1.7km

Weather: Intermittent Cloud

Date: 25.11.2020 Time: 10:12





POLICY VIEWPOINT 10 - REDMEADOW HILL

viewpoint is taken from a publicly accessible vantage point near Barton, which affords a panoramic view of the city from the countryside to the west. Receptors are ramblers and visitors to the viewpoint. The Site is screened by the intervening built form and vegetation of the city.  The view of the city from this location is largely that of the skyline, with prominent features including church steeples and spires, such as the impressive spire of the Church of Our Lady and the English Martyrs. The white-painted steel structure of the footbridge over the railway from Devonshire Road is visible above the skyline as another single vertical accent.  Further south from the city centre, CB1, the development around Cambridge rail station looms as a large conglomerate bulk. CB1 would be the most prominent group of recent tall buildings in Cambridge, but can be seen as part of a pattern of taller development along the rail corridor through the eastern side of the city. From this viewpoint, the Site sits alongside the raised skyline of the CB1 development.  Walue This view is designated in the Cambridge's Conservation Areas and it has high seenic qualities associated with the Cambridge's distinctive skyline. Value is high.  Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if high.  As illustrated in the technical visualisations in Appendix 6 the proposal is in the far background of the view and has limited interference with the the hills in the horizon. Visibility is greater in winter, however distance mitigates the effects, reducing the relevant geographical extent which is also limited by clustering the tail elements together. The proposed materiality aids the visual blending within the cortext  Albeit visible, the proposal does not directly interfere with any distinctive landmark in the skyline, the proposed built form appears subservient to the library tower. It sit at a reasonable distance form the historic core and therefore visual competition is limited.	SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIV	ITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR ADVERSE
view of the city from the countryside to the west. Receptors are ramblers and visitors to the viewpoint. The Site is screened by the intervening built form and vegetation of the city.  The view of the city from this location is largely that of the skyline, with prominent features including church steeples and spires, such as the impressive spire of the Church of Our Lady and the English Martyrs. The white-painted steel structure of the footbridge over the railway from Devonshire Road is visible above the skyline as another single vertical accent.  Further south from the city centre, CB1, the development around Cambridge rail station looms as a large conglomerate bulk. CB1 would be the most prominent group of recent tall buildings in Cambridge, but can be seen as part of a pattern of taller development along the rail corridor through the eastern side of the city. From this viewpoint, the Site sits alongside the raised skyline of the CB1 development.  Walue This view is designated in the Cambridge Local Plan. It portrays Cambridge's  Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if high.	MAGNITUDE OF CHANGE	the view and has limited interference with the the hills in however distance mitigates the effects, reducing the rele limited by clustering the tall elements together. The proposition within the context.  Albeit visible, the proposal does not directly interfere with the proposed built form appears subservient to the library	the horizon. Visibility is greater in winter, evant geographical extent which is also bosed materiality aids the visual blending th any distinctive landmark in the skyline, ry tower. It sit at a reasonable distance form	NEGLIGIBLE
view of the city from the countryside to the west. Receptors are ramblers and visitors to the viewpoint. The Site is screened by the intervening built form and vegetation of the city.  The view of the city from this location is largely that of the skyline, with prominent features including church steeples and spires, such as the impressive spire of the Church of Our Lady and the English Martyrs. The white-painted steel structure of the footbridge over the railway from Devonshire Road is visible above the skyline as another single vertical accent.  Further south from the city centre, CB1, the development around Cambridge rail station looms as a large conglomerate bulk. CB1 would be the most prominent group of recent tall buildings in Cambridge, but can be seen as part of a pattern of taller development along the rail corridor		the CB1 development.  Value This view is designated in the Cambridge Local Plan. It portrays Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's	eptibility - Receptors are ramblers and are	
The viewpoint represents Strategic Viewpoint 3 in the Cambridge Local Plan 2018 Appendix F. This	EXISTING VIEW/SENSITIVITY	viewpoint is taken from a publicly accessible vantage poview of the city from the countryside to the west. Recept viewpoint. The Site is screened by the intervening built for the view of the city from this location is largely that of the church steeples and spires, such as the impressive spire Martyrs. The white-painted steel structure of the footbrid is visible above the skyline as another single vertical acceptance. Further south from the city centre, CB1, the development as a large conglomerate bulk. CB1 would be the most prin Cambridge, but can be seen as part of a pattern of tal	oint near Barton, which affords a panoramic tors are ramblers and visitors to the form and vegetation of the city.  The skyline, with prominent features including e of the Church of Our Lady and the English dge over the railway from Devonshire Road cent.  Int around Cambridge rail station looms rominent group of recent tall buildings ller development along the rail corridor	HIGH



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°3'27.41'E, 52°11'42.91'N

Elevation: 46m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: East

Distance from Site (closer Site boundary): 5.9km

Weather: Light Cloud
Date: 28.01.2020

Time: 12:10





POLICY VIEWPOINT 11 - WORTS' CAUSEWAY

The viewpoint is taken from Worts' Causeway, a public highway to the south of Cambridge which alfords panoramic views of the city from an elevated position as the land slopes steeply upwards here from the city adge. The view looks north west towards the southern end of the Site. Receptors are road users and potentially ramblers using the Wort's Causeway Road as part of a necreational route Public Right of Way. The Site is not neasily distinguishable from this distance however glimpses of the warehouse roofs are visible amongst the vegetation.  The city skyline is generally low with a few spires and towers visible above the tree line, however the distinctiveness of these incidental landmarks has been partially eroded by the new development around the Cambridge train station (CB1) which introduces a cluster of tall buildings within the city. The prevailing buff colour of this modern architecture appears dominant over the more recessive, darker, historic assets.  EXISTING VIEW/SENSITIVITY  The area of skyline around the Site is characteristically low, but there are larger scale horizontal breaks in the tree cover which represent the buildings of Anglia Ruskin University and the large commercial and light industrial sheds around Newmarket Road which include the retail units currently occupying the Site.  Value This view is designated in the Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's distinctive skyline. Value is high.  As illustrated in the technical visualisations in Appendix 6 the proposal is in the far background and introduces a new cluster of tall buildings in the skyline. Despite the considerable distance from the viewer, the composition of the view is altered and, albeit sitting at some distance from the historic core, the proposal will distract the viewer towards the edge of the city creating therefore an indirect competition.  Crucially, the materiality of the proposed development will be critical in mitigate this adverse effects and render the proposal	SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE
viewpoint is taken from Worts' Causeway, a public highway to the south of Cambridge which affords panoramic views of the city from an elevated position as the land slopes steeply upwards here from the city edge. The view looks north west towards the southern end of the Site. Receptors are road users and potentially ramblers using the Wort's Causeway Road as part of a recreational route Public Right of Way. The Site is not easily distinguishable from this distance however glimpses of the warehouse roofs are visible amongst the vegetation.  The city skyline is generally low with a few spires and towers visible above the tree line, however the distinctiveness of these incidental landmarks has been partially eroded by the new development around the Cambridge train station (CB1) which introduces a cluster of tall buildings within the city. The prevailing buff colour of this modern architecture appears dominant over the more recessive, darker, historic assets.  EXISTING VIEW/SENSITIVITY  EXISTING VIEW/SENSITIVITY  HIGH  HIGH  Value This view is designated in the Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's light.	MAGNITUDE OF CHANGE	introduces a new cluster of tall buildings in the sl viewer, the composition of the view is altered and core, the proposal will distract the viewer toward competition.  Crucially, the materiality of the proposed develop	kyline. Despite the considerable distance from the d, albeit sitting at some distance from the historic is the edge of the city creating therefore an indirect of the city creating the creating the city creat	MEDIUM
POLICY VIEWPOINT 11: WORTS' CAUSEWAY		The viewpoint represents Strategic Viewpoint 9 i viewpoint is taken from Worts' Causeway, a public panoramic views of the city from an elevated post the city edge. The view looks north west towards users and potentially ramblers using the Wort's (Public Right of Way. The Site is not easily disting the warehouse roofs are visible amongst the vegotime the distinctiveness of these incidental landmarks around the Cambridge train station (CB1) which The prevailing buff colour of this modern archited darker, historic assets.  The area of skyline around the Site is characteristic breaks in the tree cover which represent the built commercial and light industrial sheds around Necurrently occupying the Site.  Value This view is designated in the Cambridge Local Plan. It portrays Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's	ic highway to the south of Cambridge which affords sition as the land slopes steeply upwards here from the southern end of the Site. Receptors are road Causeway Road as part of a recreational route juishable from this distance however glimpses of tetation.  Is and towers visible above the tree line, however has been partially eroded by the new development introduces a cluster of tall buildings within the city. Sture appears dominant over the more recessive, estically low, but there are larger scale horizontal dings of Anglia Ruskin University and the large wmarket Road which include the retail units  Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if	HIGH



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°10'53.38'E, 52°10'15.52'N

Elevation: 54m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: South-west

Distance from Site (closer Site boundary): 4.5km

Weather: Sunny Date: 27.01.2020

Time: 16:09





## VIEWPOINT 12 - THE BEEHIVE CENTRE

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 12: THE BEEHIVE CENTRE			
EXISTING VIEW/SENSITIVITY	This viewpoint is taken from within the Site, on the western boundary with St. Matthew's Gardens, looking to the eastern Site boundary. Receptors are local residents of St. Matthew's Gardens, cyclists and pedestrians travelling to and from St. Matthew's Gardens, York Street and Coldhams Lane. The majority of the Site is visible from this viewpoint.  The viewport shows the internal Site area which is predominantly car park with the retail units along the east and southern boundaries with loading bays behind.  The viewpoint shows the established boundary hedge which extends along most of the west and southern boundaries and the car park trees in the foreground which partially screen the frontages of the retail units from this angle. The retail units are all of a similar height of around 15m or so and form a consistent skyline but are visually monotonous.  The viewpoint faces away from the city centre and so there are no tall buildings beyond the retail units to break their roofline.  Value - There are no designated features in the view which is, conversely, characterised by a negative townscape space. Value is low.  Susceptibility - Receptors are pedestrians and cyclist engaging with their context. Susceptibility is high.		HIGH
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 composition of the view, replacing an nondescript townson There would be no loss of distinctive features, therefore a crucial in the creation of a positive visual experience.	HIGH	
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SE	NSITIVITY X MAGNITUDE OF CHANGE =	MAJOR BENEFICIAL



# Viewpoint Data

Visualisation Type 1
Cylindrical Panorama
Enlargement: 96% @ A1
Horizontal Field of View: 90°
Grid coordinates: 0°8'33.23'E, 52°12'20.82'N
Elevation: 14m AOD
Camera: Canon EOS 6D Mark II
Lens: Canon EF 50mm f/1.8 STM
Direction of view: South-east
Distance from Site (closer Site boundary): Onsite
Weather: Light Cloud
Date: 24.11.2020
Time: 13:48
Taken by: Martina Sechi







POLICY VIEWPOINT 13: LITTLE	TREES HILL		
EXISTING VIEW/SENSITIVITY	is taken form a publicly accessible country park affords panoramic views of Cambridge and its shand it is largely screened by intervening vegetation. The view is rather verdant with prevailing rural quence tree canopies; spires and towers are certain the view as the buff coloured, large blocks of the same country park affords a support of the view as the buff coloured.	cyline. The Site is located at the centre of the view on and built-form.  ualities. Cambridge appears well nested in the ainly distinctive in the skyline albeit not prominent he contemporary urban development around the ore dominant. The depth view is quite long and the	HIGH
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal is in the far background of the view and has limited interference with the distant horizon line. Visibility is greater in winter, however the angle of view reduces the geographical extent, The proposed materiality will be crucial in aiding the visual blending within the context.  Despite the considerable distance from the viewer, the composition of the view is altered and, albeit sitting at some distance from the historic core, the proposal will distract the viewer towards the edge of the city creating therefore an indirect competition.		MEDIUM
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°10'26.67'E, 52°9'17.21'N

Elevation: 83m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: North

Distance from Site (closer Site boundary): 5.9km

Weather: Intermittent Cloud

Date: 10.05.2022 Time: 10:12







POLICY VIEWPOINT 14A: LIMEKILN ROAD NATURE RESERVE			
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by visitors of the Limekiln Road LNR near Cherry Hinton,  The view looks north over trees towards the airport and the eastern side of the city. The character is green, partially enclosed but also quite open to the sky. In the summer months there would be a greater sense of enclosure and verdance. The entire foreground is filled with trees. On the right and the left trees stand against the sky, although there is a break on the left where the city is visible. In the centre of the near background houses between Queen Edith's Way and Cherry Hinton Road can be seen with trees in Cherry Hinton Hall Park beyond, this creates a sense of the edge of the city. Beyond that white buildings of the airport can be seen. Despite their large scale bulky appearance, apart from a radar tower they do not stand against the sky.  Value This view has limited scenic qualities associated with the Cambridge's distinctive skyline and there are some detracting feature associated with commercial developments.  Value is medium-low.		MEDIUM
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal's visibility is filtered by the intervening vegetation, with complete screening achieved in summer months. Therefore, although introducing a new cluster in the Cambridge's skyline, the qualities of the view are largely preserved as the proposal will not be prominent. It will also not cause interference with any distinctive features.		NEGLIGIBLE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	NSITIVITY X MAGNITUDE OF CHANGE =	MINOR/ NEGLIGIBLE ADVERSE



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°10'0.63'E, 52°10'41.60'N

Elevation: 35m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: North-west

Distance from Site (closer Site boundary): 3.3km

Weather: Sunny
Date: 30.03.2021
Time: 14:38





POLICY VIEWPOINT - 14B LIMEKILN ROAD LAYBY

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	SITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal will alter the composition of the view introducing a new cluster of tall buildings which will emphasis the railway alignment and contrasts the scale of the surrounding urban fabric. Notwithstanding the noticeable change in the view, the proposal will not interfere with any distinctive feature.  Appropriate materiality and colour palette is crucial to aid integration of the proposal within the contextual townscape and lessen visual prominence.		MEDIUM
	Value This view has limited scenic qualities associated with the Cambridge's distinctive skyline and there are some detracting feature associated with the mix use developments. Value is medium-low.	<b>Susceptibility</b> - Receptors are visitors of a public green space are engaged with their surroundings. Susceptibility if high.	
EXISTING VIEW/SENSITIVITY	This viewpoint represents views experienced by road users on Limekiln Road near Cherry Hinton, including cyclists and pedestrians, although there is no dedicated footway. The viewpoint is listed as a Strategic Viewpoint in Appendix F of the Cambridge Local Plan.  The view portrays the strong tree cover of Cambridge, however the mixed development to the foreground is dominant. There are no distinctive elements in the view, however the railway alignment is readily identifiable by the row of emerging tall, geometrically consistent and largely buff coloured residential developments.		MEDIUM
POLICY VIEWPOINT: 14B LIMEK	ILN ROAD LAYBY		



Visualisation Type 1

Planar Image

Enlargement: 100% @ A3 Horizontal Field of View: 39.6°

Grid coordinates: 0°9'55.63'E, 52°10'38.53'N

Elevation: 53m AOD

Camera: Canon EOS 6D Mark II Lens: Canon EF 50mm f/1.8 STM

Direction of view: South-west

Distance from Site (closer Site boundary): 3.3km

Weather: Sunny
Date: 14.02.2023
Time: 13:28



VIEWPOINT CHURCH OF SAINT		
EXISTING VIEW/SENSITIVITY	The viewpoint represents views experienced by visitors of this heritage landmark in the city centre. The public can visit this location upon payment of an access fee. The viewer is looking east towards the Site, which is not readily visible.  The foreground of the view is largely urban, including the city centre skyline. Some distinctive landmarks punctuate the roofscape, namely Christ Church College, St Andrews Great Church and the Church of our Lady of the Assumption and the English Martyrs. The roofscape sits against the treed backdrop and the hills in the far distance. Glimpses of some of the more modern development are visible in the background, but the tree cover prevails.	HIGH-MEDIUM
	Value This view is designated in the Cambridge Local Plan and a tourist destination. It portrays Cambridge's Conservation Areas and it has high scenic qualities associated with the Cambridge's distinctive skyline. Value is high.  Susceptibility - Receptors are visitor of an historical building but public access is subject to entry payment. Susceptibility is medium.	
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal will alter the composition of the view introducing a new cluster of tall buildings which will break the skyline and interrupt the distant horizon.  Notwithstanding the noticeable change in the view, the proposal will not interfere directly with any distinctive feature.  Appropriate materiality and colour palette is crucial to aid integration of the proposal within the contextual townscape and lessen visual prominence.	MEDIUM
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE



VIEWPOINT GRAND ARCADE (	CAR PARK	
EXISTING VIEW/SENSITIVITY	The viewpoint represents views experienced by users of the car park associated with The Grand Arcade shopping centre. The viewer is looking north-east towards the Site, which is not readily visible.  The view is dominated by the shopping centre cover and plants screening in the foreground. There are no historical landmarks emerging form the skyline. Glimpses of the urban extent of Cambridge are more visible in the background to the left of the view, while the green cover is more evident to the centre and right.  Hills in the far distance are visible albeit interrupted by the white, Marshall Airport buildings and the Fire Station tower.	MEDIUM
	Value This view is designated in the Cambridge Local Plan but has no scenic qualities associated with the Cambridge's distinctive skyline and there are some detracting feature associated with the mix use developments. Value is medium-low.  Susceptibility - Receptors are visitors of a public car park and engagement with the surrounding context would not be their primary interest. Susceptibility if medium.	
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 6 the proposal will alter the composition of the view introducing a new cluster of tall buildings. These will break the horizon line rising above the tree cover.  Notwithstanding the noticeable change in the view, the proposal will not interfere with any distinctive feature. Also the overall quality of the view, affected by the detracting and prevailing foreground features, will not be worsen.  Appropriate materiality and colour palette is crucial to aid integration of the proposal within the contextual townscape and lessen visual prominence.	LOW
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE - MINOR ADVERSE

