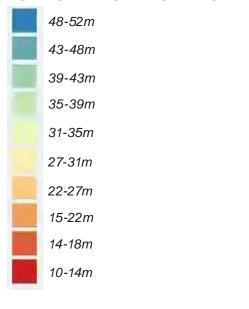
# APPENDIX 10.3 VIEWPOINT ASSESSMENT

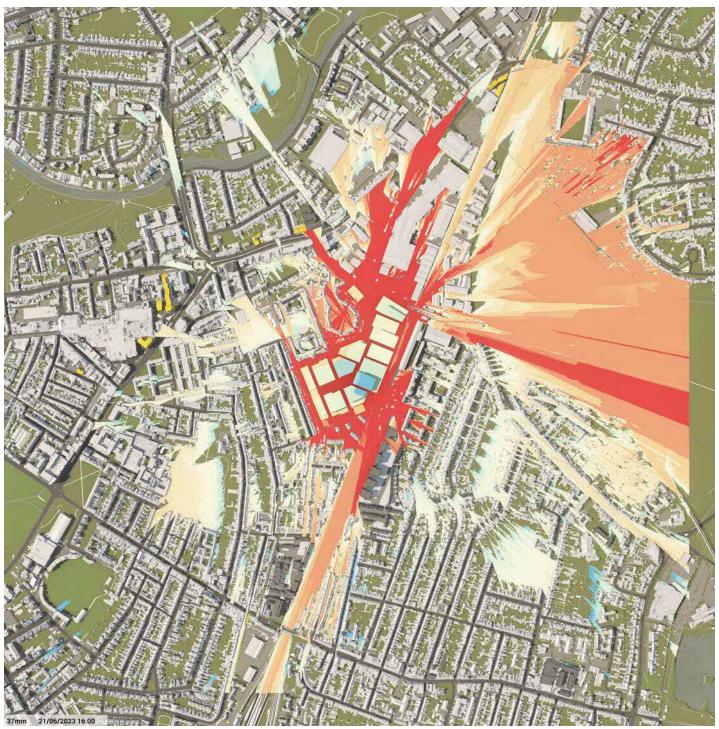
### **EXCLUDING FLUES ZONE**



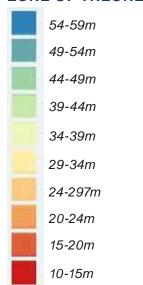
#### **ZONE OF THEORETICAL VISIBILITY (AOD)**



### **INCLUDING FLUES ZONE**

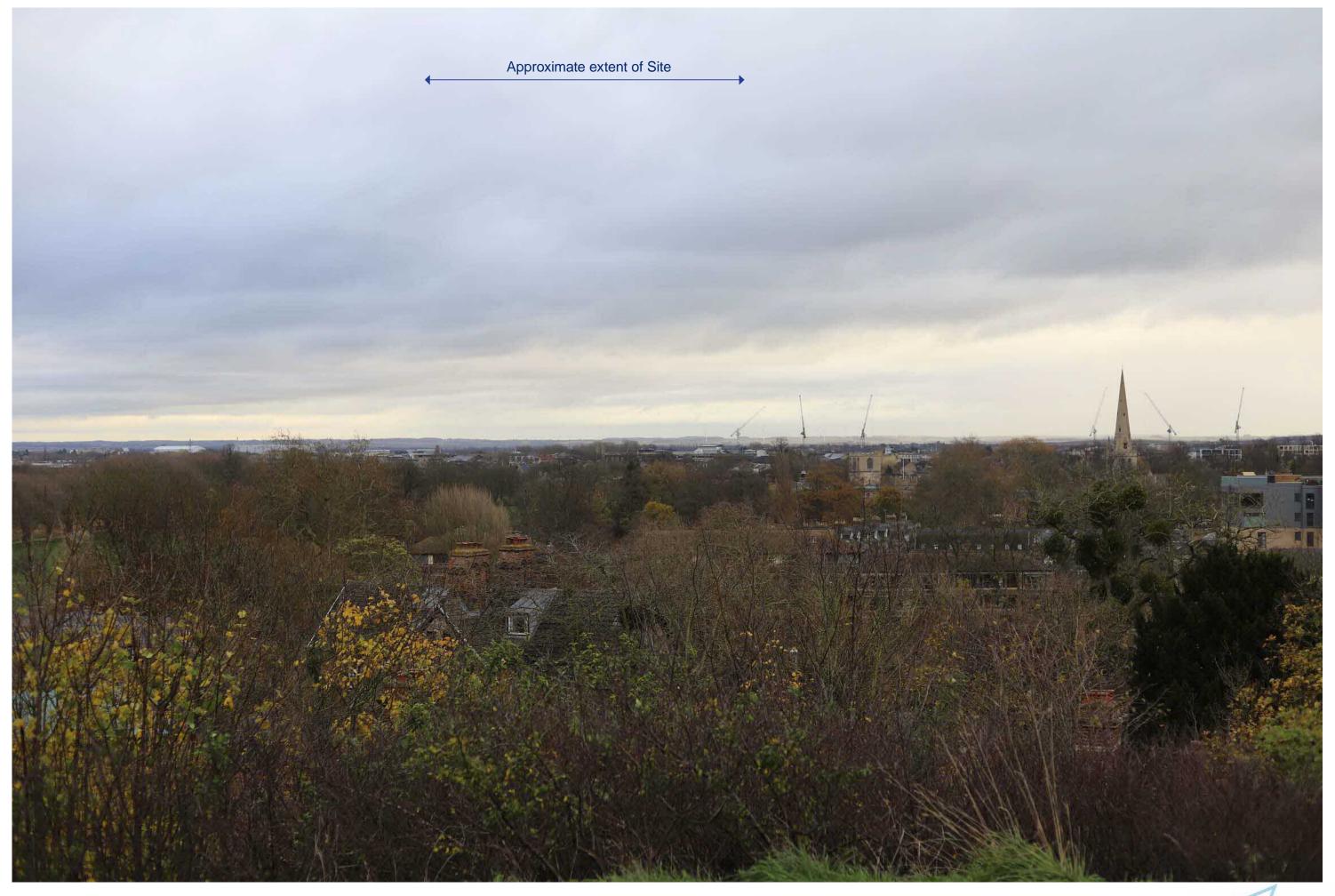


**ZONE OF THEORETICAL VISIBILITY (AOD)** 



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 MC	DUND		
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	The taller elements (including the flues zones) in although the darker materiality of the top floor wind natural colours.  It is noted that the proposal is at some distance tall elements reduces the geographical extent of at ground level.	er of buildings that rises above the tree canopies. Interferes with the horizon line in the background, ill aid integration of the proposal with the lower  from the receptor and the cluster approach for the the visible part of the proposals, which much wider the historic core and visible skyline landmarks, will	MEDIUM
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEI	NSITIVITY 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

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR NEUTRA
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 the proposal is visible and alters the composition of the view introducing a new cluster of buildings that rises amongst the tree canopies. However the receptor is located at some distance from the proposal which is viewed at an angle, therefore limiting the geographical extent of the visual change.  The flues will emphasis the commercial/laboratory nature of the proposal, which is akin to the industrial qualities of the view	MEDIUM-LOW
	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.	
EXISTING VIEW/SENSITIVITY	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.	MEDIUM-HIGH
VIEWPOINT 2: COLDHAM'S CON	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	



## **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

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

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 the proposal is visible and alters the composition of the view introducing a new cluster of buildings that rises amongst the existing built form. However, the master plan approach which clusters the tall elements on one side creating an articulated skyline with prevailing lower elements mitigates the visual effects by reducing the geographical extent of the change. Therefore impacts to the sense of openness around the park is also lessen.  Notwithstanding the above, the scale of the proposal is dominant compared to the existing built form and the flues will emphasis the commercial/science nature of the proposal which contrasts the residential qualities of the view.	MEDIUM
EXISTING VIEW/SENSITIVITY	Further beyond, the top stories of taller apartment buildings onto Newmarket Road are just visible over the treeline. The skyline is perhaps a little higher than is typical of Cambridge suburban areas due to the larger blocks of apartment buildings and commercial sheds which flank the railway line. This location has again a very suburban look despite the abundance of open space in the foreground.  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.  Susceptibility - Receptors are ramblers and users of a public park which will engage with their visual context. Susceptibility is high.	MEDIUM-HIGH
	This viewpoint is also taken from Coldham's Common (part of the Cambridge Green Belt), looking west towards the northern end of the Site. The city centre lies behind the Site from this approach. Receptors are 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.  This parcel of the common is much more open to the adjacent suburban area which is on the opposite side of the London – Kings Lynn rail line to the Site. The boundary of the common to Coldhams Lane is much less treed than the majority of other boundaries around the common and affords open views of the immediate suburban housing and apartment buildings behind as well as the large storage sheds adjacent to the rail	



## Viewpoint Data

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

Time: 14:08

Taken by: Martina Sechi

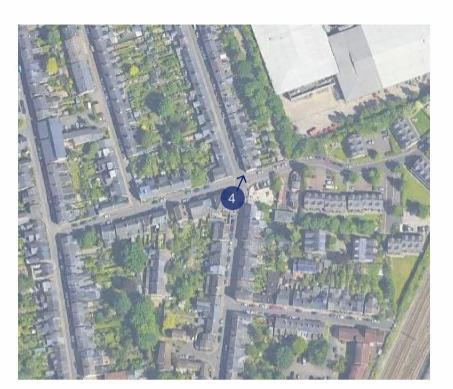




VIEWPOINT 4 - YORK STREET

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 A the Site. Receptors are local residents and road users (altitravelling to and from the city centre, the rail station or to the symbol of the symbol of the symbol of the viewpoint is taken from the Victorian terrace, York Stratea. The character of the view is largely residential.  The viewpoint is in close proximity to the southern corner break in the terraced housing where it opens onto Sleaford to the front of properties in the Conservation Area create 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.	hough this is a low traffic area for motor vehicles) he retail centre along Newmarket Road. The Site boundary vegetation partially screening the rest. reet, which is typical of the Mill Road Conservation of the Site and is afforded a view into the Site by a d Street. The narrow streets and lack of curtilage	MEDIUM
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 of the view increasing urban enclosure. However, it does not terrace houses and the scale of the development does not the extent of visible change is also relatively limited within the intervening built form.  There would be no loss of distinctive visual elements.	not interfere with the distinctive roof rhythm of the tappear overbearing or dominant.	MEDIUM-LOW
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	ISITIVITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR NEUTRAL



## Viewpoint Data

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
Time: 12:28
Taken by: Martina Sechi



VIEWPOINT 5 - MILL ROAD CEMETERY

VIEWPOINT 5: MILL ROAD CEM	ETEDV		
EXISTING VIEW/SENSITIVITY	Viewpoint 5 is located within the Mill Road Conservation Area, 400m south west of the Site. This viewpoint is taken from the centre of Mill Road Cemetery looking towards the southern end of the Site. Receptors are visitors to the cemetery. The Site is screened by the intervening built form and the boundary vegetation of the cemetery. As it is typical of the Conservation Area, which consists of a well-preserved Victorian suburb, rooflines that are visible are relatively low and are the linear ridgeline of slate roofs of 2-2.5 storey terraced housing or the outline of a Victorian brick light industrial or storage building which is scarcely higher than the houses that surround it. The cemetery is well vegetated at its boundaries, screening the immediate built surroundings and 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.  Susceptibility - Receptors are visitors of a public area and are engaged with their surroundings. Susceptibility if high.		HIGH
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Apintervening vegetation and built form. The compwill be no loss of distinctive visual features.	Dependix 4 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 Apintervening built form, albeit the flues will rise proscience nature of the proposal which contrasts the	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

VIEWPOINT 7: ST MATTHEW'S GARDENS			
EXISTING VIEW/SENSITIVITY	This viewpoint is taken from the entrance to St. Matthews Gardens from York Street and is on the very edge of the Mill Road Conservation Area, looking east towards the Site. Receptors are residents of St Matthew's Gardens and drivers, pedestrians and cyclists travelling along York Street and pedestrians and cyclists entering St. Matthew's Gardens to access what is currently the Beehive Centre (the Site). The Site is screened by the built form of St. Matthew's Gardens.  St. Matthew's Gardens is a 21st Century residential development set out around a central open space. It is inward looking and closed on all side apart from a vehicular and pedestrian access onto York street, which is the location of this viewpoint. The built form of the residential development around the central gardens is a consistent 2.5 storey terrace punctuated by attached, but protruding facades of taller 3-storey town house style dwellings.  The closed and constant form of the residential development in St. Matthew's Gardens serves to form an effective visual barrier to the Site behind. The skyline of the viewpoint is dictated by the roofline of St. Matthew's Gardens. The built form of the residential development around the central gardens is a consistent 2.5 storey terrace punctuated by attached, but protruding facades of taller 3-storey town house style dwellings.  Value - The view does not include any designated landscape or townscape, although it display a visual coherence. Value is considered medium-low.  St. Matthew's Gardens are road users, as well as local residents and users of the green open space. Susceptibility is medium.		MEDIUM
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 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 contrasts the consistent residential qualities of the view. It is also noted that the proposal will partially interfere with the rhythm of the existing roof line, however there would be no competition with valued townscape features.		NEGLIGIBLE
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SEN	NSITIVITY X MAGNITUDE OF CHANGE =	MINOR- NEGLIGIBLE NEUTRAL

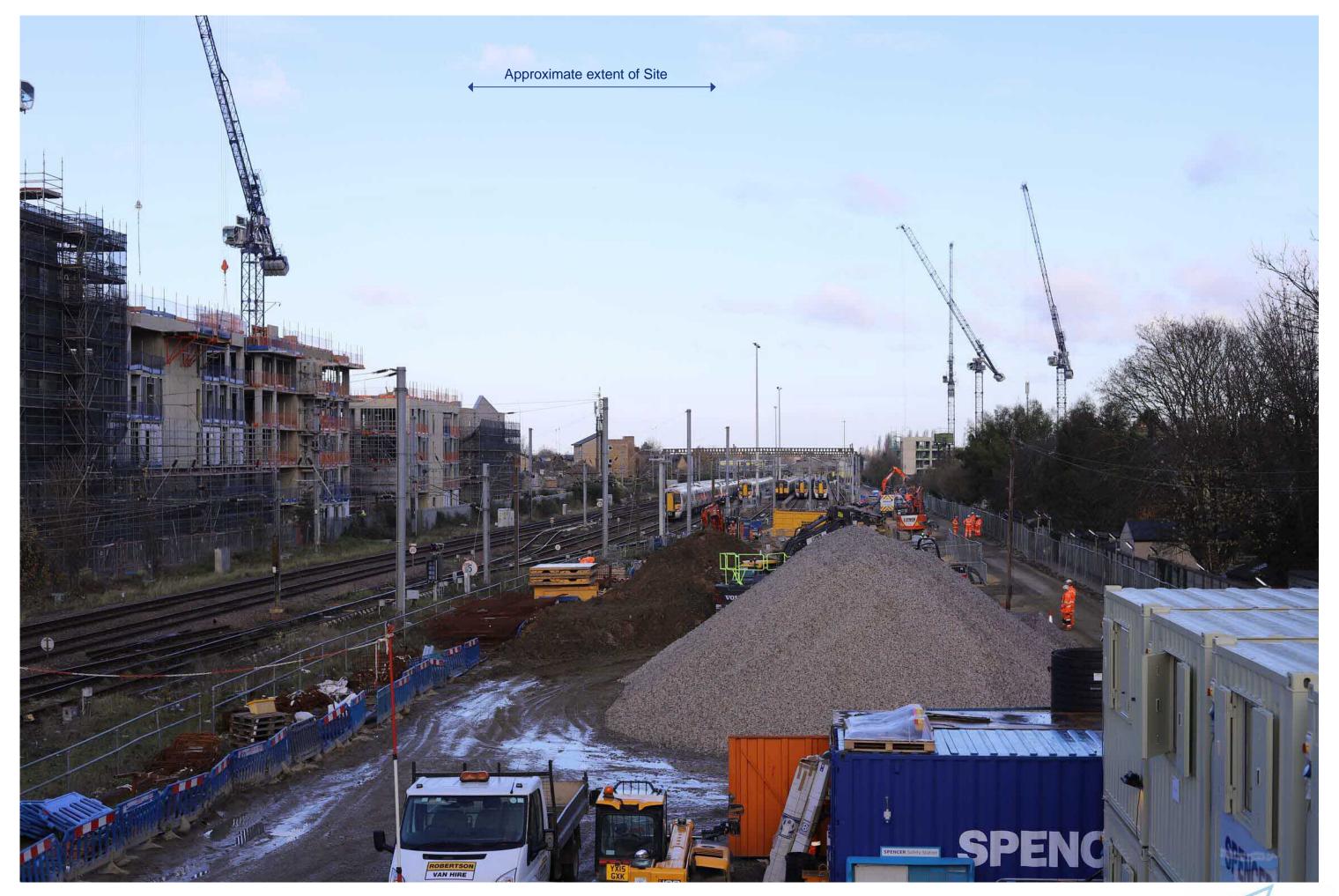


## Viewpoint Data

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.   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.	LOW
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 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 9 - DITTON MEADOWS & RIVER TOWPATH

VIEWPOINT 9: DITTON MEADO	WS & RIVER TOWPATH	
EXISTING VIEW/SENSITIVITY	Viewpoint 9 represents Strategic Viewpoint 11 from Cambridge Local Plan 2018 Appendix F. T viewpoint is taken from the public footpath on the north side of the River Cam on the eastern so of the rail bridge. The viewpoint looks south west towards the site over Ditton Meadows, recepare 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 fibeyond.  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 occasionalight industrial unit associated with the northern end of Newmarket Road and areas around the line. However, the clear corridor of the rail line allows for some visual penetration further toward the Site.  The skyline over Ditton Meadows is fairly distant and low and is dominated by the trees which 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 line of the boundary trees.	side tors or orm some strial MEDIUM-HIGH
	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.	d
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 the proposal will be completely scree by the intervening vegetation, even in winter months. Therefore there would be no visual effects	
SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANG	GE = NONE



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

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE- MINOR ADVERSE
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 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 tall elements together. The proposed materiality aids the visual blending within the context.  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.	NEGLIGIBLE
EXISTING VIEW/SENSITIVITY	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.  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 distinctive skyline. Value is high.  Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if high.	HIGH
	The viewpoint represents Strategic Viewpoint 3 in the Cambridge Local Plan 2018 Appendix F. This 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	
POLICY VIEWPOINT 10: REDME		



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

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =	MODERATE ADVERSE
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 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 more visually recessive.	MEDIUM
EXISTING VIEW/SENSITIVITY	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.  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 Local Plan. It portrays Cambridge's distinctive skyline. Value is high.  Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if high.	HIGH
	The viewpoint represents Strategic Viewpoint 9 in the Cambridge Local Plan 2018 Appendix F. This viewpoint is taken from Worts' Causeway, a public highway to the south of Cambridge which affords	



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 wester the eastern Site boundary. Receptors are local residents travelling to and from St. Matthew's Gardens, York Street visible from this viewpoint.  The viewport shows the internal Site area which is predo and southern boundaries with loading bays behind.  The viewpoint shows the established boundary hedge whoundaries and the car park trees in the foreground whice from this angle. The retail units are all of a similar height obut are visually monotonous.  The viewpoint faces away from the city centre and so the break their roofline.  Value - There are no designated features in the view which is, conversely, characterised by a negative townscape space. Value is low.	of St. Matthew's Gardens, cyclists and pedestrians and Coldhams Lane. The majority of the Site is minantly car park with the retail units along the east nich extends along most of the west and southern h partially screen the frontages of the retail units of around 15m or so and form a consistent skyline are are no tall buildings beyond the retail units to  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 4 the proposal will fundamentally change the composition of the view, replacing an nondescript townscape area with an active and modern proposal. There would be no loss of distinctive features, therefore achievement of an high-quality proposal will be 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

SIGNIFICANCE OF VISUAL EFFECT (YEAR 1)	SENSITIVITY X MAGNITUDE OF CHANGE =		MODERATE ADVERSE
MAGNITUDE OF CHANGE	As illustrated in the technical visualisations in Appendix 4 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
	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 distinctive skyline. Value is high.	Susceptibility - Receptors are ramblers and are engaged with their surroundings. Susceptibility if high.	
EXISTING VIEW/SENSITIVITY	This viewpoint represents Strategic Viewpoint 7 in the Cambridge Local Plan 2018 Appendix F. It is taken form a publicly accessible country park to the south-west of the Gog Magog hill and it affords panoramic views of Cambridge and its skyline. The Site is located at the centre of the view and it is largely screened by intervening vegetation and built-form.  The view is rather verdant with prevailing rural qualities. Cambridge appears well nested in the dense tree canopies; spires and towers are certainly distinctive in the skyline albeit not prominent in the view as the buff coloured, large blocks of the contemporary urban development around the railway station and as far as the fire station is more dominant. The depth view is quite long and the wooded character is sill dominant in the distant horizon line.		HIGH
POLICY VIEWPOINT 13: LITTLE			



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: LIMER	(ILN 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 4 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

EXISTING VIEW/SENSITIVITY	as a Strategic Viewpoint in Appendix F of the Ca The view portrays the strong tree cover of Camb foreground is dominant. There are no distinctive alignment is readily identifiable by the row of em		
	coloured residential developments.	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.	Susceptibility - Receptors are visitors of a public green space are engaged with their surroundings. Susceptibility if high.	
	As illustrated in the technical visualisations in Appendix 4 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.		
MAGNITUDE OF CHANGE			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°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

