Zone of Theoretical Visibility - Tall Building Threshold

Viewshed Analysis for Area of Search with development height of 25.5m m (Tall building threshold + 6.5m (2 Storeys))

VIEWSHED ANALYSIS

The View shed analysis shows potential visibility of buildings of 25.5m (8 Storeys) in the Area of Search from surrounding local context.

This can be used to establish local view points to test the visual impact of potential tall buildings in the area.



STRATEGIC VIEW TESTING - CLIFTON ROAD

Strategic View A - Castle Mound **Short range panoramic view - Highly Sensitive** Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold by 13m

Magnified view onto the historic core











Relation to the historic core:

The Area of Search is situated in the backdrop of the view to historic landmarks of the city centre.

Description of visual sensitivity:

This viewpoint from Castle Mound provides a historic vantage point overlooking the city, showcasing several heritage assets that define the Cambridge city skyline. The intrinsic value of this view is significant, as it not only captures the architectural richness of Cambridge's Historic Core but also reflects the city's connection with its surrounding parks and gardens. Therefore, any proposed alterations or modifications to this landscape should be undertaken with the utmost care and consideration, taking into account the preservation of the visual coherence and historical significance that define the area's unique character.

Impact assessment:

Scenario A (19m):

negligible impact.

Scenario B (25.5m):

moderate impact in parts of the area.

Scenario C (32m):

Magnified view onto the historic core Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold by 6.5m Scenario C: Increased tall building threshold by 13m

Relation to the historic core:

Northern part of Area of Search situated in the backdrop of the view to the historic core and its landmarks

Description of visual sensitivity:

Kings College Chapel, The Church of Our Lady and the English Martyrs, and University Library are the prominent silhouettes in the view.

There are limited views of the Cambridge University Library Tower, and, to a lesser extent, Kings College Chapel. The view showcases a largely obscured rural expanse, characterised by an agricultural landscape and undulating terrain. It only allows for a view of the spire of the Church of Our Lady and the English Martyrs.

Impact assessment:

Scenario A (19m):

no discernible impact.

Scenario B (25.5m):

no discernible impact.

Scenario C (32m):

significant impact in parts of the area.











Magnified view onto the historic core

Existing context

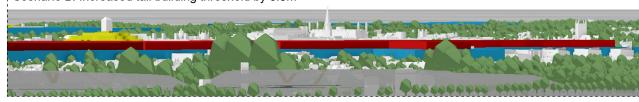




Scenario A: Tall building thresholds plus permitted



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



Relation to the historic core:

Central and northern part of Area of Search is situated in the foreground of the ensemble of landmarks in the historic core.

Description of visual sensitivity:

Separation between Addenbrooke's complex/historic core/Cambridge East is key for legibility of the historic core.

The Historic Core stands out in the visual landscape, with the University Library tower and Holy Trinity Church rising above the surrounding trees, symbolising Cambridge's distant vistas where these landmarks are visible through gaps in the foliage.

Impact assessment:

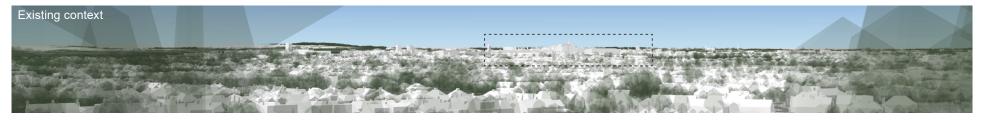
Scenario A (19m):

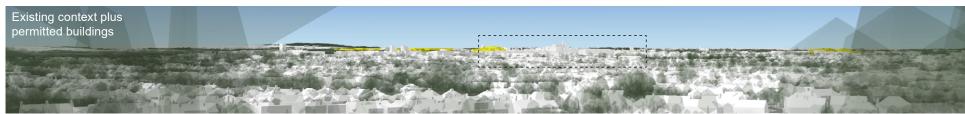
negligible impact.

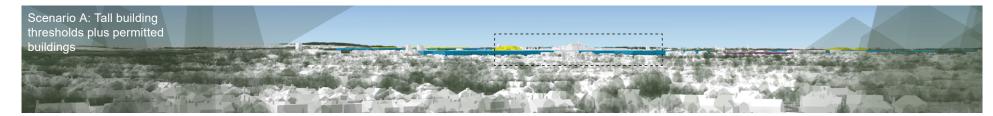
Scenario B (25.5m):

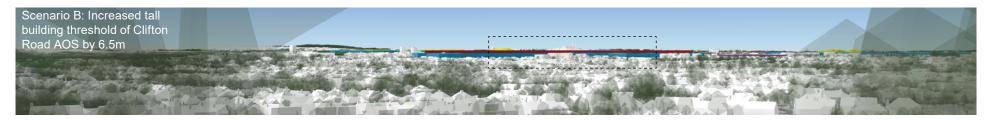
significant impact in parts of the area.

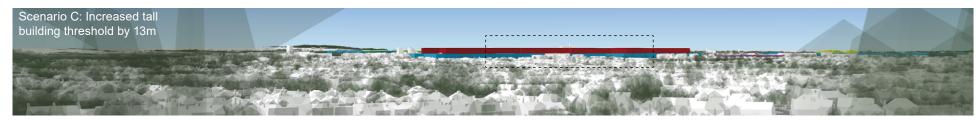
Scenario C (32m):











Magnified view onto the historic core Existing context Existing context plus permitted buildings Scenario A: Tall building thresholds plus permitted buildings Scenario B: Increased tall building threshold of Clifton Road AOS by 6.5m Scenario C: Increased tall building threshold by 13m

Relation to the historic core:

The central part of the Area of Search is situated in the foreground of the historic city centre landmarks.

Description of visual sensitivity:

The Historic Core is prominent in parts of the view, with key elements breaking the skyline. The Cambridge University Library stands out in isolation, while to the right, a dense collection of buildings, including St. John's Chapel, Carter Bridge, and the Church of Our Lady and the English Martyrs, is visible, with the Church being the tallest.

Impact assessment:

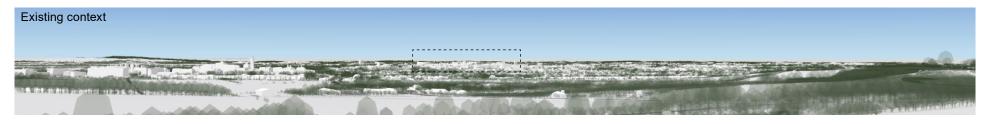
Scenario A (19m):

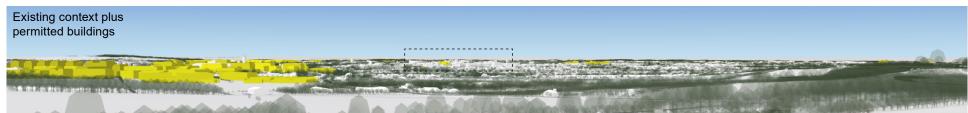
negligible impact.

Scenario B (25.5m):

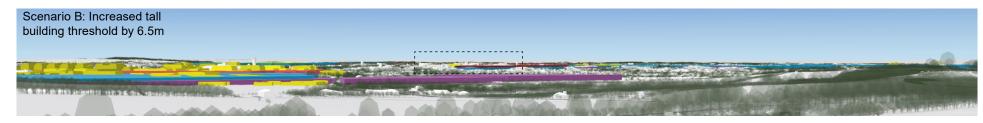
significant impact in parts of the area.

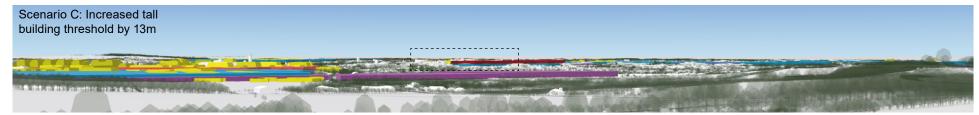
Scenario C (32m):







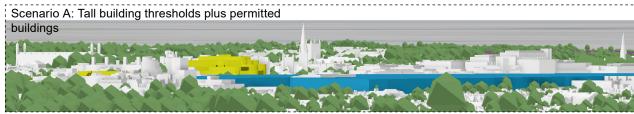


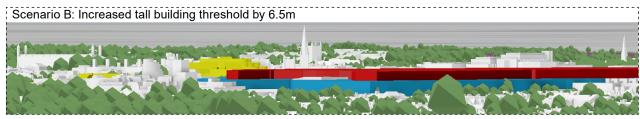


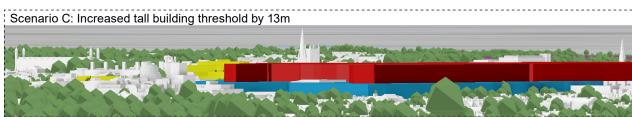
Magnified view onto the historic core











Relation to the historic core:

The southern half of the Area of Search is in the foreground of the view to the ensemble of historic city centre landmarks.

Description of visual sensitivity:

An important panoramic view of Cambridge in its rural context and setting, with meadows visible in the foreground. The tower of the University Library and the chimney of Addenbrooke's Hospital contrast conspicuously against the horizon. Modern developments, such as the Triangle Buildings, have a relatively high visual magnitude.

Impact assessment:

Scenario A (19m):

negligible impact.

Scenario B (25.5m):

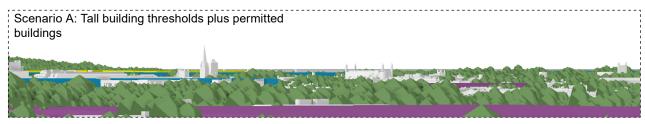
significant impact in parts of the area.

Scenario C (32m):

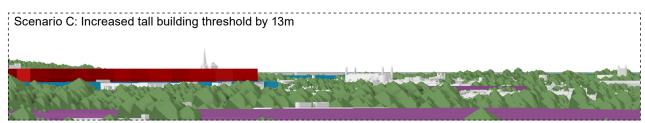
building threshold by 13m

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Magnified view onto the historic core Existing context Existing context plus permitted buildings







Relation to the historic core:

Northern part of Area of Search is situated in the foreground of The Church of Our Lady and English Martyrs and the University Library tower.

Description of visual sensitivity:

A clear distinction exists between the city's dense buildings and the surrounding rural landscape, emphasising Cambridge's compact urban area. The spire of the Church of Our Lady and the English Martyrs stands prominently on the skyline.

Impact assessment:

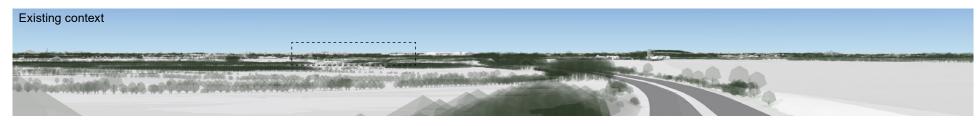
Scenario A (19m):

negligible impact.

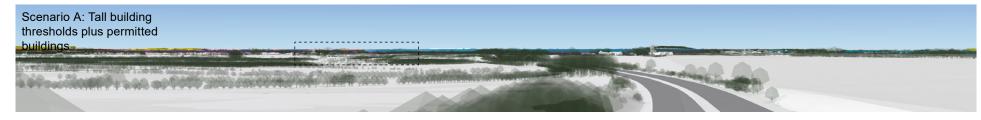
Scenario B (25.5m):

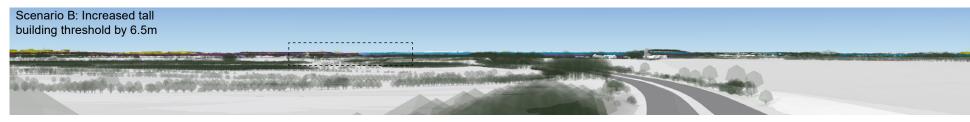
significant impact in parts of the area.

Scenario C (32m):

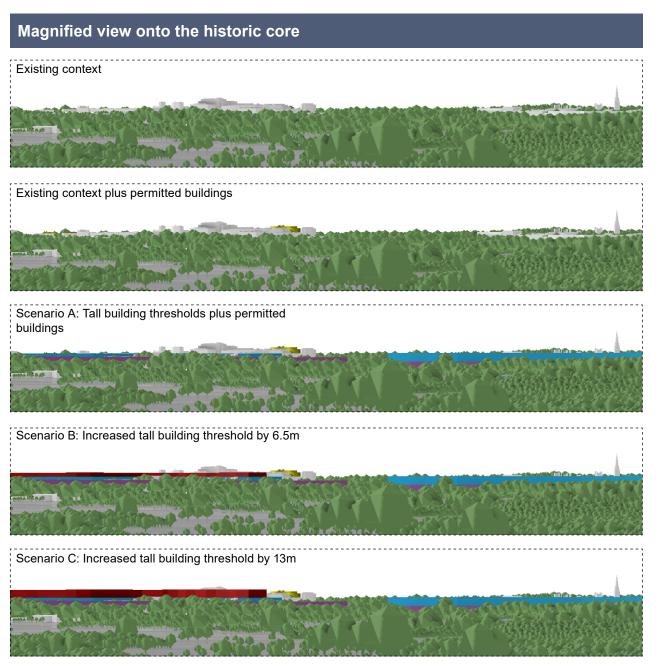












Relation to the historic core:

No part of the Area of Search is situated in front of historic core landmarks in this view.

Description of visual sensitivity:.

A largely obscured view, dominated by trees lining the A14. The skyline is very subtle from this viewpoint, with few buildings contrasting against the horizon.

The spire of the Church of Our Lady and the English Martyrs is highly prominent in the landscape, commanding significant attention due to its size, despite the distance.

Impact assessment:

Scenario A (19m):

negligible impact.

Scenario B (25.5m):

moderate impact.

Scenario C (32m):

moderate impact.