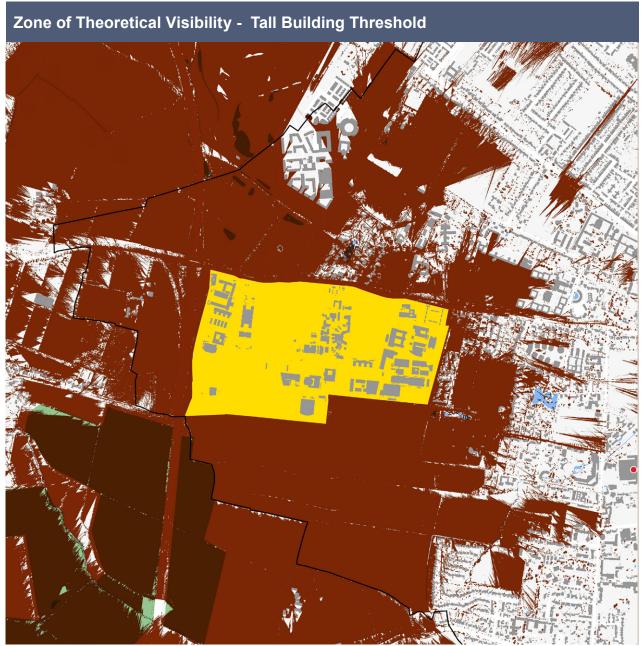


The open space, likely the Coton Countryside Reserve, located to the southeast of the area, may offer views to the Area of Search.

Approach views looking towards the area include the Saint Neot's Road (A1303), Barton Road (A603), Hauxton Road (A1309), Shelford Road(A1301), Newmarket Road (A1303), and Cambridge Road (B1049).

The Areas of Search includes the Schlumberger Cambridge Research Centre by Hopkins Architects, which is an intrusive landmark.





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

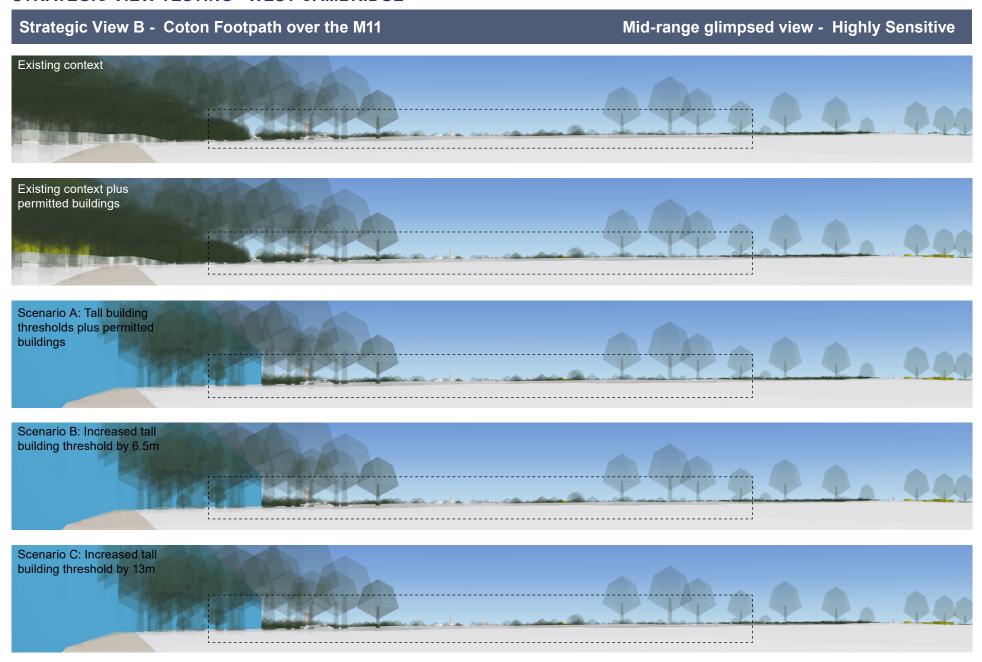
VIEWSHED ANALYSIS

The View shed analysis above shows potential visibility of buildings of 25.5m (8 Storeys) in 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 - WEST CAMBRIDGE



Relation to the historic core:

Southern part of Area of Search is situated in the foreground 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):

significant impact in parts of area.

Scenario B (25.5m):

significant impact in parts of area

Scenario C (32m):

significant impact in parts of area.

Relation to the historic core:

The eastern half of the Area of Search is situated in the foreground of the view separated by vegetation, however it is minimally visible in relation to the major historic landmarks of the city centre.

Description of visual sensitivity:

A valuable panoramic view of Cambridge in its rural environment, with meadows in the foreground. The spires of All Saints Church, St. John's Chapel, The Church of St. Mary the Great, Our Lady and the English Martyrs, and Kings College Chapel stand out against the horizon. The foliage frames the view of the Historic Core, especially between King's and St John's Colleges. Due to its relative remoteness and capacity to offer stunning highland views of the historic core, the perspective is highly vulnerable to alteration.

Impact assessment:

Scenario A (19m):

significant impact in parts of area.

Scenario B (25.5m):

significant impact in parts of area

Scenario C (32m):

significant impact in parts of area.

Scenario C: Increased tall building threshold by 13m

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 and eastern part of Area of Search is situated in the background 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:

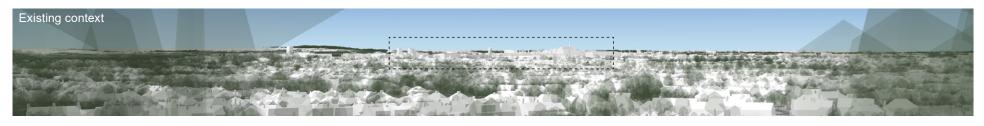
Scenario A (19m):

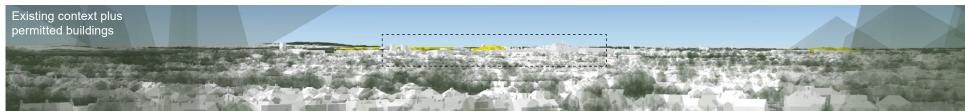
negligible impact.

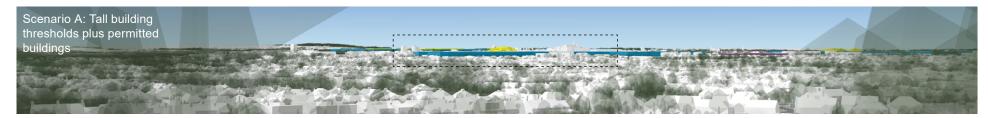
Scenario B (25.5m):

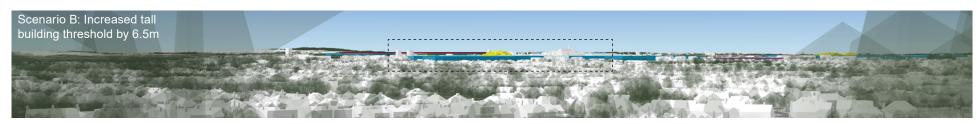
significant impact in parts of area.

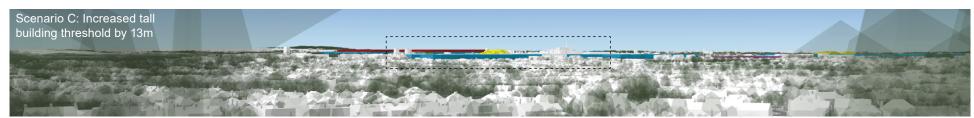
Scenario C (32m):











Relation to the historic core:

The northern part of Area of Search is situated in the backdrop 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):

moderate impact.

Scenario C (32m):









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Scenario C: Increased tall building threshold by 13m
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Relation to the historic core:

The northern part of the Area of Search is in the backdrop 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):

moderate impact.

Scenario C (32m):

building threshold by 13m

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Relation to the historic core:

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

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 area.

Scenario C (32m):