Cambridge Biomedical Campus Emerging Spatial Framework: Visual Commentary, October 30th 2023

Further to initial inputs given in late 2022, terra firma have been invited to comment on the emerging Spatial Framework.

Background

To consolidate its role as a world-leading centre of life sciences research and medical innovation, the CBC emerging Spatial Framework puts sustainable, attractive, and measured development at the heart of its vision for the future. Based on a strategy of sensitive and contextual growth, the Spatial Framework illustrates a commitment to improve this part of the city, creating a better environment for workers and visitors to CBC and the surrounding communities. The framework is underpinned by a series of design principles that, from a townscape point of view, include:

- making the most efficient use of land through appropriately scaled buildings;
- creating rhythmic breaks of open green spaces between development blocks;
- respecting sensitive adjacencies such as Nine-Wells nature reserve and adjacent residential developments; and
- establishing a layered approach to long range vistas, through a gradual reduction in height towards the south and the establishment of a strong green edge to soften the transition between built areas and the countryside.

These design principles are interwoven through a **multi-functional landscape** that also seeks to benefit nature recovery and carefully manage water and climate change.

CBC 2050 Vision- Illustrative Masterplan

terra firma's role

terra firma was instructed by CBC Limited in 2022 to advise on the emerging Spatial Framework. The primary objective of this work was to advise how to **protect and enhance Strategic Views** across the expansion land looking to and from the historic city of Cambridge through sensitive zoning and use of height, the incorporation of building setbacks, the inclusion of green / blue buffers, and implementation of **strategic Green and Blue Infrastructure landscaping** to provide screening to mitigate adverse visual effects and continue to provide a well-defined green edge to the new city fringe.

With the further development of the Spatial Framework by Allies and Morrison, terra firma has been instructed to assess the visibility of the proposals, particularly from the Strategic Views.

This work builds on advice provided to CUH by LDA in 2021 which informed the initial height strategy for the hospital. It is useful to consider the work undertaken by LDA, which stated:

"The height and scale of new buildings is a sensitive issue in cities such as Cambridge, which are not characterised by dense high rise development and which are dominated by a historic city core with a number of distinctive landmark buildings. Views of the historic skyline are widely regarded as a key characteristic of Cambridge.

The existing Addenbrooke's Hospital buildings have been a visible element on the skyline since they were built, albeit located a significant distance from the historic core so that they are not perceived as 'competing' with historic landmarks. More recently, other buildings on Cambridge Biomedical Campus are creating a visible cluster with Addenbrooke's and a new cluster of taller buildings is growing up around the main railway station.. New development in North-East Cambridge associated with Cambridge North station is likely to lead to a further cluster of taller buildings. In the near future, therefore, there are likely to be clusters of tall modern buildings associated with all three stations, along with the original historic landmarks in and around the city centre. The Councils and local interest groups are concerned about the risk that these new clusters of tall buildings will impinge on the historic skyline, diminishing the appreciation of individual historic landmarks and the dominance of the historic core.
The importance of this issue to the Councils is recognised by Policy 60 and Appendix F of the Cambridge City Local Plan 2018.

As set out in Appendix F: Tall buildings and the Skyline:

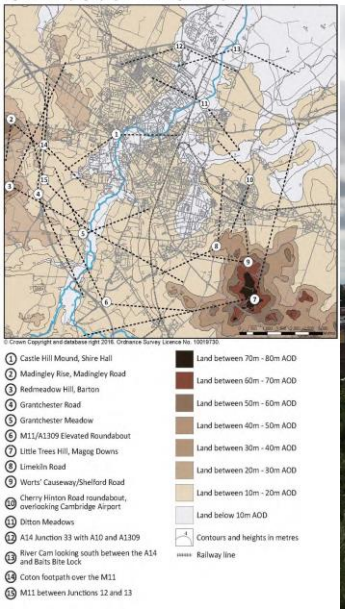
"Cambridge has a distinctive skyline that combines towers, turrets, chimneys and spires with large trees. Famous buildings, such as King's College Chapel, and St John's College Chapel are treasured landmarks, with the view of King's College from The Backs forming perhaps the best known view of Cambridge.

Cambridge's modest scale and relatively flat topography limit the number of vantage points offering city-wide panoramas. However, there are a number of long-distance views from the south-east, south-west, and west, as well as from other parts of the city's Green Belt. The overall character of the city's skyline is one of relatively few taller buildings that emerge as 'incidents' above the prevailing lower buildings and trees. In addition to the more discrete 'incidents', there are the clusters of large-scale buildings at Addenbrooke's Hospital and Cambridge Airport that are juxtaposed against the suburbs and rural edge of the city."

The consented masterplan for the Phase I development indicated a maximum building height of 36m above ground level *(value since corrected as roof level AOD)* for proposed buildings. Buildings in the immediate context of Phase I are notably higher than this 36m maximum approved parameter, e.g. Addenbrooke's Treatment Centre (6 storeys/approx. 38m), Multi Storey Car Park 2 (8 levels/ approx. 43.6m), Royal Papworth Hospital (6 storeys/approx. 44.5m – *all roof level AOD*).
Given these changes to the baseline context for the revised masterplan for the remaining undeveloped areas of Phase I, there is an opportunity to test how different proposed building heights could affect key views towards Addenbrooke's, including relevant Strategic Views as identified in the Local Plan. Effects on the Green Belt, which is located to the south of the proposed Phase II, are also an important consideration.

Whilst height may be seen as the principal consideration in broader views across the city skyline, scale and massing become equally significant at closer quarters. CBC is located on the edge of the city adjoining countryside which immediately rises up onto White Hill, Magog Down and the Gog Magog Hills, which provide elevated views across the city with Addenbrooke's and CBC in the foreground. Some of the existing buildings are prominent in these views by reason of their scale as much as their height. Scale is concerned with the apparent size of a building, which results from its dimensions (length, width and height) and also its massing. These factors, along with consideration of whether buildings would be over-dominant in the surrounding townscape and potentially harmful to residential amenity, will form part of the more detailed considerations at the next stage of assessment."

Figure F.3 Topography and Strategic Viewpoints



The task

The Cambridge Local Plan 2018, prepared by Cambridge City Council, states;

F.33 In summary, applicants must demonstrate, by means of a visual assessment or appraisal with supporting visualisations and illustrations, how the proposal will sit within the existing landscape and townscape and describe the impact the development will have within the local and wider context. The exact methodology will be dependent on the scale and location of the application.

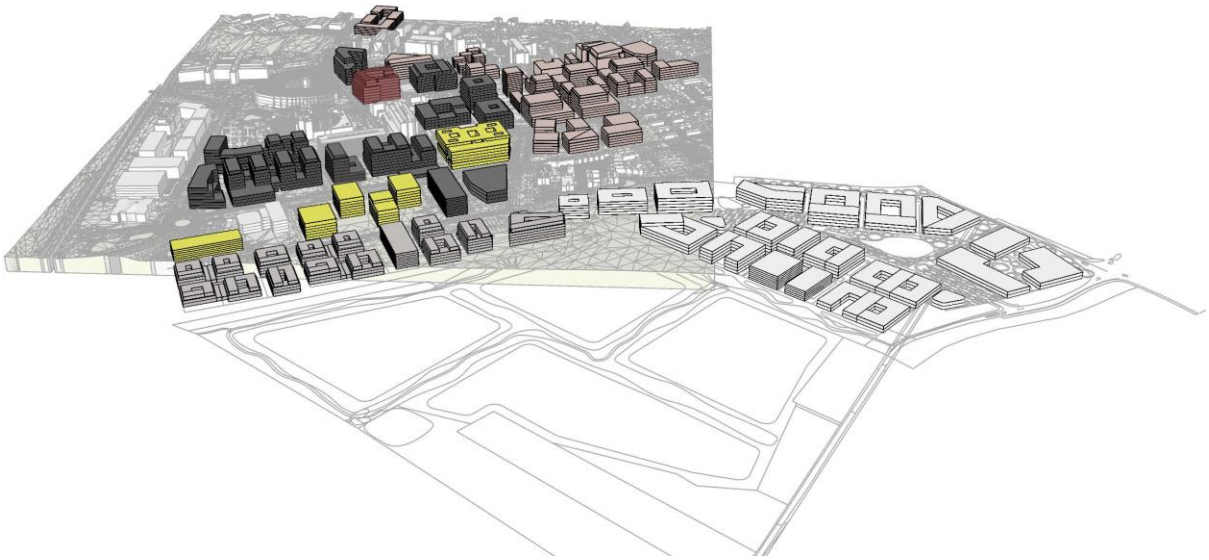
At this early stage of the draft Local Plan process, six viewpoints have been agreed with Greater Cambridge Shared Planning officers for verified photomontage exploration and fieldwork undertaken week commencing July 24th by visualisation specialist Keith Healing of **HCUK**. The viewpoints are as indicated on the plan below and are all presented in his separate document ***Cambridge Biomedical Campus Spatial Framework -Type 4 Verified Views September 2023*** along with technical data and methodology. That document should be viewed alongside the assessment in this note. The images presented as thumbnails in the tables below are included as a quick and helpful reference check only.

The assessment is not in the form of a full LVIA (Landscape and Visual Impact Assessment). This report will address visual factors only, describing baseline sensitivities, potential effects and mitigation. The report adopts assessment principles from terra firma's standard LVIA methodology ***(see appendix 1)*** which accords with 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013).

This commentary is primarily concerned with the potential new allocation of land to the south of the existing campus, commonly referred to as the Phase 4 expansion land. The views incorporate development that is currently built, proposed or permitted, dealing with the potential effects **cumulatively**, anticipating the delivery of the yet to be built phases as the baseline. The

Verified photomontages indicate these different phases with colour coded 3D modelling provided by Allies and Morrison superimposed over high resolution photography of **the current extent of built development at July 2023 and then visualised at 2050 when completion of all phases is anticipated and with some 15-20 years growth of strategic boundary planting.** It is acknowledged that these photographs are taken during the height of summer with vegetation in full leaf and that winter views might offer increased glimpsed or filtered visibility in some cases.

At this early stage, we are assessing basic block and height assumptions that will subsequently be refined. Future variation in block elevations and roof profiles are expected to introduce variety and a finer grain of detail, enhancing the aesthetic quality of the proposed development. At this stage, the assessment is therefore a worst-case scenario.



CBC Vision 2050 -Illustrative Massing

Existing: existing campus buildings as of July 2023 (baseline photography).

Consented: Cambridge Children's Hospital (CCH), approved parameters for Phase 2 outline planning permissions.

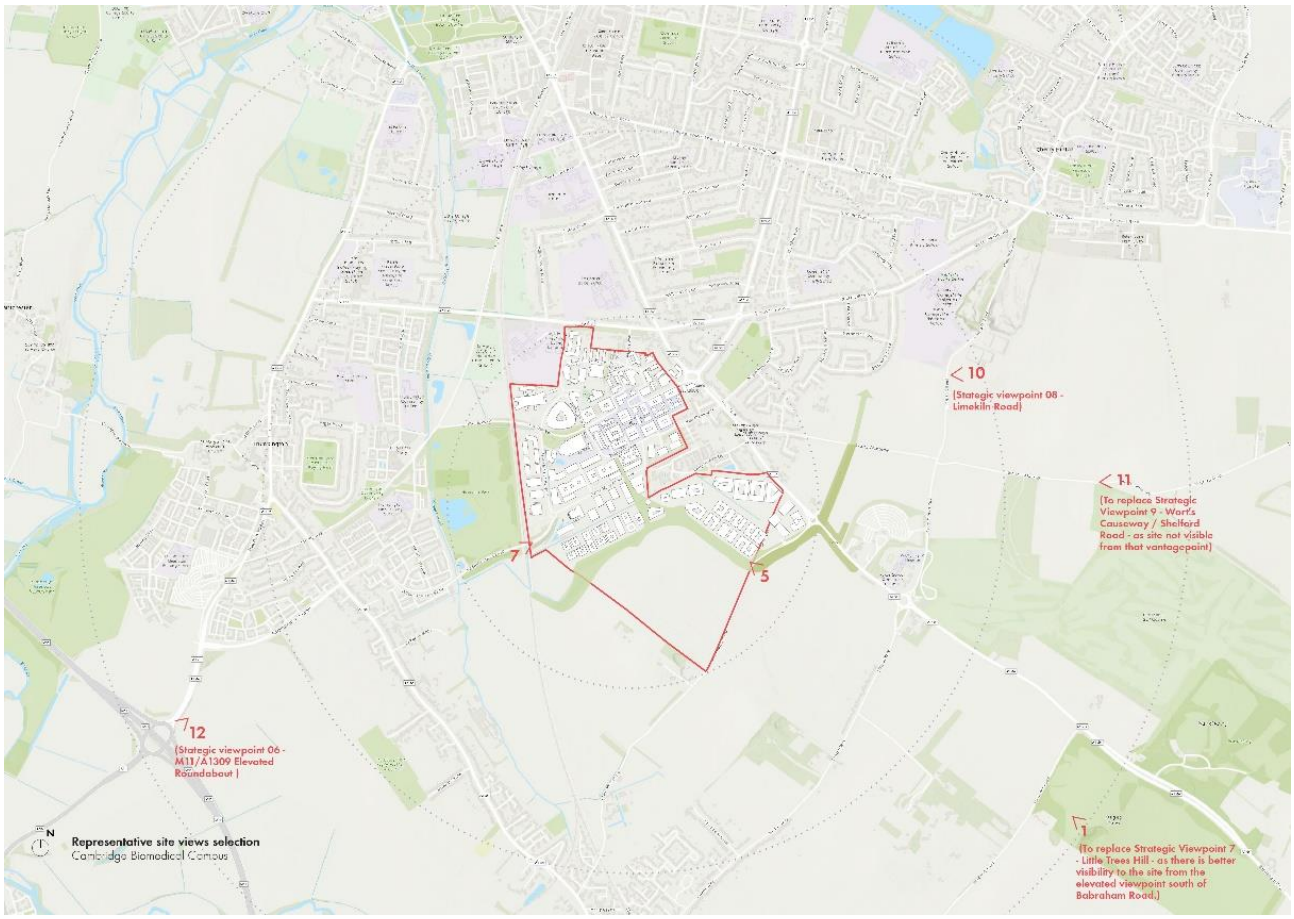
Live Application: Cambridge Cancer Research Hospital (CCRH)

Addenbrooke's 3: proposed indicative massing necessary to accommodate new healthcare buildings *(note: current floor to ceiling heights scoped at 5m floor to floor at this stage, scope for floor to ceiling heights to be reduced at later stages).*

Phase 3 Land: Proposed indicative massing on the expansion land (as per the Local Plan First Proposals - labelled S/CBC/E/2).

Phase 4 Land: Proposed indicative massing on the expansion land (as per the Local Plan First Proposals – labelled S/CBC/E/e – plus the area of land resulting from the realignment of Granham's Road')

Enhanced Existing Campus: Proposed indicative massing on plots to be enhanced within the existing campus.



Key plan to the six agreed viewpoints

Viewpoint 1 from SE

Viewpoint Assessment

Viewpoint 1 Description

Recognised Strategic viewpoint / Cultural value. To quote the Cambridge Strategic Heritage Assessment 2021:

Elevated views from the southeast

3.10.8 Topographically, the land to the southeast of Cambridge provides one of the few elevated locations where panoramic views over the City can be had. Some of these views are affected by the Addenbrooke's development and other modern development, but they do provide a useful reference position for seeing the spread of the City and understanding its form.

3.10.9 Key views in this area include:

- *Little Trees Hill, Magog Down (VP7) (see Illustration 27) – this provides a clear panorama over the city albeit dominated by Addenbrooke's.*

The Local Plan 2018 states;

F.16 One of the most important characteristics of Cambridge is the relationship between the rural setting of the city within a partial 'bowl' of generally low-lying landscape with higher ground to the south-east, south and west and low-lying fen and clay lands to the north and east.

F.17 The built environment of the city occupies a level area of land generally between 5m and 15m AOD (Above Ordnance Datum). … To the south-east lies a chalk ridge including the high point of the Gog Magog Hills, rising to 74m AOD.

Value: High.
Susceptibility to change: High-Moderate.
Sensitivity of visual receptor: High

Baseline Discussion arriving at assessed sensitivity

The view is experienced by users of the permissive paths of Magog Down made available by the Magog Trust. It has been identified as a key viewpoint overlooking the town in the Cambridge Strategic Heritage Assessment. Walkers and visitors to Magog Down are likely to have a high interest in their surroundings.

Factors influencing the assessment 'value';

Relevant Planning Designations: Local Plan Strategic view (no.7). Expansion land and viewpoint both within Green Belt, the former designated for Major Change and Improved Landscaping. View includes topography, landscape features and habitat types that illustrate the Chalklands LCA.

Recognised viewpoint / Cultural value: Local Plan Strategic view. Also referenced in Cambridge Strategic Heritage Assessment.

Scenic beauty: This panoramic view illustrates the city of Cambridge in its wider landscape setting, with far-reaching views beyond. The far-reaching views clearly show Cambridge in its "bowl", surrounded by higher land to the east, west and south. The lowest land in the city lies below the 5m contour along the River Cam. This narrow corridor of low land spreads out into the flat fens to the north of the A14. illustrate the city in its wider river valley setting.

Detractors: Scenic beauty has been adversely affected by the expanse of large buildings rising at the southern edge of the city, including those of the CBC but only to a significant degree with the tower of Addenbrooke's Hospital. The iconic University and buildings that comprise Cambridge's historic core are not visible at this angle and range.

Value
Elements of high and low value present but for the majority of the field of view, the value should be seen as **High.**

Susceptibility to change

Distance, topography, encroaching and intervening tree cover and context of other large-scale development suggests the Site can accommodate change. The extent depends on the arrangement, height and orientation of new buildings on the Site as well as good design detailing and proposed measures for landscape integration. Any change from the horizontal, low-level massing that is the predominant built form character, replaced by buildings that are tall, and / or contain vertical man-made elements extending above the existing built edges and treelines may present a negative effect. The introduction of lower, smaller buildings and finer grain of massing extending into the foreground could provide a more positive city/countryside edge than is currently the case and may have a beneficial effect on the scenic beauty.

Vista and scenic characteristics susceptible to the introduction of large buildings include the loss of open fields and obscuring the wooded valley side. Such changes may have a positive or negative effect on the appreciation of the natural topography and historic townscape behind.

The loss of tree cover and hedgerows, a distinctive element that define the landscape character, may have a negative effect.

Susceptibility
On balance the susceptibility to change is **High-Moderate**.

Sensitivity of Visual Receptor

Combining **High Value** with **High-Moderate Susceptibility** arrives at a **High Sensitivity**

Construction/demolition-stage Effects

- Cranes seen from a distance in summer and winter.
- Demolition and construction activities.
- Removal of open field in middle ground.
- Advanced planting likely to be providing some mitigation effect during construction period.
- While visual impact will be very noticeable, it is at nearly 3 kms distance and does not occupy the majority of the view and would not interrupt the horizon**.**

Magnitude of impact;

Medium-High

Operational-stage Effects

- From this elevated position, the Chalk Hills topography, city and fenland beyond are the dominant points of interest in the far-reaching and wide panoramic view. Within this context the Proposed Development is introducing change to a small area of the view composition, nevertheless an important one in the middle ground of view at the city's edge.
- The Addenbrooke's Hospital buildings introduce more height and mass within the built area but do not interrupt the horizon and views to the historic city core and landscape beyond.
- The proposed expansion land development replaces open field and extends the city toward the viewer, albeit somewhat contained by topography and existing woodland belts.
- The extension of built form to the south (on to the phase 3 and 4 land) is an opportunity to improve on the current high wall of built edge offered by the CBC. The massing orientation, stepping down in height and size from the previous phases, can be seen as a positive. Seen within the river valley landscape context and set against the rising backdrop, the smaller scale and variation in block elevations and roof profile is expected to introduce variety and a finer grain of detail, enhancing the aesthetic quality of the settlement edge.
- The existing built edge of recently built Urwin Gardens development to the site's NE boundary, although of an entirely different use and scale, presents principles of a good, well designed outward looking edge within green infrastructure that sets a good example and an interface that should be sensitively addressed.
- The introduction of Green Infrastructure and planted open spaces within the public realm and providing new boundary woodlands to the new extended settlement edge, assists in integrating the built form into the landscape.

- Development does not obscure visually important landscape features. The mature tree belts and wooded hills remain intact as does the rolling farmland foreground, with views of the city and fenlands beyond.

- Colour and materials applied through a Design Code should respect local Landscape and Townscape Character and add variety into the scene. The natural weathering process and colour of natural/ sustainable materials applied to buildings (with restrained use of glass) is expected to recede the massing and integrate into the established and establishing wooded foreground and backdrop.

- Considering the balance between improvement to settlement edge treatment (anticipating high quality detailed design and the successful establishment of boundary planting) with the incursion into countryside, reduces adverse visual effects and improves on the assessment from construction stage.

- Although negligible at this distance and angle of view, the proposed realignment of Granham's Road to the south will create a more continuous green infrastructure boundary opportunity that would further improve the foreground.

Magnitude of impact

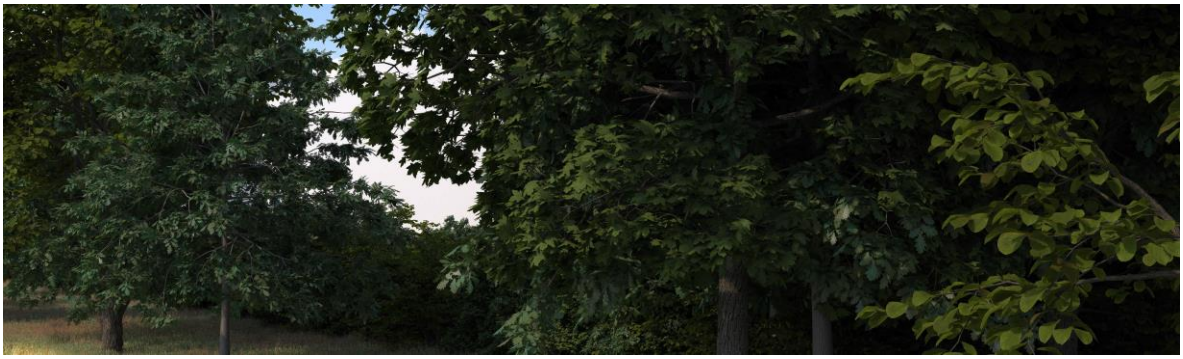
Low

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
High	Medium/High	**Major/Moderate adverse**	Low	**Moderate adverse**

Viewpoint 1 Summary Table

Viewpoint 5 from SE

Viewpoint Assessment



Viewpoint 5 Description

Not a recognised Strategic viewpoint but The Local Plan 2018 suggests;

F.23 *Applications for tall buildings should carefully consider other local views on key approach roads. Applications for tall buildings also need to assess relevant key views from footpaths along the river corridor within the city which do not fall within the commons or The Backs, such as areas around Riverside.*

F.24 *It is possible to attach a degree of weight to those views that relate to the buildings, landscapes and settings, and particularly listed buildings and their settings, conservation areas, etc. Views of the historic core and the key buildings within the core are therefore particularly important to protect. …Other views of particular note include those experienced from the south-west of the city.*

Value: Moderate.
Susceptibility to change: Moderate.
Sensitivity of visual receptor: Moderate.

Baseline Discussion arriving at assessed sensitivity

The view looking directly into the proposed expansion land site is experienced by drivers along Granham's Road seen through a gap in hedgerow or pedestrians walking north from the road on the public footpath. Walkers are likely to have a high interest in their surroundings.

Factors influencing the assessment 'value';

Relevant Planning Designations: The expansion land and viewpoint are both within Green Belt, the former designated for Major Change and Improved Landscaping. The view does not best represent topography, landscape features and habitat types that illustrate the Chalklands LCA. CBA LCA Fig 4.3 places the site in an area of only Moderate Strength of characteristics.

Recognised viewpoint / Cultural value: No.

Scenic beauty: This view across open field, clearly shows settlement edge, flat topography and built form interwoven with vegetation against the horizon.

Detractors: Scenic beauty has been adversely affected by the expanse of large buildings rising at the southern edge of the city, including those of the CBC but only to a significant degree with the tower and main building of Addenbrooke's Hospital. The condition of the field vegetation and variable boundary vegetation do not suggest an intact and good condition landscape. The iconic University and buildings that comprise Cambridge's historic core are not visible at this angle and range.

Elements of high and low value present but for the majority of the field of view, the value should be seen as **High.**

Susceptibility to change

Distance, topography, encroaching and intervening tree cover and context of other large-scale development suggests the Site can accommodate change. The extent depends on the arrangement, height and orientation of new buildings on the Site as well as good design detailing and proposed measures for landscape integration. Any change from the horizontal, low-level massing that is the predominant built form character, replaced by buildings that are tall, and / or contain vertical man-made elements extending above the existing built edges and treelines may present a negative effect. The introduction of lower, smaller buildings and finer grain of massing extending into the foreground could provide a more positive city/countryside edge than is currently the case and may have a beneficial effect on the scenic beauty.

Vista and scenic characteristics susceptible to the introduction of large buildings include the loss of open fields and obscuring the wooded valley side. Such changes have a positive or negative effect on the appreciation of the natural topography and historic townscape behind.

The loss of tree cover and hedgerows, a distinctive element that define the landscape character may have a negative effect.

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The introduction of lower, smaller buildings and finer grain of massing extending into the foreground could provide a more positive city/countryside edge than is currently the case and may have a beneficial effect on the scenic beauty. New boundary planting, once established, could almost entirely screen the view from the road at this point.

Susceptibility

On balance the susceptibility to change is **Moderate**.

Sensitivity of Visual Receptor

Combining **Moderate Value** with **Moderate Susceptibility** arrives at a **Moderate Sensitivity**

Construction/demolition-stage Effects

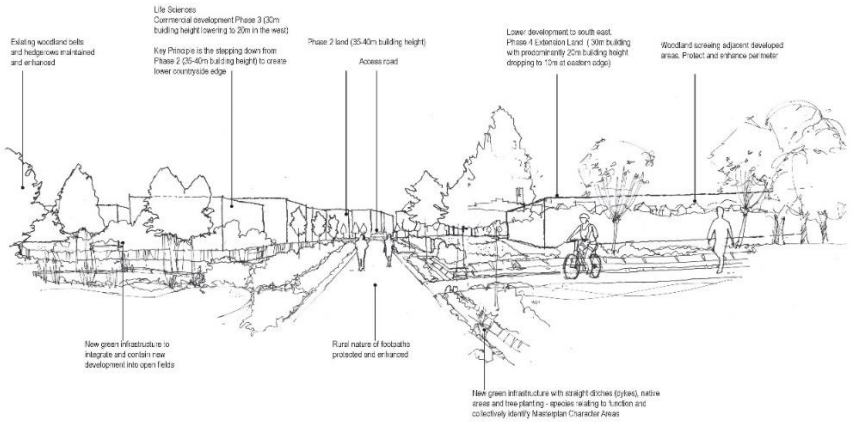
- Cranes seen in summer and winter.
- Demolition and construction activities.
- Removal of open field.
- Visual impact will be in close proximity to viewer and occupy the majority of the view and would interrupt the horizon**.**

Magnitude of impact;

High

Operational-stage Effects

- Proposed Development is introducing large scale change in close proximity to the viewer.
- The hospital area increases in height, mass and the extent of horizon lost.
- The proposed extension land development replaces open field, obscures much of the horizon and extends the city toward the viewer, albeit somewhat contained by existing woodland belts.
- The extension of built form is an opportunity to improve on the current high wall of built edge offered by the CBC. The massing orientation, stepping down in height and size from the previous phases, can be seen as a positive but would be barely seen from this viewpoint. The importance of lowered roofline and well designed architectural detail with well integrated landscape will be an important factor in mitigation.
- The introduction of Green Infrastructure and planted open spaces within the public realm and providing new boundary woodlands to the new extended settlement edge, will assist in integrating (and from this viewpoint, potentially screening, in part) the built form into the landscape.
- Colour and materials applied through a Design Code should respect local Landscape and Townscape Character and add variety into the scene. The natural weathering process and colour of natural/ sustainable materials applied to buildings (unless glass) is expected to recede the massing and integrate into the wooded backdrop.
- Considering the balance between improvement to settlement edge treatment with the incursion into countryside, reduces adverse visual effects and improves on the assessment from construction stage. New boundary planting, once established, could almost entirely screen the view from the road at this point but some account should be taken of filtered winter views and the open view at the entrance to and once on the public footpath on the development's side of the new planting. Our sketch from our initial work last year indicated this:



Sketch G
Rural edge character brought into new development
View at public footpath viewpoint 21

Project: Cambridge Biomedical Campus (CBC)
Drawing title: Initial Sketch Ideas
Drawing no: 2376-SK-20220728-12
Date: 28.07.22

terrafirma

Magnitude of impact

Low

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
Medium	High	**Major/Moderate adverse**	Low	**Moderate/minor adverse**

Viewpoint 5 Summary Table

Viewpoint 7 from W

Viewpoint Assessment

Viewpoint 7 Description

Not a recognised Strategic viewpoint but the Local Plan 2018 suggests;

F.23 *Applications for tall buildings should carefully consider other local views on key approach roads. Applications for tall buildings also need to assess relevant key views from footpaths along the river corridor within the city which do not fall within the commons or The Backs, such as areas around Riverside.*

F.24 *It is possible to attach a degree of weight to those views that relate to the buildings, landscapes and settings, and particularly listed buildings and their settings, conservation areas, etc. Views of the historic core and the key buildings within the core are therefore particularly important to protect. …Other views of particular note include those experienced from the south-west of the city.*

Value: Moderate.
Susceptibility to change: Moderate.
Sensitivity of visual receptor: Moderate.

Open, panoramic view, looking directly at the current and permitted CBC, with Phase 3, which has already been allocated, to the south (right hand side of picture). The view would be experienced by drivers, pedestrians and cyclists on Addenbrooke's Road railway bridge approaching CBC from the west.

Factors influencing the assessment 'value';

Relevant Planning Designations: Viewpoint is within Green Belt. The land occupied by built development (current, permitted and allocated) has already been removed from the Green Belt and allocated for development. View moderately represents topography, landscape features and habitat types that illustrate the Southern Fringe and Chalklands LCAs. CBA LCA Fig 4.3 places the site in an area of only Moderate Strength of characteristics.

Recognised viewpoint / Cultural value: No.

Scenic beauty: This view across road and open field, clearly shows existing and permitted CBC buildings predominating the settlement edge, flat topography and horizon, stepping down with the

expansion land proposals. Arguably, the built form is in itself a feature of interest and the view anticipates an approach to a cohesive CBC district. The wooded block of Nine Wells and rising chalkland hills behind are a positive feature of the view, providing the countryside edge and landscape context,

Detractors: Scenic beauty has been adversely affected by the highway foreground and expanse of large buildings rising at the southern edge of the city, including those of the CBC. The condition of the field vegetation and variable boundary vegetation do not suggest an intact and good condition landscape in the foreground. The proposed CSET2 route would pass between the road and the permitted MSCP (in yellow).

Value

Elements of high and low value present but the for the majority of the field of view, the value should be seen as **Moderate.**

Susceptibility to change

Topography, condition and containment suggests the Site can accommodate change. The extent depends on the arrangement, height and orientation of new buildings on the Site as well as good design detailing and proposed measures for landscape integration.

Vista and scenic characteristics susceptible to the introduction of new buildings include the loss of open fields and obscuring the current horizon. May have a positive or negative effect in creating a new settlement edge.

Susceptible to loss of tree cover and hedgerows, a distinctive element that define the landscape Character.

The introduction of lower, smaller buildings and finer grain of massing extending into the countryside to the south, accompanied by extensive GI within and at boundaries could provide a more positive city/countryside edge than is currently the case and may have a beneficial effect on the scenic beauty.

Susceptibility
On balance the susceptibility to change is **Moderate**.

Sensitivity of Visual Receptor

Combining **Moderate Value** with **Moderate Susceptibility** arrives at a **Moderate Sensitivity**

Construction/demolition-stage Effects

- Cranes seen in summer and winter.
- Demolition and construction activities.
- Removal of open field.
- Visual impact will be in close proximity to viewer and occupy much of the view and would interrupt the horizon**.**

Magnitude of impact;

Medium-High

Operational-stage Effects

- The proposed development phases within the hospital area increase in height and mass.
- The proposed expansion land development (Phase 3, which is already allocated) replaces open field, obscures some existing horizon and extends built form into the countryside, albeit stepping down and somewhat contained by existing woodland belts.
- The extension of built form is an opportunity to improve on the current high wall of built edge offered by the CBC. The massing orientation, stepping down in height and size from the previous phases, can be seen as a positive and would be evident from this viewpoint. The landscape will be an important factor in mitigation.
- The extension of built form is an opportunity to improve on the current high wall of built edge offered by the CBC. The massing orientation, stepping down in height and size from the previous phases, can be seen as a positive and would be evident from this viewpoint. The landscape will be an important factor in mitigation.
- The introduction of Green Infrastructure and planted open spaces within the public realm and providing new boundary woodlands to the new extended settlement edge, will assist in integrating (and from this viewpoint, potentially screening ,in part) the built form into the landscape.
- Colour and materials applied through a Design Code should respect local Landscape and Townscape Character and add variety into the scene. The natural weathering process and colour of natural/ sustainable materials applied to buildings (unless glass) is expected to recede the massing and integrate into the established and establishing wooded foreground and backdrop.
- Considering the balance between improvement to settlement edge treatment with the incursion into countryside, reduces adverse visual effects and improves on the assessment from construction stage.

Magnitude of impact

Low

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
Medium	High	**Major/Moderate adverse**	Low	**Moderate/minor adverse**

Viewpoint 7 Summary Table

Viewpoint 10 from E

Viewpoint Assessment

Viewpoint 10 Description

Recognised Strategic viewpoint / Cultural value. To quote the Cambridge Strategic Heritage Assessment 2021:

Elevated views from the southeast

3.10.8 Topographically, the land to the southeast of Cambridge provides one of the few elevated locations where panoramic views over the City can be had. Some of these views are affected by the Addenbrooke's development and other modern development, but they do provide a useful reference position for seeing the spread of the City and understanding its form.

3.10.9 Key views in this area include:

- *Junction of Shelford Road and Harcamlow Way (VP9 – see Illustration 28)*
- ***Limekiln Road lay-by (VP8) – partially obscured by fence and vegetation***

The Local Plan 2018 states;

F.16 Views from the rural hinterland of Cambridge from both elevated and level views of the spires and towers in the historic core are limited and generally distant.
a. Views from the south-east:

- *Junction of Shelford Road and Harcamlow Way (VP9 – see Illustration 28)*
- ***Limekiln Road lay-by (VP8) – partially obscured by fence and vegetation***
- *From the south-east of the city, panoramic views are afforded from the following locations around the Gog Magog Hills and Magog Down (associated with Wandlebury Country Park) and elevated land to the south-east of Cherry Hinton. The view from the junction of Shelford Road/Worts' Causeway and the Harcamlow Way is one of the few viewpoints where a panorama is afforded that takes in both Addenbrooke's Hospital, the City Centre and the hangars at Cambridge Airport;*
- *Little Trees Hill, Magog Down;*
- *Junction of Shelford Road and Harcamlow Way; and*
- ***Limekiln Road lay-by.***

Value: High.
Susceptibility to change: High-Moderate.
Sensitivity of visual receptor: High

Baseline Discussion arriving at assessed sensitivity

View experienced by users of Limekiln Road and its layby. Identified as a key viewpoint overlooking the town but acknowledged obscured by foreground fence and vegetation.

Factors influencing the assessment 'value';

Relevant Planning Designations: Local Plan Strategic view (no.8). Site and viewpoint both within Green Belt, the former designated for Major Change and Improved Landscaping. View includes glimpses (that could develop to filtered views in winter months when vegetation not in leaf) of topography, landscape features and habitat types that illustrate the Chalklands LCA .

Recognised viewpoint / Cultural value: Local Plan Strategic view. Also referenced in Cambridge Strategic Heritage Assessment.

Scenic beauty: This panoramic view is designated strategic view status as it illustrates the city of Cambridge in its wider landscape setting but the angle of view selected for this study is toward the proposed site and is for the large part obscured.

Detractors: Likely to include Addenbrooke's Hospital but obscured.

Value
Elements of high and low value likely to be present but the for the majority of the field of view, Due to designation, the value should be seen as **High.**
.
Susceptibility to change
Intervening vegetation makes visual assessment impossible.

Susceptibility
With no visibility, the susceptibility to change is **Low**.

Sensitivity of Visual Receptor

Combining **High Value** with **Low Susceptibility** arrives at a **Medium Sensitivity**

Construction/demolition-stage Effects

- Cranes seen from a distance in winter.
- Demolition and construction activities.
- Removal of open field in middle ground.
- While visual impact is likely to be noticeable in winter, it is filtered at over 1km distance and does not occupy the majority of the view and would not quite interrupt the horizon**.**

Magnitude of impact;

Medium

Operational-stage Effects

- The site is obscured in summer and would only be glimpsed with filtered views through layers of intervening vegetation when not in leaf and would be unlikely to break the horizon if suggested parameters adhered to.

Magnitude of impact

Nil

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
Medium	Medium	**Moderate adverse**	Nil	**Neutral**

Viewpoint 10 Summary Table

Viewpoint 11 from E

Viewpoint Assessment

Viewpoint 11 Description

Recognised Strategic viewpoint / Cultural value. To quote the Cambridge Strategic Heritage Assessment 2021:

Elevated views from the southeast

3.10.8 Topographically, the land to the southeast of Cambridge provides one of the few elevated locations where panoramic views over the City can be had. Some of these views are affected by the Addenbrooke's development and other modern development, but they do provide a useful reference position for seeing the spread of the City and understanding its form.

3.10.9 Key views in this area include:

- ***Junction of Shelford Road and Harcamlow Way (VP9 – see Illustration 28)***

The Local Plan 2018 states;

F.20 Views from the rural hinterland of Cambridge from both elevated and level views of the spires and towers in the historic core are limited and generally distant.
a. Views from the south-east:

- *From the south-east of the city, panoramic views are afforded from the following locations around the Gog Magog Hills and Magog Down (associated with Wandlebury Country Park) and elevated land to the south-east of Cherry Hinton. The view from the junction of Shelford Road/Worts' Causeway and the Harcamlow Way is one of the few viewpoints where a panorama is afforded that takes in both Addenbrooke's Hospital, the City Centre and the hangars at Cambridge Airport;*
- *Little Trees Hill, Magog Down;*
- ***Junction of Shelford Road and Harcamlow Way**; and*
- *Limekiln Road lay-by.*

3.10.9 Key views in this area include:

- ***Junction of Shelford Road and Harcamlow Way (VP9 – see Illustration 28)***

LDA Study;
Strategic Viewpoint 9 is located on Worts' Causeway/Shelford Road, on the Gog Magog Hills to the south of Cambridge. Views towards Addenbrooke's are along the road. The incinerator chimneys are visible breaking the skyline, with other buildings such as the main hospital building and the Royal Papworth Hospital also visible beyond a low-lying rural context. The historic core is located in a separate part of the view.

Value: High.
Susceptibility to change: Low.
Sensitivity of visual receptor: Medium.

Baseline Discussion arriving at assessed sensitivity

View experienced by road users Shelford Road and Worts' Causeway PROW who are likely to have a high interest in their surroundings.

Factors influencing the assessment 'value';

Relevant Planning Designations: Local Plan Strategic view (No 9). Site and viewpoint both within Green Belt, the former designated for Major Change and Improved Landscaping. View includes topography, landscape features and habitat types that illustrate the Chalklands LCA.

Recognised viewpoint / Cultural value: Local Plan Strategic view. Also referenced in Cambridge Strategic Heritage Assessment.

Scenic beauty: This view across arable agricultural field with strong woodland boundaries. This panoramic view is designated strategic view status as it illustrates the city of Cambridge in its wider landscape setting but the angle of view selected for this study is toward the proposed site which is obscured by intervening topography and woodland.

Detractors: Likely to include Addenbrooke's Hospital but obscured.
These contrast with the iconic University and buildings that comprise Cambridge's historic core but these are not visible at this angle and range.

Value
Elements of high and low value present but the site is not visible. Due to designation, the value should be seen as **High.**
.
Susceptibility to change
Intervening topography and vegetation leave only a very small gap of view.

Susceptibility
With minimum field of visibility, the susceptibility to change is **Low**.

Sensitivity of Visual Receptor

Combining **High Value** with **Low Susceptibility** arrives at a **Medium Sensitivity**

Construction/demolition-stage Effects

- Little visibility likely, even with cranes and in winter.

Magnitude of impact;

Low

Operational-stage Effects

- Increase in built form with new hospital area development perceptible at distance mid view but the extension land is obscured. It is unlikely to break the horizon (at least with any degree of obvious perceptibility).

Magnitude of impact

Nil

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
Medium	Low	**Moderate/minor adverse**	Nil	**Neutral**

Viewpoint 11 Summary Table

Viewpoint 12 from W

Viewpoint Assessment

Viewpoint 12 Description

Recognised Strategic viewpoint / Cultural value. The Cambridge Strategic Heritage Assessment 2021 includes views from the southwest but does not specifically refer to this one.

The Local Plan 2018 suggests;

F.23 One of the most important characteristics of Cambridge is the relationship between the rural setting of the city within a partial 'bowl' of generally low-lying landscape with higher ground to the south-east, south and west and low-lying fen and clay lands to the north and east.

F.24 Views from the rural hinterland of Cambridge from both elevated and level views of the spires and towers in the historic core are limited and generally distant.
a. Views from the south-west and south:

- *Grantchester Road;*
- *Grantchester Meadows; and*
- ***Hauxton Road, north of junction 11 of the M11.***

Value: High.
Susceptibility to change: Low.
Sensitivity of visual receptor: Medium.

Baseline Discussion arriving at assessed sensitivity

View experienced by road users and limited access for walkers.

Factors influencing the assessment 'value';

Relevant Planning Designations: Local Plan Strategic view (No. 6). Site and viewpoint both within Green Belt, the former designated for Major Change and Improved Landscaping. View includes topography, landscape features and habitat types that illustrate the Southern Fringe LCA.

Recognised viewpoint / Cultural value: Local Plan Strategic view.

Scenic beauty: This panoramic view is designated strategic view status as it illustrates the city of Cambridge in its wider landscape setting but the angle of view selected for this study is toward the proposed site and is for the large part obscured.

Detractors: Likely to include Addenbrooke's Hospital but obscured.

Value
Elements of high and low value likely to be present but the for the majority of the field of view, Due to designation, the value should be seen as **High.**

Susceptibility to change
Intervening vegetation will largely screen proposed development but with some filtered visibility in winter. It should unlikely break the horizon (at least with any degree of obvious perceptibility).

Susceptibility
With little or no visibility, the susceptibility to change is **Low**.

Sensitivity of Visual Receptor

Combining **High Value** with **Low Susceptibility** arrives at a **Medium Sensitivity**

Construction/demolition-stage Effects

- Cranes seen from a distance in winter.
- Demolition and construction activities.
- While visual impact is likely to be noticeable in winter, it is filtered at over 2kms distance and does not occupy the majority of the view and would not quite interrupt the horizon**.**

Magnitude of impact;

Low

Operational-stage Effects

- Hospital area development visible and breaks horizon. While Phase 3 & 4 development may have some filtered visibility in winter, it is at over 2kms distance and the extension land development would not interrupt the horizon**.**

Magnitude of impact

Nil

Receptor Sensitivity	**Impact Magnitude Construction Stage** (high/medium/low)	**Predicted Effect and Significance** (Major adverse, Major/Moderate adverse findings are Significant)	**Impact Magnitude Completion/operation** (high/medium/low)	**Predicted residual operational Significance of effect at 2050** (Major adverse, Major/Moderate adverse findings are identified as Significant)
Medium	Low	**Moderate/Minor adverse**	Nil	**Neutral**

Viewpoint 12 Summary Table

Summary Table

Representative viewpoint	Predicted effect and Significance of effect at 2050	Comment
1 from SE	Moderate adverse	Strategic View, significantly effected due to encroachment into foreground countryside. However, main harm is with existing built form and previous and permitted phases and there is an opportunity to improve the urban edge with the expansion if high quality detailed design and green infrastructure is proposed.
5 from SE	Moderate/Minor adverse	Not Strategic view but close up and significant. There is an opportunity to improve the urban edge with the expansion if high quality detailed design and green infrastructure is proposed.
7 from W	Moderate/Minor adverse	Not Strategic view but open panorama and significant. However, main harm is with existing built form and previous and permitted phases and there is an opportunity to improve the urban edge with the expansion if high quality detailed design and green infrastructure is proposed.
10 from E	Neutral	Strategic view though not aligned with its prime orientation and extension land obscured.
11 from E	Neutral	Strategic view though not aligned with its prime orientation and extension land obscured.
12 from W	Neutral	Strategic view though not aligned with its prime orientation and extension land largely obscured.

Summary recommendations

- **This study bears out the outcomes alluded to in earlier work last year where visual sensitivities were suggested to be within the immediate proximity to site and from high ground directly to the south.**
- **4 Strategic views were tested and only VP 1 (Cambridge Strategic View 7) was found to be affected. This confirms this to be the viewpoint most important to test visual parameters going forward but this scoring sits under the threshold of significance and could even be further improved depending on the quality of detailed design and the speed of establishment of new boundary vegetation.**
- **The two non-strategic viewpoints (5 and 7) were found to be adversely but not significantly affected and there would be others within close proximity to site boundaries as suggested in last year's study.**
- **Key recommendations from this work are to maintain the approach of stepping down the building height parameters as the CBC extends south into the countryside and to provide more variety in orientation and massing than the current built edge provided by CBC.**
- **Green Infrastructure is anticipated to permeate this and form new, well connected boundaries to enhance the extended settlement edge.**

Methodology;

Evaluation criteria for Visual Sensitivity

Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

Photographs

Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

Determining value of the view

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.
Judgements on value should be determined on a scale of high, medium or low:

HIGH	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national).
↕	Medium value within a medium quality landscape.
LOW	Low value within a low quality landscape.

Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area.
	Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.
LOW	Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

Evaluation criteria for Visual Effects Assessment

Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- Size or scale: this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- Extent: this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor
- and the distance of the viewpoint from the proposed development.
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Advers	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	**Medium**	**Low**
Magnitude of visual effect	**High adverse**	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.

- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.

- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.

- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarized.

Cambridge Biomedical Campus Spatial Framework

Type 4 Verified Views August 2023

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Verified View Methodology

1. A model was supplied by Allies and Morrison. This model was layered to enable the easy selection of different phases of proposed building work. The model was aligned to a background model of Cambridge supplied by VU.CITY.

2. Viewpoints were selected and photographs were taken.

3. The camera used was a Canon 5d Mk III with a 50mm fixed focal length lens. It was set on a levelled tripod with a panoramic head set to 15 degree click-stops.

4. Surveying grade GPS was used to record the camera position and ground level, as well as the positions of lamp-posts, fences and other elements within shot. The GPS is set to an accuracy of below 30mm in postion and level.

6. The photographs are stitched using Adobe Photoshop, using Cylindrical stitching.

7. The survey data is processed using N4CE software and a 3d DWG file is produced.

8. The architect's model is aligned with the survey data and virtual cameras are placed that match the position and focal length of the viewpoint cameras.

9. Renders are produced, with model layers being set to be visible or invisible, depending on what needs to be shown.

10. The renders are placed over the stitched photographs and masked to correctly demonstrate what would be visible. The GPS points and the VU.CITY model are used to position the renders.

Note on Colours

The various phases of the development are shown in a buff colour. The exception being those areas already consented, which are a pale yellow and brown.

Existing: existing campus buildings as of July 2023 (baseline photography).

Consented: Cambridge Children's Hospital (CCH), approved parameters for Phase 2 outline planning permissions.

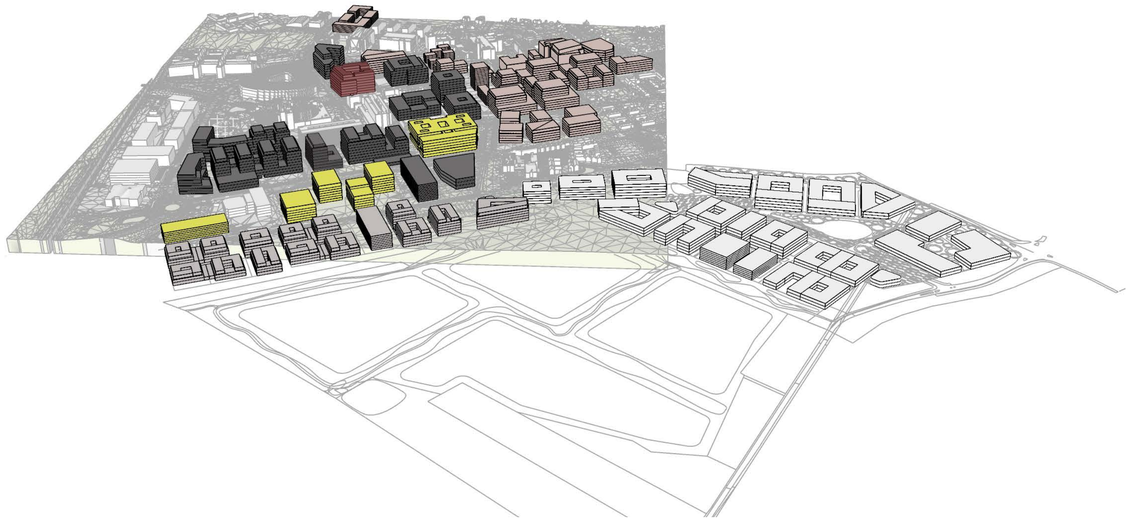
Live Application: Cambridge Cancer Research Hospital (CCRH)

Addenbrooke's 3: proposed indicative massing necessary to accommodate new healthcare buildings *(note: current floor to ceiling heights scoped at 5m floor to floor at this stage, scope for floor to ceiling heights to be reduced at later stages).*

Phase 3 Land: Proposed indicative massing on the expansion land (as per the Local Plan First Proposals - labelled S/CBC/E/2).

Phase 4 Land: Proposed indicative massing on the expansion land (as per the Local Plan First Proposals – labelled S/CBC/E/e – plus the area of land resulting from the realignment of Granham's Road')

Enhanced Existing Campus: Proposed indicative massing on plots to be enhanced within the existing campus.



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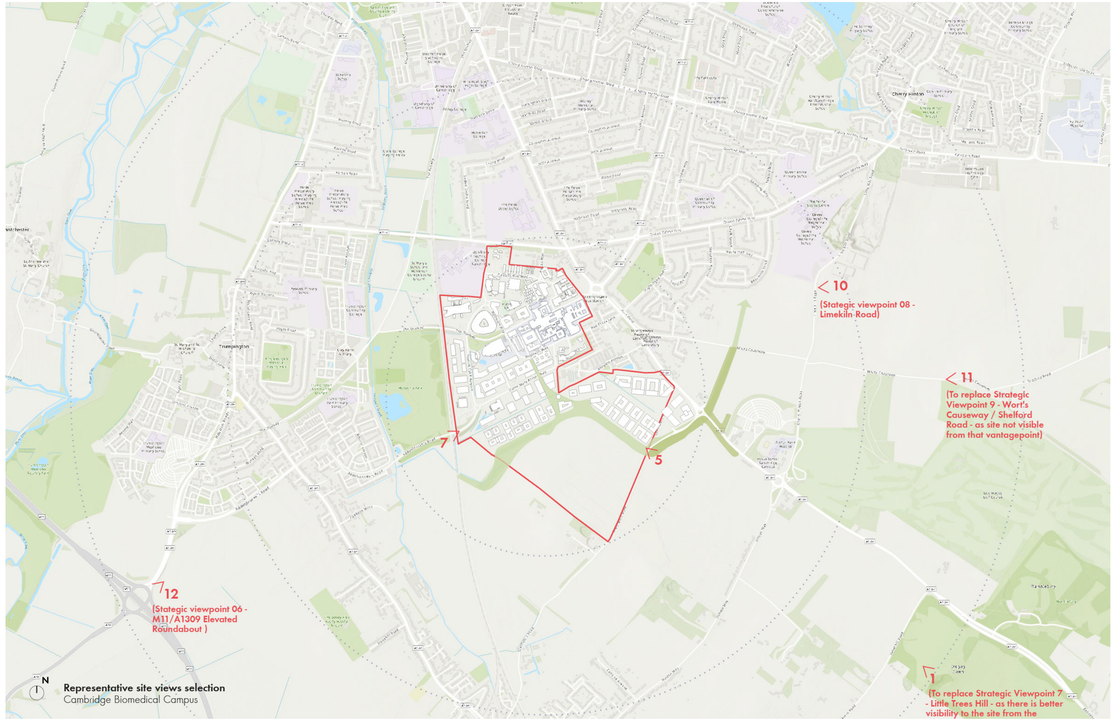

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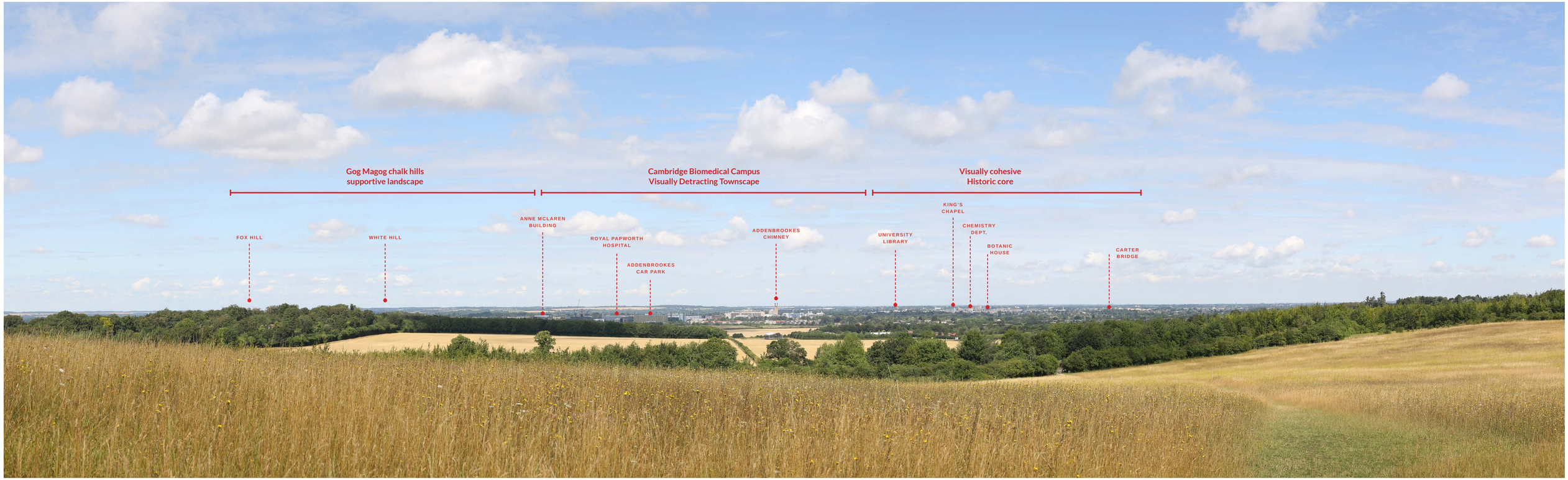

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Viewpoint Information:

Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera: Canon 5d MkIII
Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 11:59
Location: Magog Down
Grid ref: 548887, 252969
Elevation: 73.3

Camera Height: 1.6m

Client: Terrafirma Consultancy
Project: Cambridge Biomedical Centre
Drawing Title: V1 Existing

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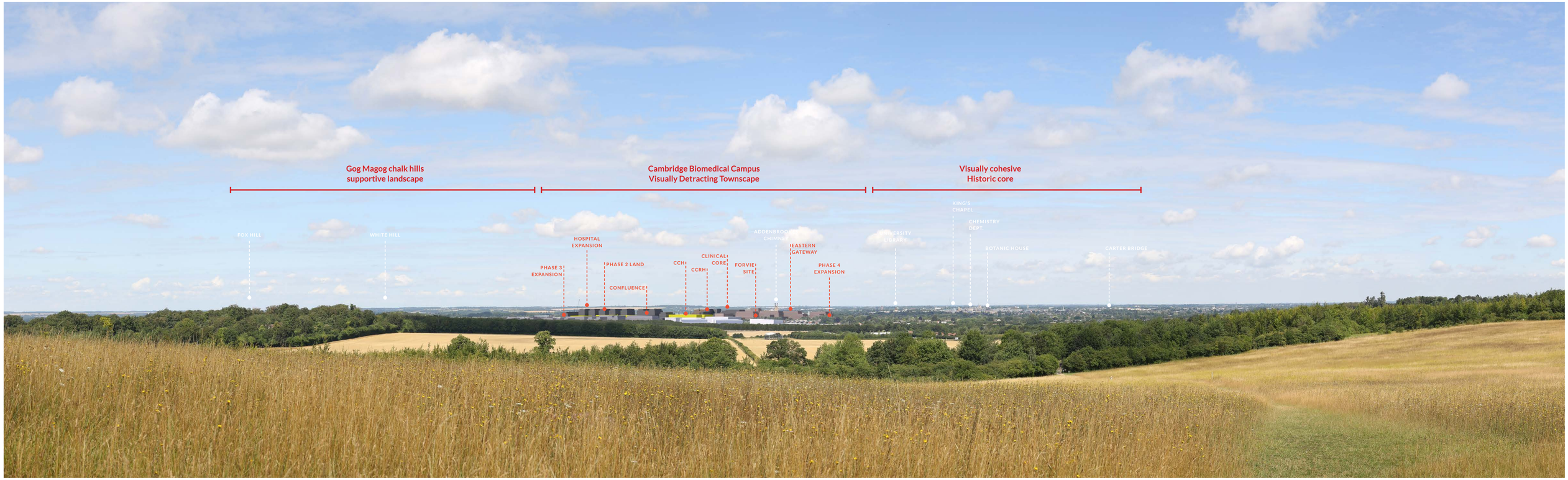

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Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 11:59
Location: Magog Down
Grid ref: 548887, 252969
Elevation: 73.3

Camera Height: 1.6m

Client: Terrafirma Consultancy
Project: Cambridge Biomedical Centre
Drawing Title: V1 Proposed CBC 2050 Cumulative

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	20/07/2023
Time:	12:39
Location:	Granham's Road
Grid ref:	547085, 254327
Elevation:	19.2
Camera Height:	1.6m
Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V5 Existing

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	20/07/2023
Time:	12:39
Location:	Granham's Road
Grid ref:	547085, 254327
Elevation:	19.2
Camera Height:	1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V5 Proposed CBC 2050 Cumulative (semi-opaque)

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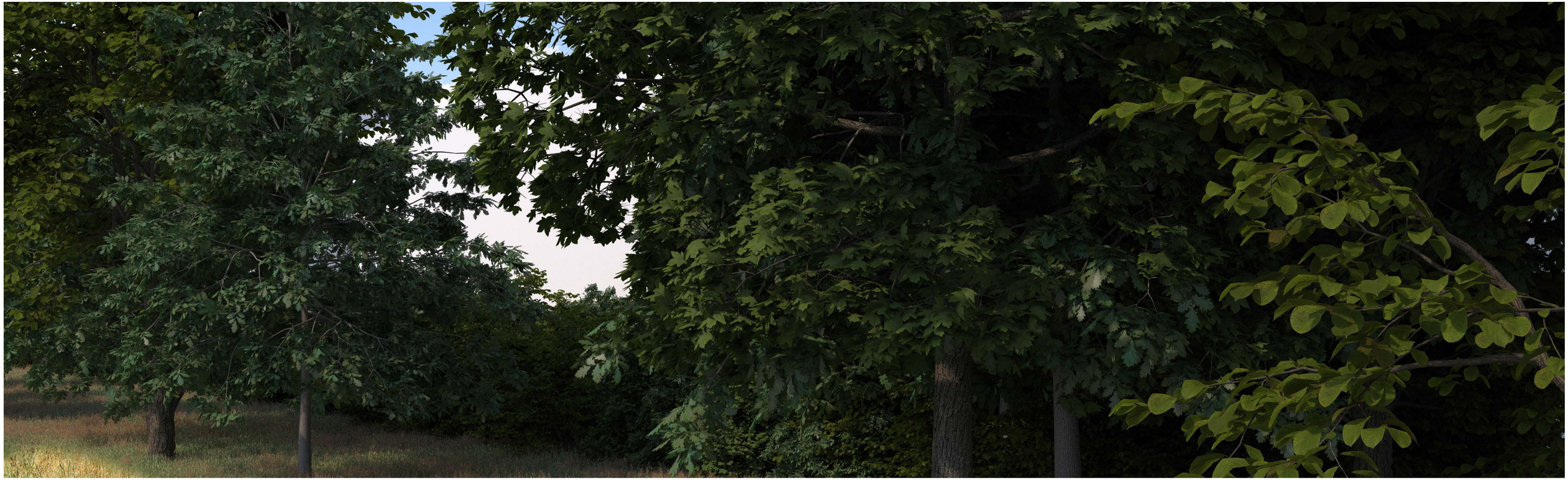

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	20/07/2023
Time:	12:39
Location:	Granham's Road
Grid ref:	547085, 254327
Elevation:	19.2
Camera Height:	1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V5 Proposed CBC 2050 Cumulative

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed

Date:	27/07/2023
Time:	12:29
Location:	Addenbrooke's Road
Grid ref:	545812, 254409
Elevation:	21.2

Camera Height: 1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V7 Existing

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	27/07/2023
Time:	12:29
Location:	Addenbrooke's Road
Grid ref:	545812, 254409
Elevation:	21.2
Camera Height:	1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V7 Proposed CBC 2050 Cumulative (Semi-opaque)

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	27/07/2023
Time:	12:29
Location:	Addenbrooke's Road
Grid ref:	545812, 254409
Elevation:	21.2
Camera Height:	1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V7 Proposed CBC 2050 Cumulative

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Viewpoint Information:

Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera: Canon 5d MkIII
Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 12:27
Location: Wort's Causeway
Grid ref: 548103, 255341
Elevation: 42.6

Camera Height: 1.6m

Client: Terrafirma Consultancy
Project: Cambridge Biomedical Centre
Drawing Title: V10 Existing

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ARCHAEOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

Viewpoint Information:

Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera: Canon 5d MkIII
Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 12:27
Location: Wort's Causeway
Grid ref: 548103, 255341
Elevation: 42.6

Camera Height: 1.6m

Client: Terrafirma Consultancy
Project: Cambridge Biomedical Centre
Drawing Title: V10 Proposed CBC 2050 Cumulative

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ARCHAEOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

Viewpoint Information:

Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera: Canon 5d MkIII
Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 12:17
Location: Wort's Causeway
Grid ref: 548824, 254751
Elevation: 44.9

Camera Height: 1.6m

Client: Terrafirma Consultancy
Project: Cambridge Biomedical Centre
Drawing Title: V11 Proposed CBC 2050 Cumulative

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ARCHAEOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed

Date:	20/07/2023
Time:	12:17
Location:	Wort's Causeway
Grid ref:	548824, 254751
Elevation:	44.9

Camera Height: 1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V11 Proposed

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Viewpoint Information:

Paper Size:	841 x 297mm
Image Size:	820 x 250mm
Camera:	Canon 5d MkIII
Lens:	Canon EF 50mm Fixed
Date:	20/07/2023
Time:	11:30
Location:	Hauxton Road
Grid ref:	544154, 253645
Elevation:	21.2
Camera Height:	1.6m

Client:	Terrafirma Consultancy
Project:	Cambridge Biomedical Centre
Drawing Title:	V12 Existing

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Viewpoint Information:

Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera: Canon 5d MkIII
Lens: Canon EF 50mm Fixed

Date: 20/07/2023
Time: 11:30
Location: Hauxton Road
Grid ref: 544154, 253645
Elevation: 21.2

Camera Height: 1.6m

Client: Terrafirma Consultancy

Project: Cambridge Biomedical Centre

Drawing Title: V12 Proposed CBC 2050 Cumulative

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