



Image 42: Historic Core skyline as seen from Castle Mound (View A)

6.4 Responding to Tall Building Sensitivities

6.4.1 Introduction

6.4.1 Chapters 2 and 3 provide a detailed overview of aspects in Greater Cambridge that are sensitive to tall buildings. Mainly, these comprise Heritage, Landscape, Townscape, Skyline, and Visual sensitivities. Any proposed tall development in Greater Cambridge will need to undergo testing to fully understand its potential impact on each of these sensitivities.

6.4.2 Proposals should be designed to maintain and complement the key positive characteristics of the Cambridge skyline and so avoid creating harm. Where this is not possible, a strong justification is required that balances harm against tangible strategic

planning benefits, and development must demonstrate how its impact has actively been minimised and mitigated.

6.4.3 This section of the strategy sets out the approach and policy principles that should be applied in respect to the above sensitivities.

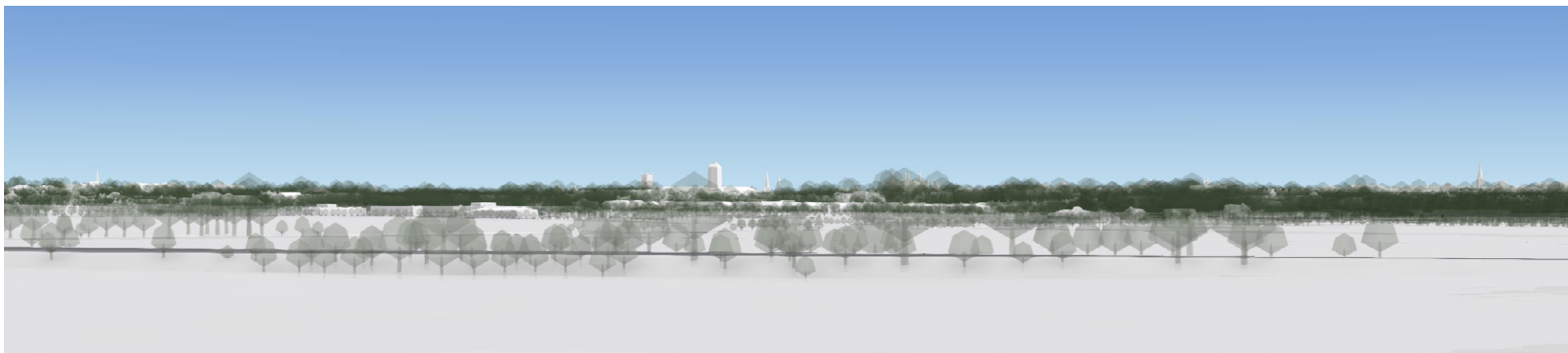


Image 43: View from Red Meadow Hill towards the landmarks of the Historic City centre

6.4.2 Skyline and Visual Impact

6.4.4 The combination of gentle topography, generally low historic building heights, and extensive tree coverage imparts Cambridge with a subtle and restrained skyline when viewed from most angles and distances in and around the city.

6.4.5 A central feature of the skyline are the historic landmarks and spires situated in and around the historic core, that rise above the treeline, and that are seen from strategic views as silhouettes against the sky or a rural backdrop. Its principal elements are St. John's Chapel, King's College, All Saints Church, University Library, and Church of Our Lady and the English Martyrs. These are

complemented by other (often smaller-scale) historic landmarks and roofscapes. Most historic landmark buildings are of modest scale and form accents on the skyline, without a strong hierarchy. Together, they shape the landmark 'ensemble' that is characteristic of Cambridge's skyline and the historic city centre. The skyline of the historic core will be perceived differently in views from around the city, as the relative position between landmarks changes.

6.4.6 Outside of the historic core, the skyline is predominantly suburban and low with limited verticality, the punctuating elements generally being historic churches

and some modern elements. Some recent development, for example, around Cambridge station, detracts from views to the ensemble of historic city centre landmarks and has a negative and intrusive impact on Cambridge's skyline.

6.4.7 Larger development in peripheral growth locations, specifically in Addenbrooke's, but also in Cambridge East, North East Cambridge and West Cambridge, are visible on the skyline. However, they appear distinct from and well away from the historic centre, and as such, do not cause a major intrusion in strategic views to the ensemble of historic landmarks in the city centre.

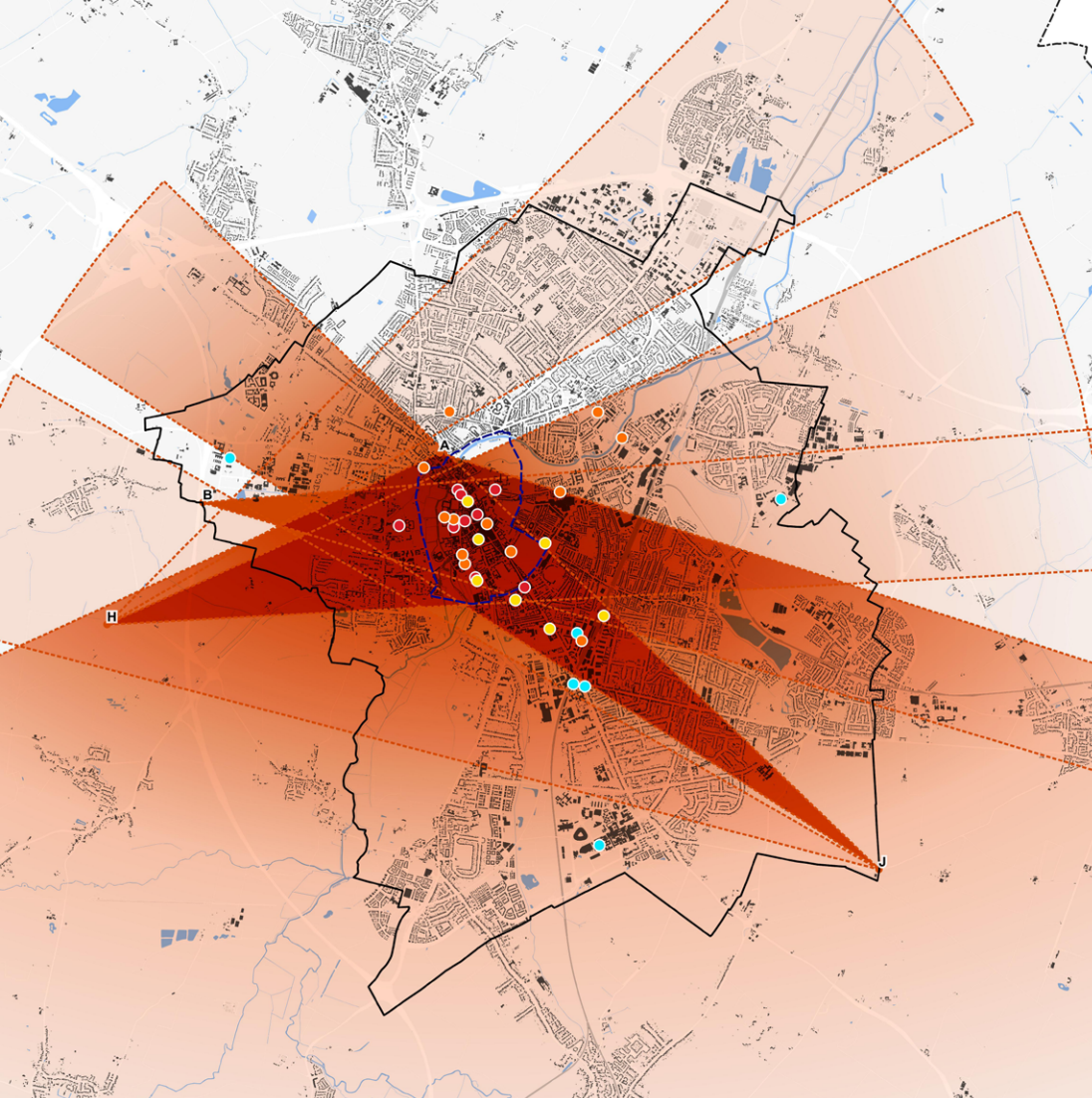


Figure 35: Highly Sensitive Strategic View Cones - Cambridge City scale

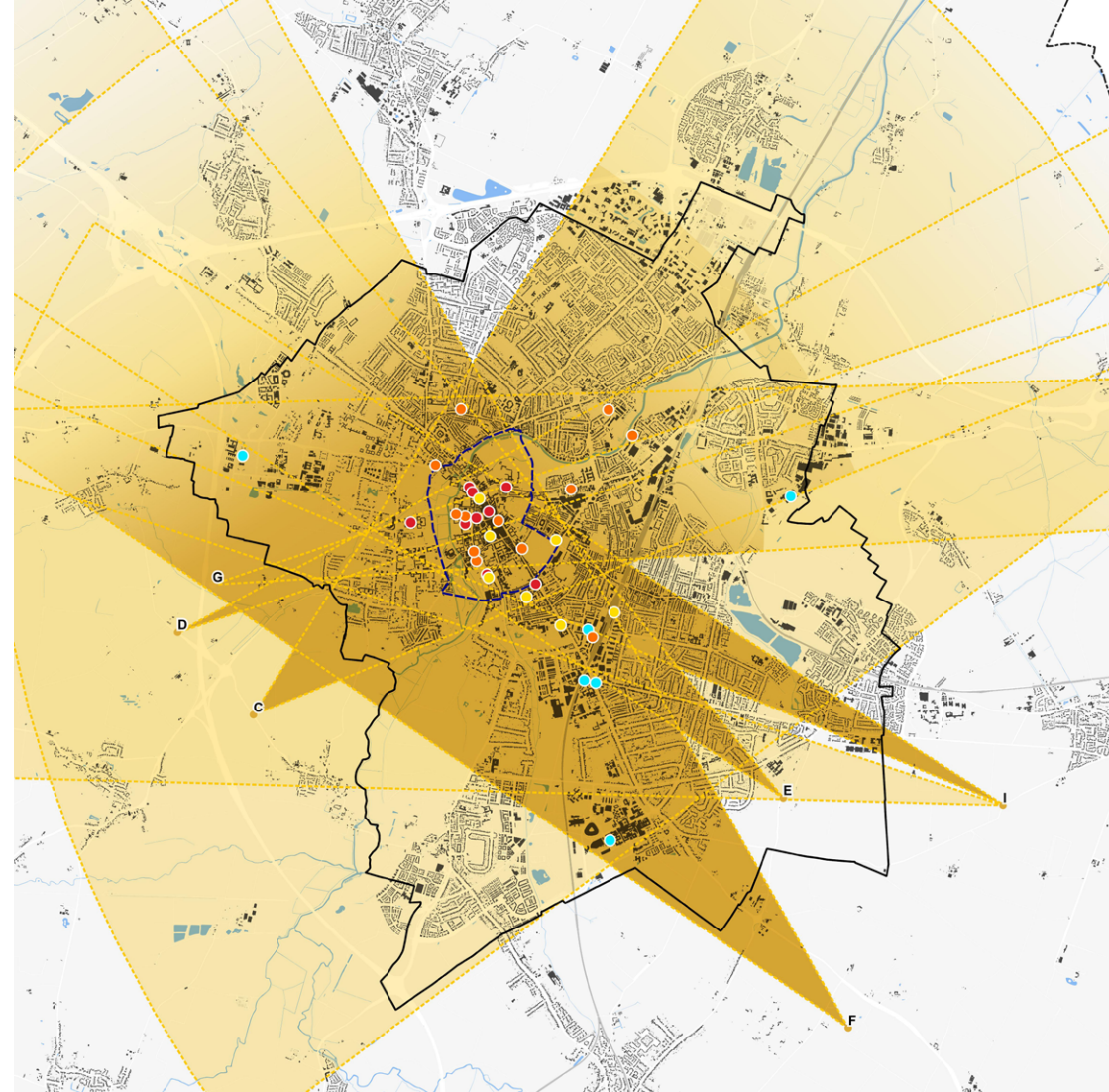
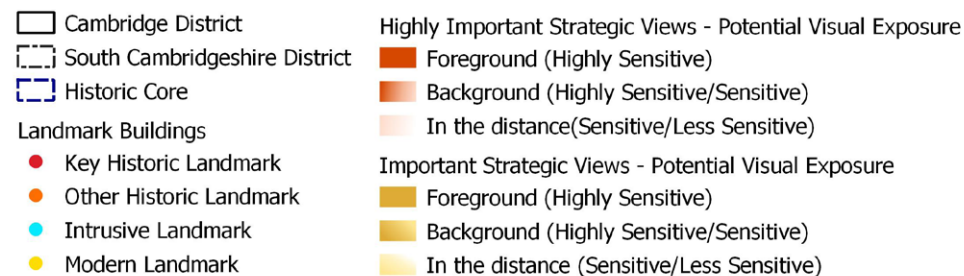


Figure 36: Sensitive Strategic View Cones - Cambridge City scale

Note:

Highly Sensitive Views - View Cones are those where heritage assets form a defining feature of the skyline, and where areas of separation are vital for appreciation and setting of heritage assets/features in this view; Sensitive Views - View Cones are those where Heritage assets are an aspect of the skyline, but do not form a defining feature. Areas of separation are not vital for appreciation and setting of heritage assets/features in this view. More detail on view cones can be found in Appendix A.

6.4.8 This study identified 11 key strategic views and six dynamic views. The strategic views provide a panorama of Cambridge's skyline from slightly elevated positions and allow an appreciation of the historic core, its landmark heritage buildings, and their unique setting within the rural backdrop. As seen already in views from the southeast where the recent taller development around Cambridge Station is in the foreground, the historic core skyline is inherently vulnerable to visual intrusion by contemporary buildings, as they can weaken or detract from the ensemble of historic landmarks and its green and rural setting.

6.4.9 Figure 35 and Figure 36 show cones from strategic viewpoints towards the city centre that are particularly sensitive to effects on the historic core landmarks or their setting. The impacts of tall buildings in the foreground of the historic centre are magnified, whilst they diminish slightly the further back from the centre the proposed development is relative to the viewpoint. Tall buildings outside of these view cones may also have an impact on the wider

setting characteristics of the city and its heritage, which must also be considered.

6.4.10 Poorly managed tall buildings, particularly those located in close proximity to the historic core, that are excessively tall, visually dominant, or intrusive within strategic and dynamic views, have the potential to cause significant harm to the character of Cambridge's skyline, the setting of its heritage assets, and the wider identity of the city. Cumulatively, such buildings may coalesce to create a visually incoherent and fragmented skyline, eroding the subtle characteristics and distinctiveness that define Cambridge.

Approach and Principles

6.4.11 Any development that exceeds the prevailing context height in its location, and particularly where it rises above the applicable tall building threshold, should preserve the defining characteristics of Cambridge's skyline. It must not obstruct or detract from distant, strategic, or local views of key or other historic landmarks, nor compromise the visual integrity of the historic landmark groupings in the city

centre, which should remain legible as a coherent, undisturbed, and recognisable ensemble. A Visual Impact Assessment is required to understand the impact that a proposed tall building will have on the skyline and on strategic and local views. Any proposal for tall buildings will be expected to produce accurate visual representations and test any relevant views in which the taller development will be seen.

6.4.12 A visual impact on views to the historic core could arise from development being located either in the foreground or the backdrop of a view. Development in the foreground of the historic core skyline will appear magnified, and may block parts of the view or dominate the focus and detract from the historic city centre skyline. The scale of development in the backdrop diminishes the further away from the historic centre it is situated in a view. Development in the back may interfere with the silhouette of historic landmarks, crowd out and urbanise the backdrop, and affect the rural landscape setting of the city.

6.4.13 A computer-generated zone of theoretical visibility of the proposed development of greater height should be prepared and used to identify any potentially impacted views. The starting point should be the views and viewing locations identified by this strategy.

6.4.14 Chapters 2 and 3 identify landmarks, notable views and viewpoints, dynamic experiences through open spaces, and key approaches into the city, which together are important for the appreciation of Cambridge's skyline and the city's identity. Appendix A identifies and describes in detail strategic views and dynamic views that must be considered. The Local Authority may identify other views, and particularly local views, that should be considered. The applicant should engage in pre-application discussions with the Council to determine which views should be considered.

6.4.15 At the concept design or masterplan stage, the testing should, as a minimum, include a massing model of the proposed development, making use of Greater Cambridge's 3D model. If needed, this

could be complemented by photographic representations of views with an accurate overlay of wireline or massing model renders.

6.4.16 At the Architectural Design Stage, Verified Views / Accurate Visual Representations (AVRs) of key views should be prepared based on detailed architectural proposals, superimposed into photographs. Where relevant, proposals should be shown in daylight and night conditions and in different seasons. Visual Impact work may also be supported by render outputs from Greater Cambridge's 3D model for other views as agreed with the Local Authority.

6.4.17 The Visual Impact Assessment should follow the Guidelines on Landscape and Visual Impact Assessment (3rd Edition or successor, Landscape Institute).

6.4.18 Visual representation should be prepared for the individual development in its context, and also, where relevant, in the context of other permitted or proposed developments (including where under construction) to allow an understanding of the cumulative impact of development on views and the skyline.

6.4.19 The proposed development should demonstrate how individually and cumulatively, with its height, massing, and design, it helps to preserve and enhance established skyline characteristics of Cambridge and South Cambridgeshire. Proposed development should:

- Avoid detracting from strategic, local or dynamic views towards city landmarks or the skyline of the historic core, or interfering or competing with their distinctive silhouettes;
- Avoid visually closing gaps in-between important skyline features in strategic views;
- Be proportionate in their height and/or visual prominence to the significance of their location in the hierarchy of places in Cambridge and South Cambridgeshire, without undermining the visual prominence and setting of the skyline of the historic core;
- Where visible as a single outstanding exception, ensure that it is a meaningful landmark on the skyline that marks a place of centrality and civic importance;

- Demonstrate how the design has considered and mitigated its skyline impact by following design principles set out by the skyline and tall building design guide (Chapter 7); and
- Overall, avoid disrupting, dominating, or cluttering the skyline and having a significantly positive and meaningful impact on the way Cambridge and South Cambridgeshire are experienced and their visual identity.

6.4.20 Applicants should refer to *Appendix A: Strategic and Dynamic Views*, that details and establishes the key elements and sensitivities of identified key views. Further, it should make reference to views identified in Conservation Area Appraisals / Management Plans, Neighbourhood Plans, or other documents as relevant.

6.4.3 Heritage Impact

6.4.21 Tall buildings that are inappropriately sited, overly tall, incongruous, or conspicuous can have a harmful impact on the significance of designated and non-designated heritage assets and their setting and should be avoided.

Approach and Principles

6.4.22 A proposal for a tall building will need to identify any designated heritage asset (situated nearby or further away) that may be affected by the proposed development in its curtilage or setting.

6.4.23 A zone of theoretical visibility of the proposed tall(er) building should be prepared to help identify any viewpoints of heritage assets that may be affected. Heritage views should be represented by mirroring requirements in paragraph 6.4.17 to 6.4.19 for Visual Impact Testing outlined above.

6.4.24 Scheme promoters will be expected to demonstrate an understanding of the heritage value and significance of any affected heritage assets and their setting, referring to Conservation Area Appraisals, Listed Buildings Records, and other relevant

documents. Specific heritage expertise will be required in areas where there is a strong likelihood of impact on heritage assets.

6.4.25 A tall building proposal will need to demonstrate how it has successfully taken account of its impact on designated heritage assets and avoided harm to the significance of these assets or their setting. Where it causes less than substantial harm, it will require clear and convincing justification, demonstrating that alternatives have been explored, harm is minimised, and that there are significant public benefits that outweigh that harm.

6.4.26 In respect of heritage views (including strategic skyline views), proposed tall(er) development in the Cambridge context will need to take particular care in relation to:

- Maintaining the visual separation between the historic tall elements of the core and future modern tall elements when seen from a range of views in and around the city;
- Conserving the foreground, fringes, and backdrops of key views of historic buildings in the Core in longer and medium-distance views, including elevated views from the southwest;

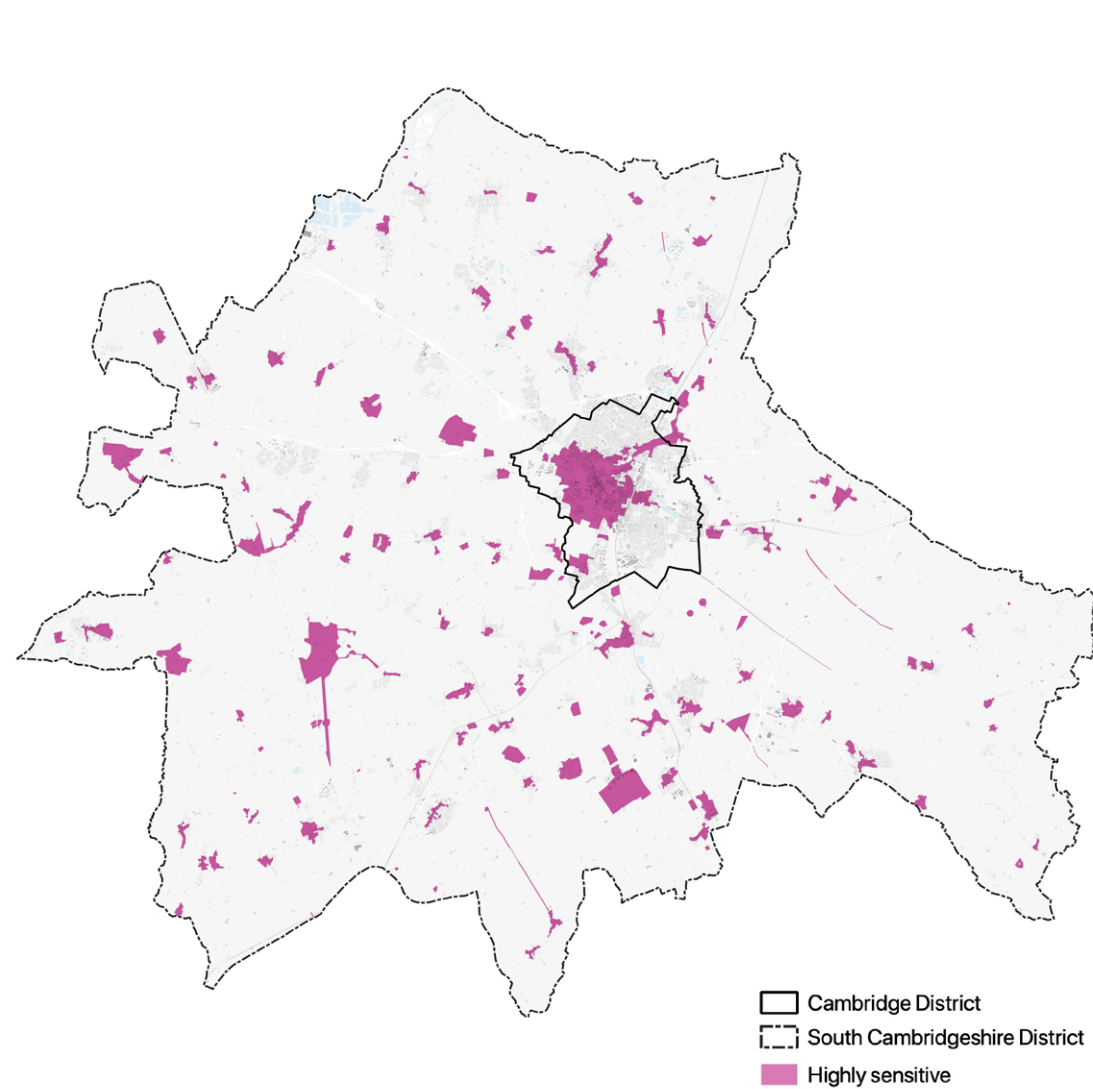


Figure 37: Heritage Sensitivities - District Wide scale

- Not overtopping historic buildings, conservation areas, or enclosed parks and gardens with new tall development;
- Ensuring that views of designated assets from third points that feature both development and the assets are fully

considered in development proposals (e.g., fixed and dynamic views from open areas such as the commons within Cambridge, from rural landscapes around Cambridge, and from the identified viewpoints). While views from assets are often important,

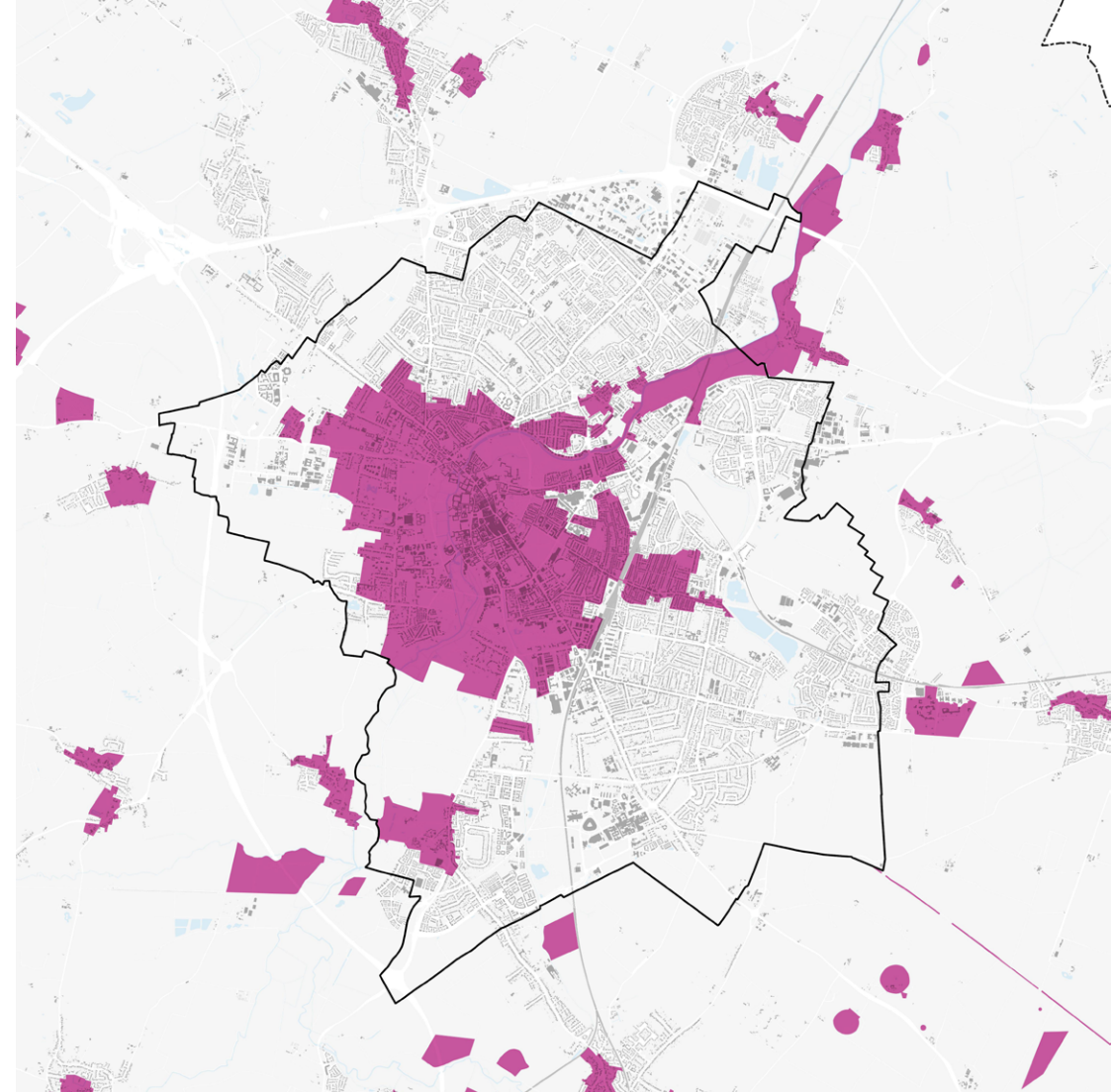


Figure 38: Heritage Sensitivities - Cambridge City scale

- views of them can also make a contribution to setting and significance; and
- Maintaining the outstanding architectural quality of the Historic Core, its relationship to the commons, the River Cam, and the wider landscape around the city.

6.4.27 Tall(er) developments should generally not be promoted in or in close proximity¹ to Conservation Areas and Registered Parks and Gardens. These areas are highly sensitive to tall buildings as they would introduce significant change to the character they are aiming to preserve. See Figure 37 and Figure 38 that identify areas considered

1 The distance at which a tall building may impact the significance of a Conservation Area depends on a range of factors. These include the heritage significance of the Conservation Area and its setting, the degree of visual exposure of the tall building (whether seen from within the Conservation Area or in its wider setting), local topography, and the height, massing, architectural expression, and location of the proposed building. As a rule of thumb, a minimum buffer from the edge of the Conservation Area equivalent to twice the height of the proposed tall building should generally be avoided. However, the actual 'safe' distance could vary significantly, it may be 100 metres or 1 kilometre, and should be assessed on a case-by-case basis through a Heritage Impact Assessment.

highly sensitive due to their heritage designation and hence generally inappropriate for tall buildings.

6.4.28 Scheme promoters of tall(er) developments should discuss the potential impact on heritage assets with the Local Authority and agree on the scope of testing to be undertaken at this stage.

6.4.29 A heritage impact assessment may be required at the application stage in support of a tall(er) building proposal that impacts on heritage assets.

6.4.4 Townscape Impact

6.4.30 Some sub-areas in Cambridge and South Cambridgeshire are inherently sensitive to tall building developments due to their distinct character, presence of historic landmarks, or the coherent scale, grain, and massing of development, and new tall(er) development would be incongruous or out of scale.

6.4.31 Figure 39 and Figure 40 identify townscape sensitivity. Generally, townscape areas identified as highly sensitive or sensitive will unlikely be considered appropriate for tall buildings.

6.4.32 Townscape character areas that are somewhat or not sensitive to tall buildings (not highlighted in the diagrams), may be less affected by a tall(er) building. This does not mean that tall buildings would be automatically acceptable in these areas.

6.4.33 Greenfield, brownfield, grey belt or other regeneration sites targeted for major development offer an opportunity to establish a new place with its own character and identity. In these areas, the appropriateness for tall buildings should be established through a masterplan-led

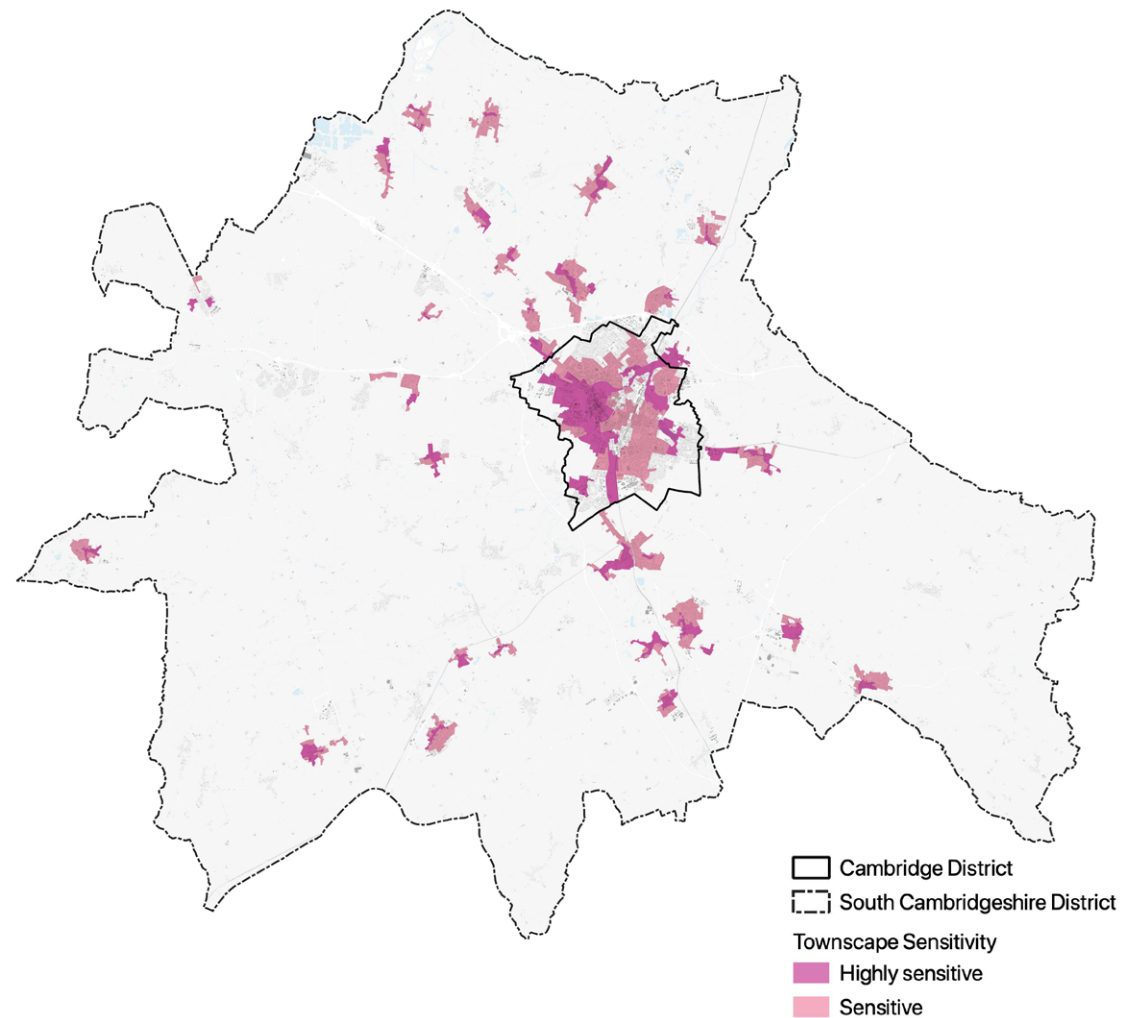


Figure 39: Townscape Sensitivities - District Wide scale

approach, which defines the future townscape character and sets out respective principles for building height and tall buildings.

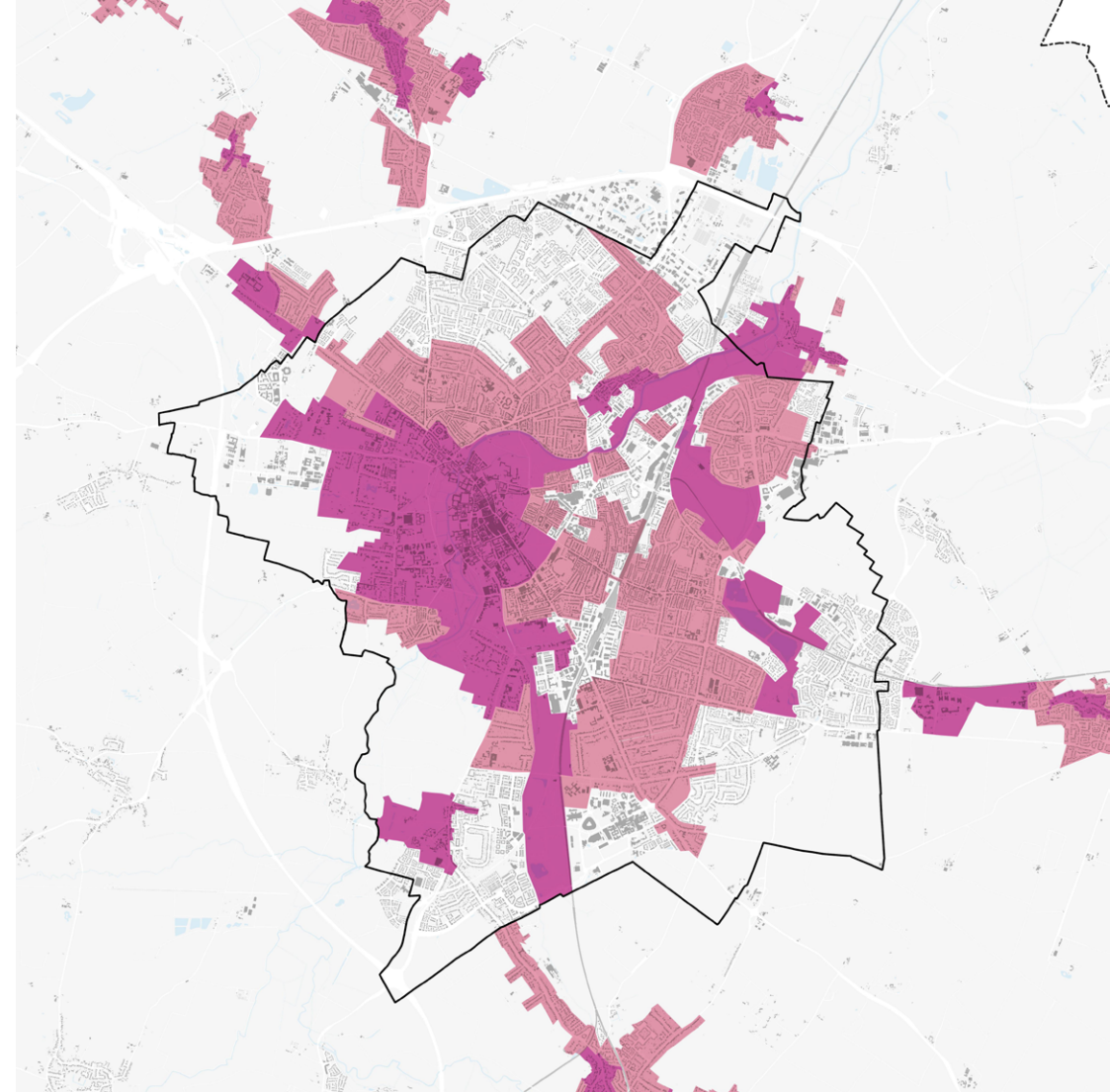


Figure 40: Townscape Sensitivities - Cambridge City Scale

Approach and Principles

6.4.34 A tall building proposal, wherever it is located, should demonstrate a robust understanding of its context, including the existing townscape character and how this is going to evolve and change.

6.4.35 The starting point for this should be a townscape assessment as part of comprehensive urban design appraisal that identifies the defining characteristics and values associated with the location.

As a minimum, this should include an appreciation of the history of the area, the defining structuring elements, the height and scale of development, distinctive landmarks and features, the definition and enclosure of streets and open spaces, the role of topography and landscape elements in its character, access and transport, the distribution of activities, heritage assets and views, and socio-economic and cultural aspects. The appraisal should further include an understanding of how the area is going to evolve in the future, making reference to established planning policy, regeneration frameworks or masterplans, or an interpretation of emerging development characteristics in the absence of formal plans.

6.4.36 Against this baseline, a proposed tall(er) development should demonstrate how it responds to and successfully integrates with its established (or emerging future) context and character. A proposed tall(er) building should:

- Be proportionate to and integrate well with surrounding townscape characteristics, including the

height, scale, massing, and grain of development;

- Be a meaningful addition to the townscape that enhances or strengthens the prevailing character or contributes to placemaking and distinctiveness;
- If a singular tall building, perform the role of a landmark in a place of significance, and provide a distinctive design that can assist with wayfinding and legibility;
- Effectively mitigate and avoid stark contrasts in height with lower surrounding development; and
- Avoid an overbearing impact on open spaces, low-rise residential development, private or communal outdoor spaces.

6.4.37 The assessment should make use of 3D massing and architectural models and also illustrate design development and alternatives with different heights that have been explored. The findings of this assessment and its conclusions should be discussed both during the concept/ masterplanning stage and the architectural design stage with the Local Authority.

6.4.38 The townscape impact, mitigation and integration, as well as contribution to placemaking and legibility should be demonstrated as part of the Design and Access Statement in support of the planning application. A formal townscape impact assessment may be required for proposals within or near highly sensitive or sensitive townscape character areas.

6.4.5 Landscape Impact

6.4.39 The setting of Cambridge in its landscape, and the distinct landscape character of South Cambridgeshire, are protected by policy.

6.4.40 The majority of the landscape character areas of South Cambridgeshire and surrounding Cambridge City, including parts of the River Cam corridor, are either classified within the 2021 Cambridge Landscape Character Assessment as “conserve” or “conserve and enhance.” Respectively, these are designated as highly sensitive and sensitive to tall buildings. In these areas, tall buildings may detract from the prevailing landscape characteristics and the way development nests in the landscape.

6.4.41 Figure 41 and Figure 42 identify landscape areas that are considered sensitive or highly sensitive to tall buildings, where any such proposal should be treated with extreme caution. Tall development located within these areas, or situated nearby and visible from them, may have an impact on landscape character and should be subject to careful scrutiny to assess its

appropriateness. Proposals for tall buildings are generally considered inappropriate in areas identified as highly sensitive.

6.4.42 A proposal for a tall(er) building that can be seen from its sensitive landscape context may have a material impact on the setting of the city or the sub-region’s landscape character. It, therefore, will need to test its landscape impact. This applies to proposed buildings located on greenfield sites or on the edge of established settlements, as well as further away if they may have an impact on landscape character.

Approach and Principles

6.4.43 A zone of theoretical visibility of the proposed tall(er) building should be prepared to identify those parts of the landscape that may be affected. An assessment of the characteristics and values of potentially affected local landscape characters should be undertaken in reference to the Cambridge Character Assessment (2021), and the impact of the proposed tall(er) development be assessed.

6.4.44 The proposed development should demonstrate how individually and cumulatively, with its height, massing, and design, it helps to preserve and enhance established landscape characteristics of South Cambridgeshire and the landscape setting of Cambridge.

6.4.45 Proposed tall(er) buildings should:

- Avoid detracting from established landscape characteristics;
- Avoid or significantly mitigate the visual urbanisation of the settlement edge and landscape interface; and
- Conserve and enhance the setting and unique character of Cambridge.

6.4.46 The detail of visual testing undertaken during the concept design/ masterplanning stage or the architectural design stage should mirror requirements for Visual Impact Testing outlined in the next section below. A formal landscape impact assessment may be required at the planning application stage.

6.4.47 Whilst, in principle, development should preserve established landscape

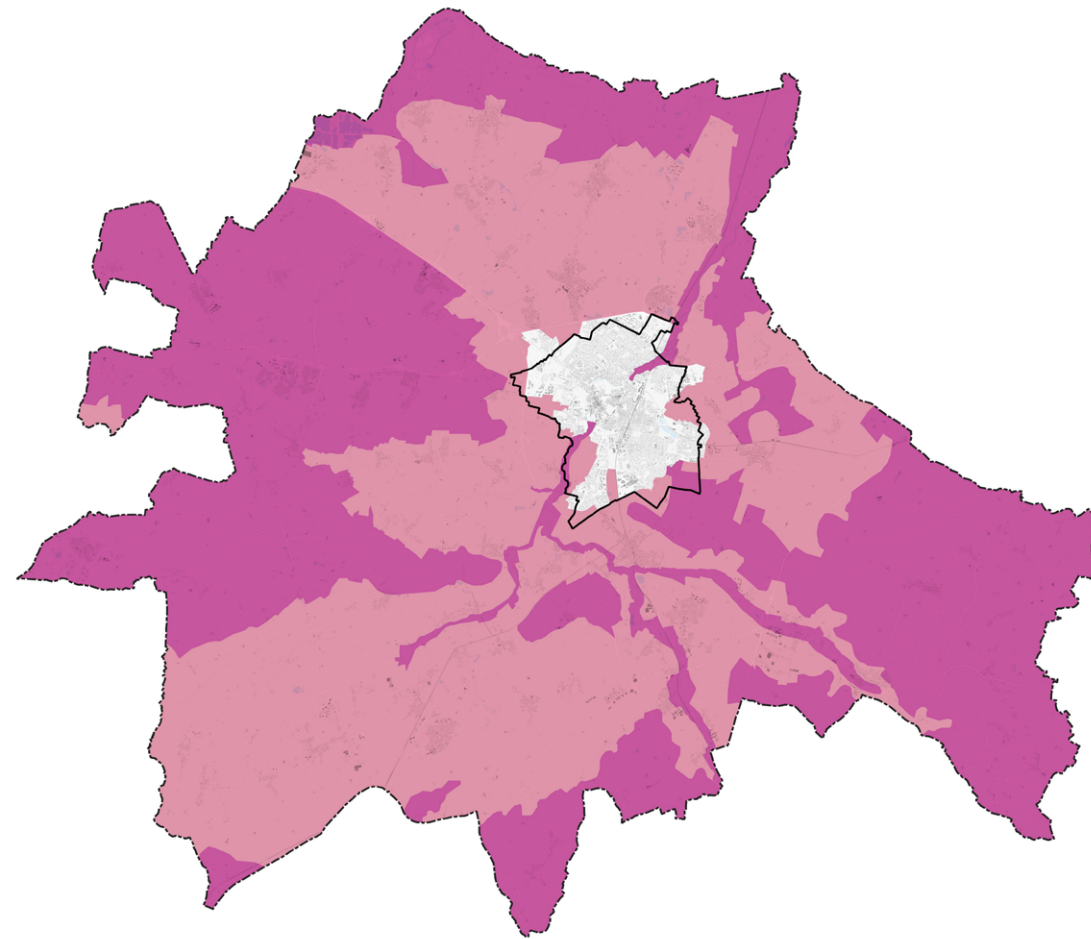


Figure 41: Landscape Sensitivities - District Wide scale

characteristics and maintain Cambridge's rural setting, as set out above, this does not preclude the potential for large new settlements, such as North Cambourne, Waterbeach, and Northstowe, to establish their own placemaking principles.

These may involve distinct approaches to landmarks, scale, and development density, resulting in a different relationship with the surrounding landscape character and, in turn, a degree of change to that character. Such an approach would require

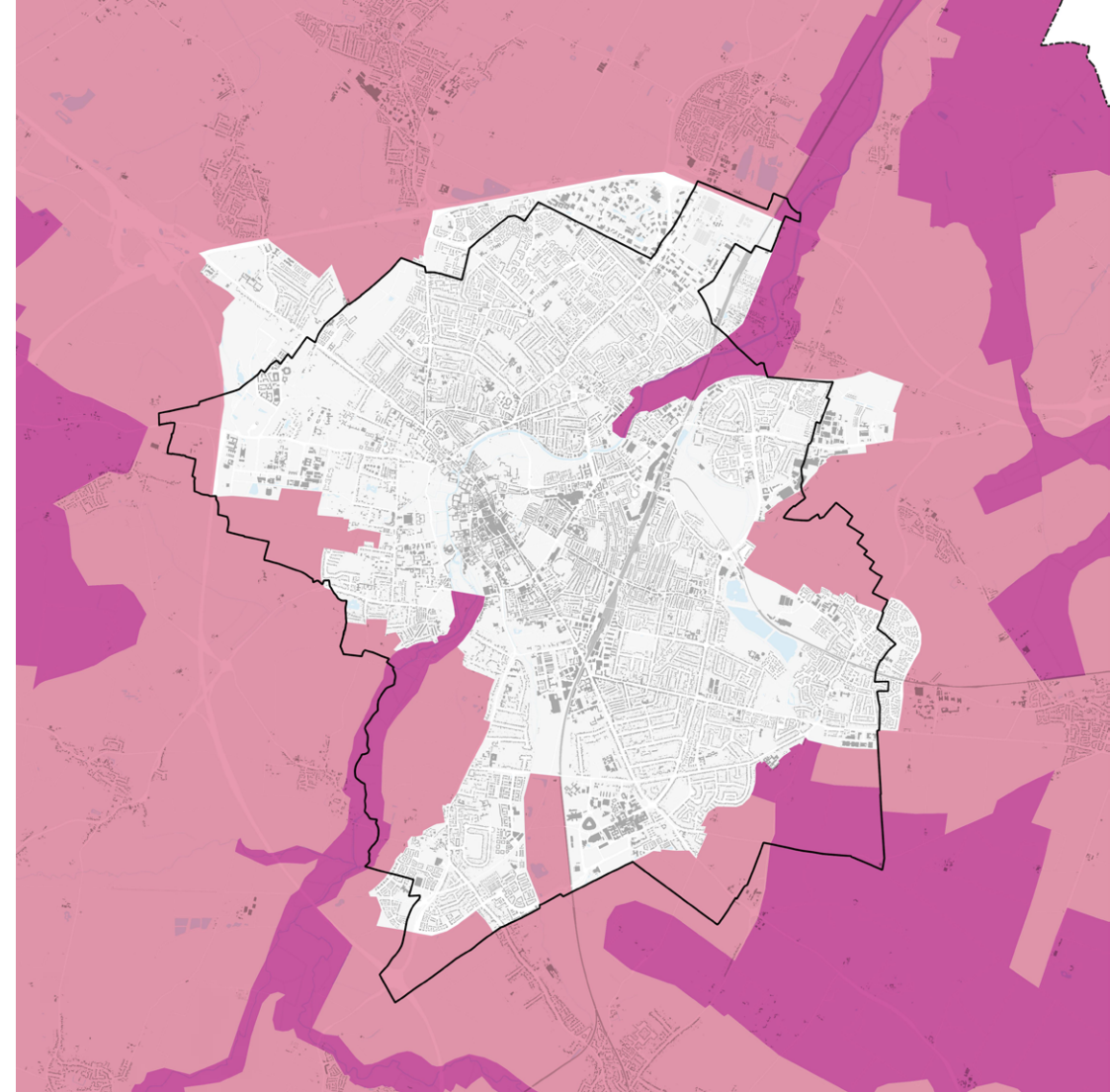


Figure 42: Landscape Sensitivities - Cambridge City scale

comprehensive masterplanning, landscape impact assessments, and full justification as part of the policy development or development management process.

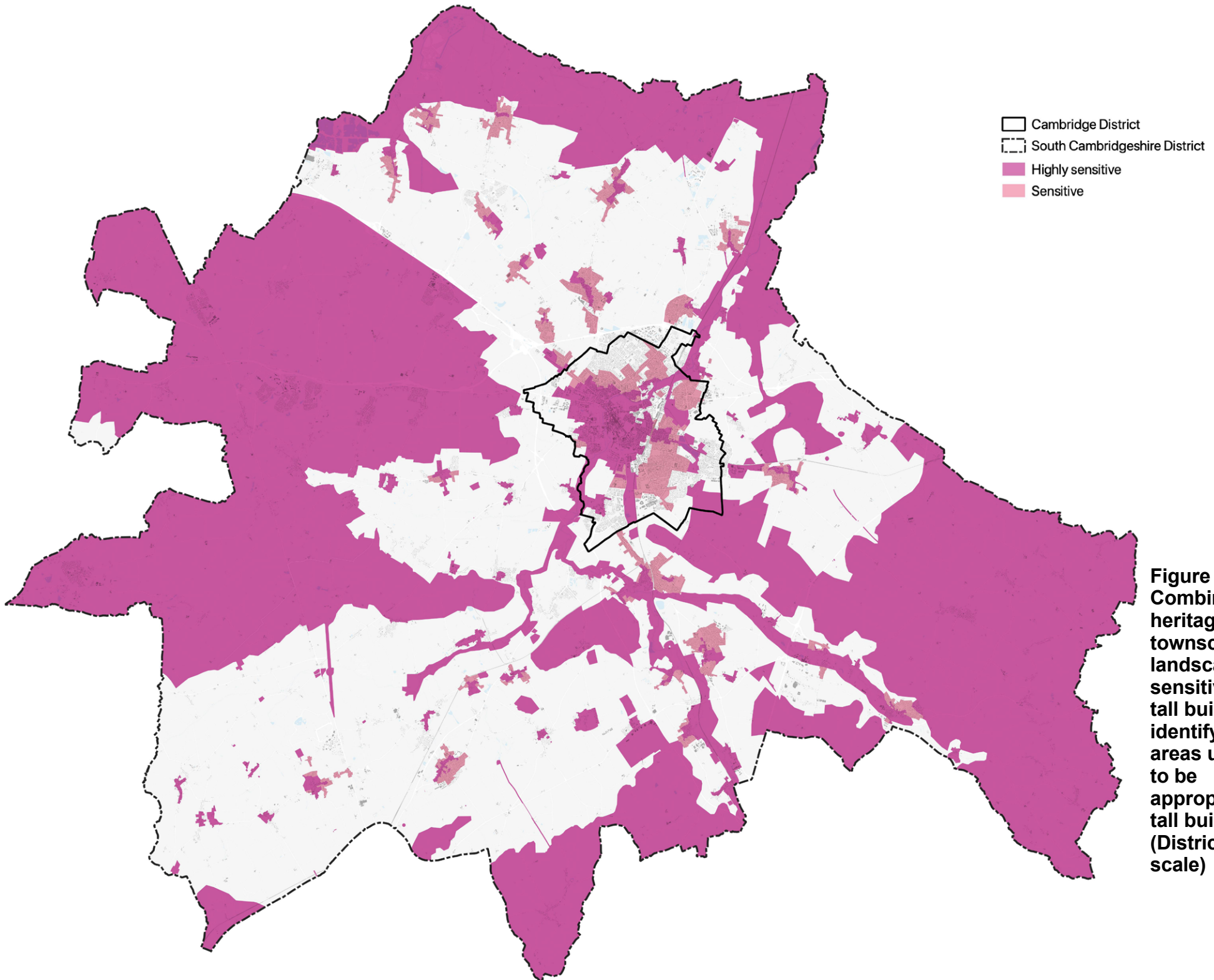
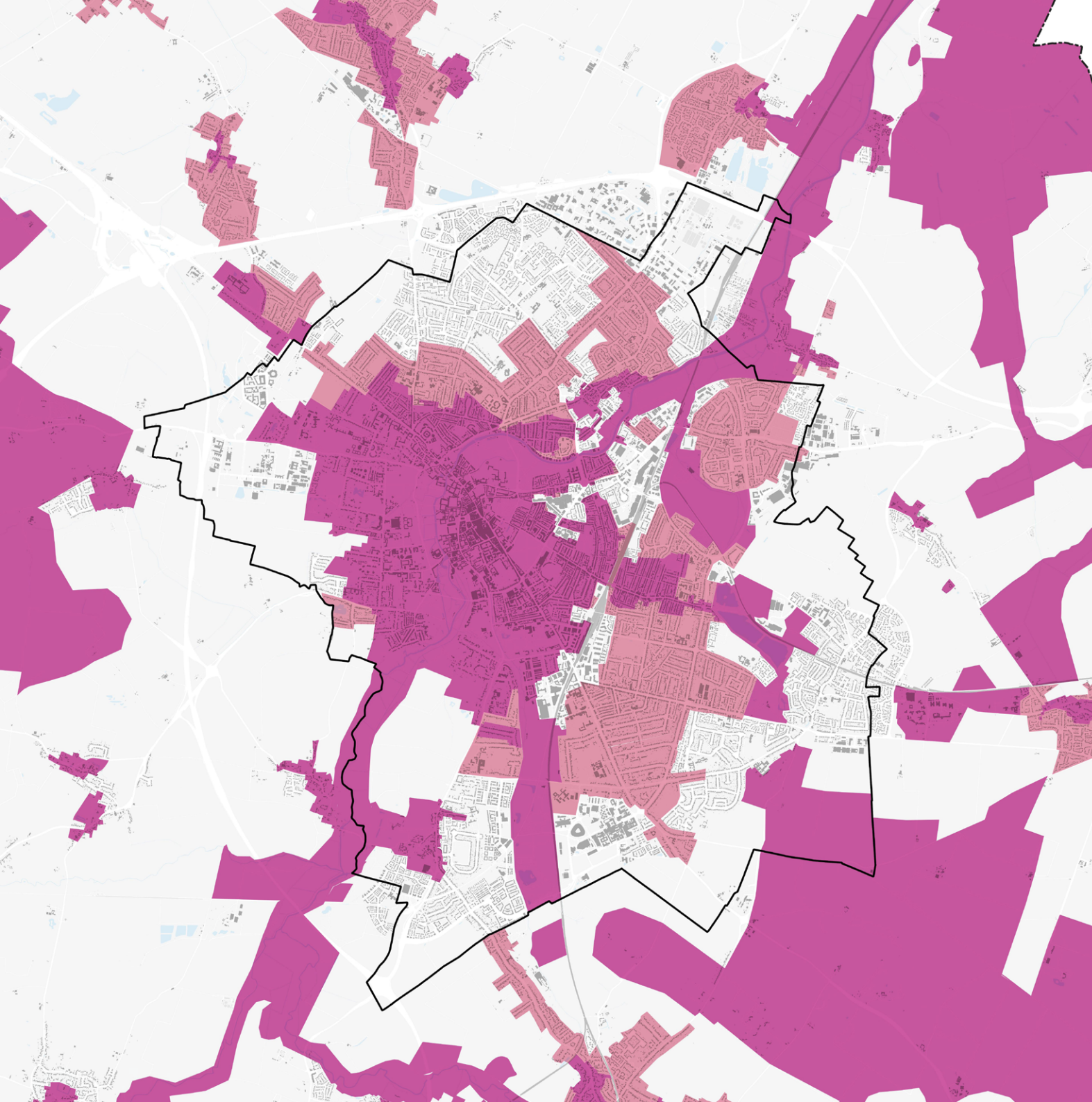


Figure 43:
Combined
heritage,
townscape and
landscape
sensitivity to
tall buildings -
identifying
areas unlikely
to be
appropriate for
tall buildings
(District wide
scale)



- Cambridge District
- South Cambridgeshire District
- Highly sensitive
- Sensitive

Figure 44: Combined heritage, townscape and landscape sensitivity to tall buildings - identifying areas unlikely to be appropriate for tall buildings (Cambridge City scale)

6.5 Directing Tall Buildings to Appropriate Locations

6.5.1 Introduction

6.5.1 A tall building or buildings in Cambridge and South Cambridgeshire is likely to impact and change the skyline. If not coordinated, the cumulative impact of new tall buildings over time can lead to a fragmentation of the skyline and the loss of its distinctiveness and cherished qualities.

6.5.2 To avoid this, this strategy recommends a proactive approach to the shaping of the city's and sub-regional skyline, so that the impact of taller development is well considered, planned for, and meaningful, rather than the result of incremental ad-hoc development.

6.5.3 Given the sensitivity of Cambridge and its skyline, there will only be a few places in the city and sub-region where tall(er) buildings can be accommodated and where the change to the skyline is justifiable and commensurate with the significance of this development for the city and the sub-region as a whole.

6.5.4 Principally, it is only growth areas (such as Areas of Major Change and New Settlements) or growth nodes (such as Opportunity Areas) and associated site

allocations (see Figure 12 and Figure 13) that may have the capacity to bring forward development of a city-wide or sub-regional significance that could (potentially) merit a coordinated impact and potential evolution of the city's/sub-regional skyline. However, not every identified growth area or node will be suitable or able to justify tall(er) buildings in this respect.

6.5.5 This study has undertaken a siftings approach to identify "Areas of Search," which may offer an opportunity for tall buildings in Greater Cambridgeshire, subject to more detailed visual testing. The sifting approach is summarised in the Section 6.5.2 Sifting of areas of search.

6.5.6 Subsequently, the study has undertaken high-level visual testing of tall building scenarios for six major areas of search in Cambridge. The findings and area specific recommendations of this testing are summarised in Section 6.5.3 Testing of major areas of search.

6.5.7 General recommendations on the location and planning for tall buildings in growth areas in Cambridge are included in Section 6.5.4 Conclusion.

6.5.2 Sifting of areas of search

6.5.8 This section sets out the process of sifting of areas of search. The detail of this approach is provided in Appendix D to this report.

6.5.9 The first step to identifying areas with potential for tall buildings (Areas of Search) is to identify areas with promoting factors for tall buildings in Greater Cambridgeshire. Principally, these are areas where major development is promoted by the combined planning authority (site allocations and regeneration areas) as shown in Figure 45.

6.5.10 Large sites, targeted for change, offer an inherent opportunity for more intense and higher density development. They may be able to establish a character of their own, where taller buildings could play a positive role for place making and legibility. Furthermore, they offer significant growth and economic potential for the city and hence are of significance to planning in the city that may merit a positive impact on the skyline.

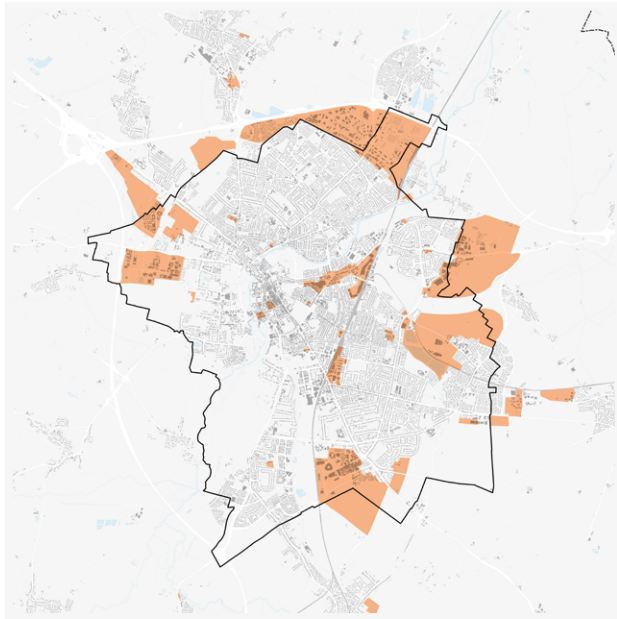


Figure 45: Step 1: Identify major development and growth areas in Cambridge

□ Cambridge District
 □ South Cambridgeshire District
 ■ Area with promoting factors for tall buildings

6.5.11 The second step involves collating all areas that are either highly sensitive or sensitive to tall buildings in Greater Cambridgeshire. These cover Heritage, Townscape and Landscape sensitivities as identified in Section 6.4 (Figure 43 and Figure 44). A composite of areas that are generally inappropriate for tall buildings is shown in Figure 46.

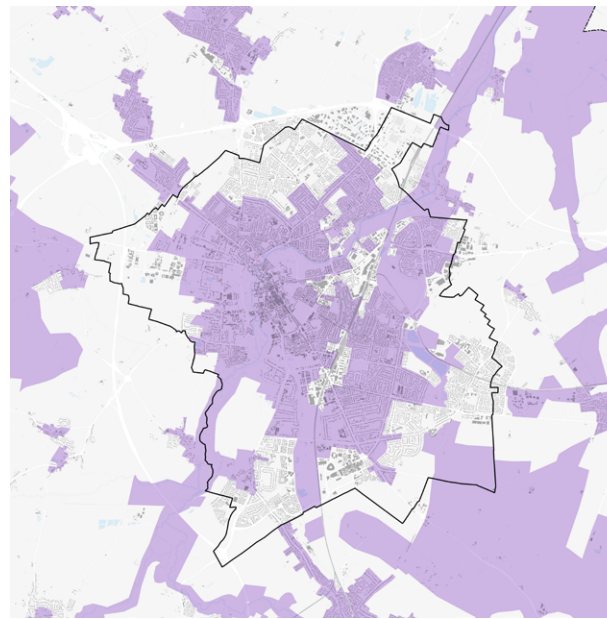


Figure 46: Step 2: Identify areas that are generally inappropriate to tall buildings

□ Cambridge District
 □ South Cambridgeshire District
 ■ Sensitive Areas not promoted for tall buildings

6.5.12 Step 3 (Figure 47) removes any areas deemed sensitive to tall buildings from the initial pool of sites with promoting factors. It overlays the composite tall building sensitivities and removes any sites or part of sites covered.

6.5.13 Step 4 discounts, for the purposes of this strategy, small sites of less than 1 hectare, as they are less likely to support comprehensive development of city-wide or sub-regional significance that would

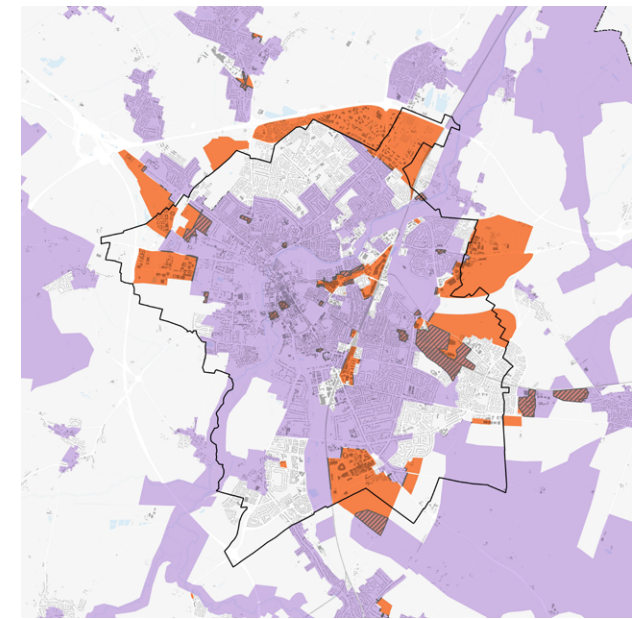


Figure 47: Step 3: Sifting out areas that are generally inappropriate to tall buildings

□ Cambridge District
 □ South Cambridgeshire District
 ▨ Excluded areas
 ■ Area with promoting factors for tall buildings
 ■ Sensitivities Areas not promoted for tall buildings

potentially justify a skyline impact in Cambridge (see criteria under paragraph 6.4.19 of the Tall Building Strategy), and as such, these sites should not be promoted for taller development.

6.5.14 Note that this does not imply that these smaller areas are inherently unsuitable for tall buildings; rather, they do not readily lend themselves to comprehensive masterplanning or development frameworks, are less likely to

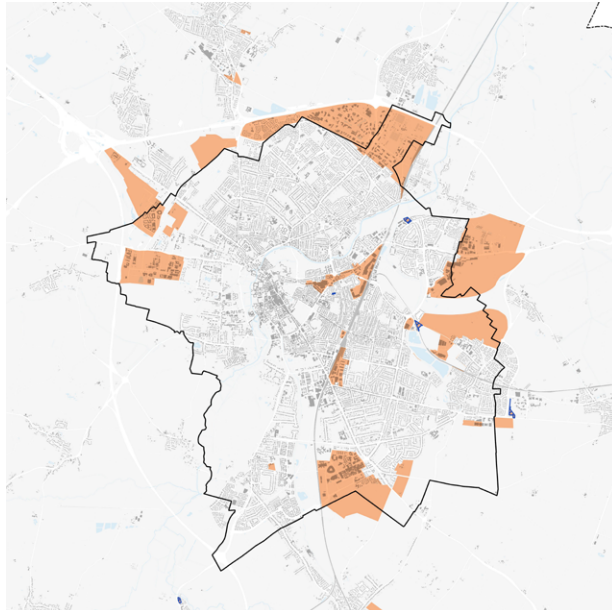


Figure 48: Step 4: Removal of areas below 1ha

- Cambridge District
- South Cambridgeshire District
- ▨ Excluded areas (smaller sites under 1ha)
- Area with promoting factors for tall buildings

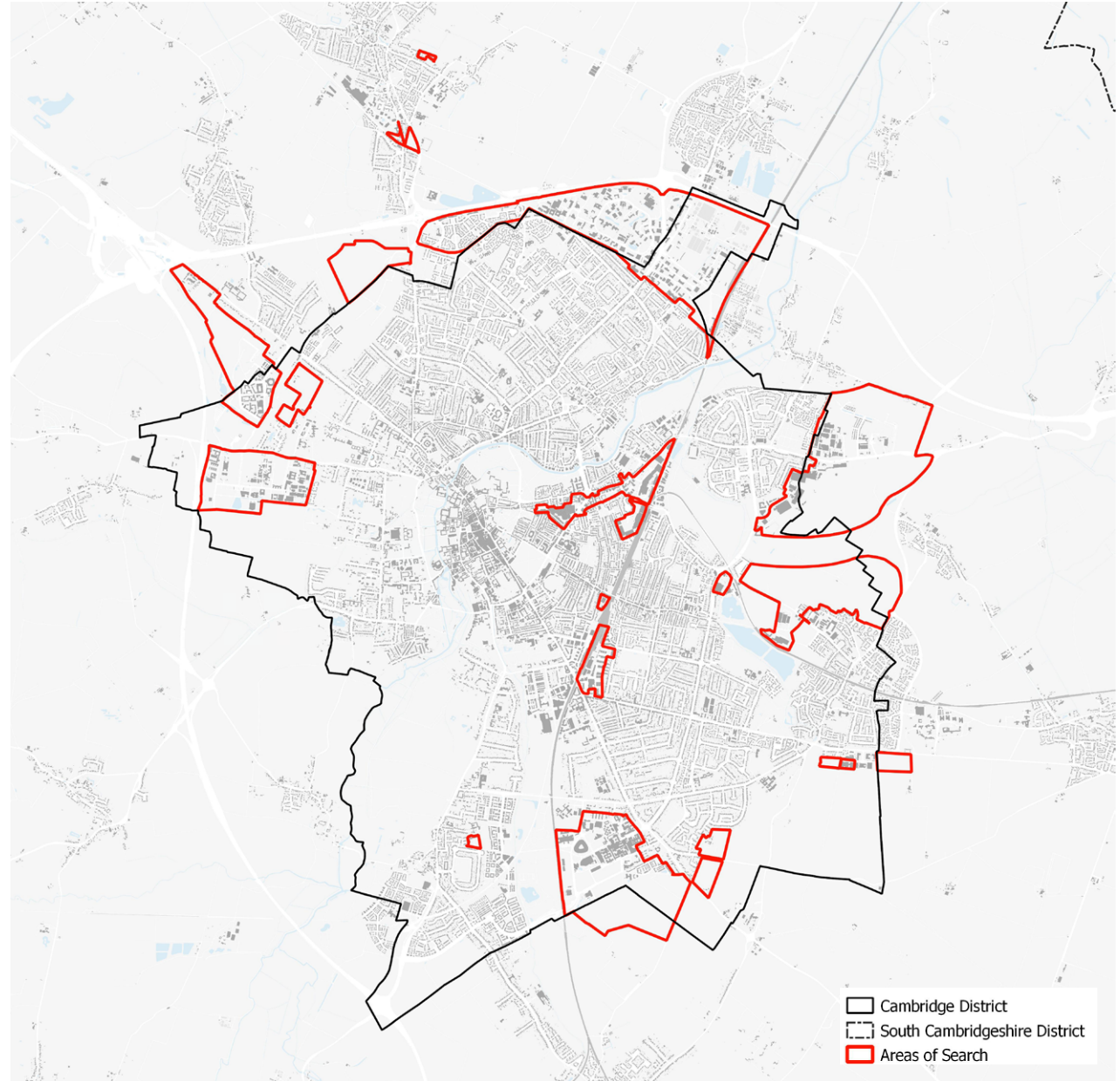


Figure 49: Areas of Search in Cambridge with hypothetical potential for tall buildings

- Cambridge District
- South Cambridgeshire District
- Areas of Search

meet the criteria for an acceptable skyline impact, and are therefore not recommended as potential Areas of Search.

6.5.15 The sifting identifies 39 sites as Areas of Search, that may potentially offer an opportunity for tall buildings. 19 sites are situated within (or contiguous with) Cambridge City, whilst 20 are situated in South Cambridgeshire.

6.5.16 For clarity, the identification of an Area of Search does not imply that tall buildings will be appropriate or encouraged within that area. It simply indicates that the area may have a greater potential to accommodate tall development, due to its recognised capacity for change and its location outside of areas identified as sensitive to tall buildings.

6.5.17 The suitability of any tall building in an Area of Search is subject to stringent assessment, justification and testing of its visual and skyline impact. Given the sensitivity of Cambridge's skyline to tall buildings, the actual scope for tall buildings (especially of greater height) in Areas of Search is likely to be limited.

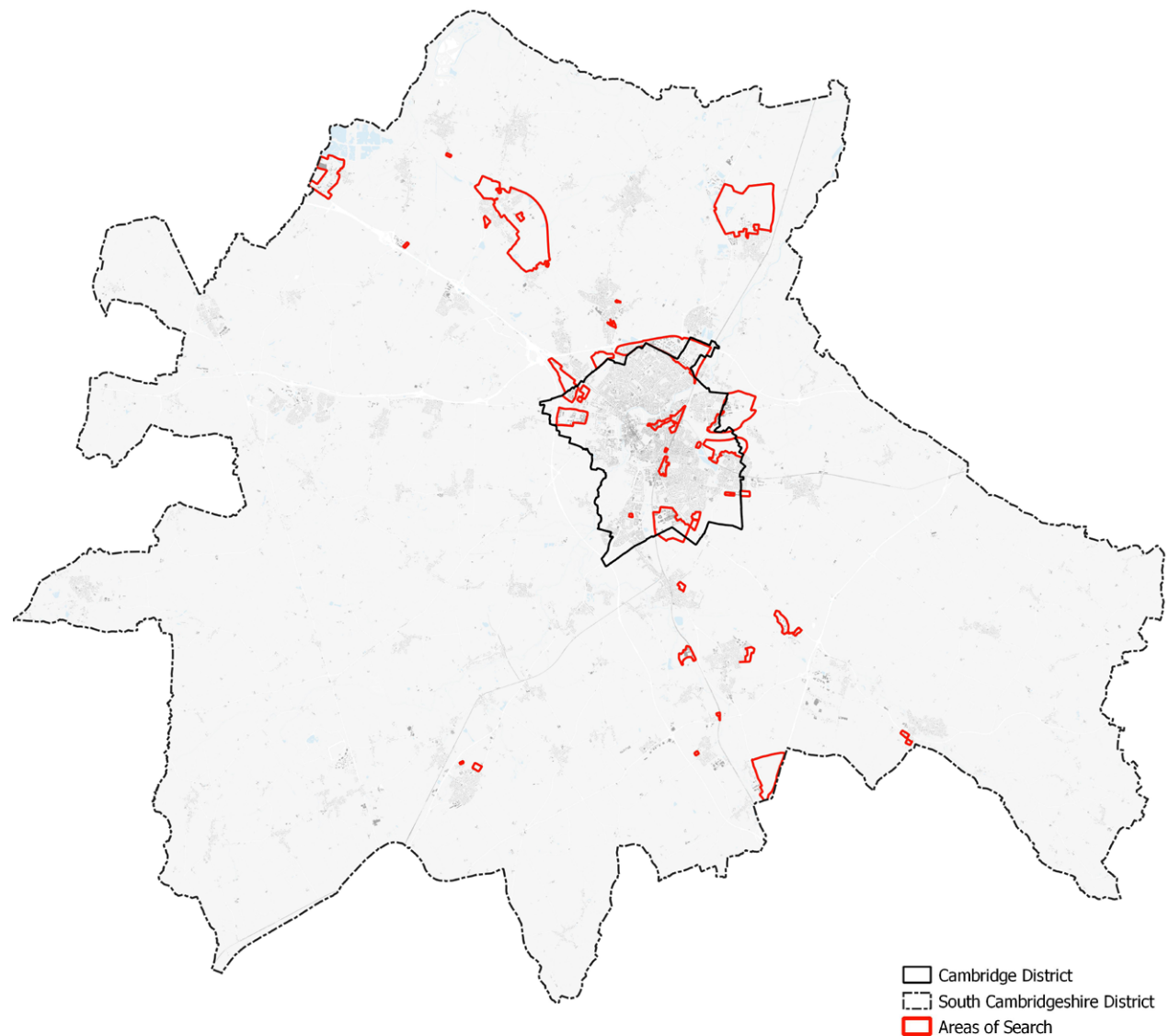


Figure 50: Areas of Search in South East Cambridgeshire with hypothetical potential for tall buildings

6.5.3 Testing of major areas of search

6.5.18 Six strategic large-scale Areas of Search were identified by the Greater Cambridge Shared Planning for more detailed investigation into the potential impact of tall buildings on visual sensitivities and the skyline. It should be noted that this testing is a broad-brush exercise, and in some cases, these sites have been subject to further, more detailed testing through the planning application process.

6.5.19 Tested Areas of Search are the following:

- 1 Clifton Road Industrial Estate and Leisure Park
- 2 Newmarket Road (Cambridge Retail Park)
- 3 East Cambridge (Cambridge City Airport and Marleigh and Springstead Village)
- 4 West Cambridge Innovation District
- 5 Addenbrooke's Hospital and Cambridge Biomedical Campus
- 6 Northeast Cambridge (Cambridge Science Park, St John's Innovation Park, Cambridge Sewage Works, Cambridge Business Park).

6.5.20 The assessment reviewed the potential visual impact of greater height within the respective Area of Search on selected strategic views of development. This made use of Greater Cambridgeshire's GIS based detailed 3D model. A total of 11 strategic

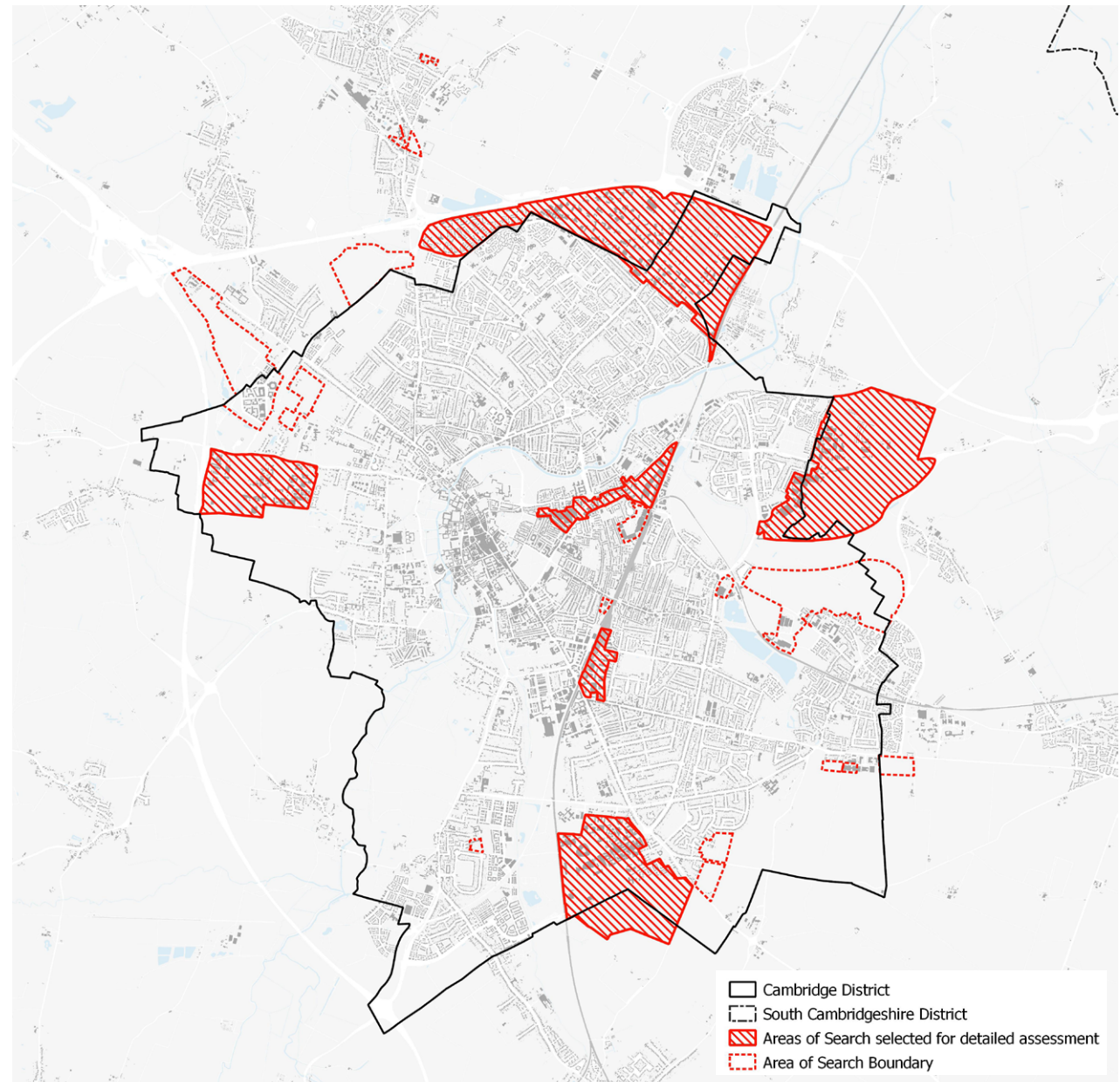


Figure 51: Areas of Search identified for more detailed assessment

views and 6 representative dynamic views were set up in the 3D model.

6.5.21 The testing considered three broad height scenarios, which were compared against the base case of the existing context plus permitted buildings:

- **Scenario A** - the applicable tall building threshold for the site, usually of 19m (6 Residential Storeys). This was used to review the effectiveness of the tall building threshold in skyline views;
- **Scenario B** - tall building threshold plus 6.5m (2 residential storeys), usually 25.5m (8 Residential Storeys). This was used to understand the sensitivity of views to a small increase in height;
- **Scenario C** - tall building threshold plus 13m (4 residential storeys), usually 32m (10 residential storeys). This was used to understand a more significant increase in height to what conventionally would be considered a 'tall building'.

6.5.22 For each Area of Search render outputs of the base case and the three scenarios of relevant views were produced and reviewed in reference to the visual analysis and description of sensitivities contained in Appendix A (Strategic and Dynamic Views).

6.5.23 The render outputs were used to form a professional opinion on the potential degree of impact on views and the skyline that could be expected from tall development. The assessment considered if development and at what height would rise above the tree-line, be visible in the foreground or backdrop of Historic Core landmarks, be prominent on the skyline or break the horizon line.

6.5.24 For each Areas of Search a selection of relevant strategic and dynamic views were assessed. The assessment covered the three scenarios in reference to the base case. A summary and recommendations for heights and tall buildings is included for each site.

6.5.25 The purpose of this assessment is to provide greater clarity on the potential impact that tall buildings in Areas of Search could have on Cambridge's skyline, and then to provide broad recommendations on the approach to height that could mitigate this impact for each of the six Area of Search. It highlights how height might affect the skyline and identifies sensitive aspects or areas that will require specific attention and scrutiny as part of any future detailed tall building testing or strategy development within the Area of Search.

6.5.26 The assessment does not provide detailed area specific guidance on the height or suitability of tall buildings in specific locations in an Area of Search. It also does not replace the need for undertaking a detailed VIA for a proposed tall development.

6.5.27 It is recognised that this is a broad-brush simulation, and that in reality, the impact of development will depend on numerous factors, including massing, cumulative effects, modulation and variation in building form (and gaps between buildings), which could either mitigate or amplify the scale of impact. Nevertheless, this exercise is considered helpful and proportionate to the strategic scope of this study, as it allows the identification of broad areas and height thresholds where harm to the defining characteristics of Cambridge's skyline is more likely, or where strategic sightlines and visual relationships may be affected, ahead of any detailed development proposals being drawn up for these sites. More specific testing of impacts of development would need to be undertaken at planning application stage.

6.5.28 The key findings and recommendations for each of the six areas of search are included on the following pages. Appendix D includes the detailed assessment of these areas.

Clifton Road Industrial Estate and Leisure Park

6.5.29 This Area of Search is located in close proximity to the historic core. In many strategic views tall development may appear in the foreground or immediate backdrop of landmarks in the historic core. As such the area is sensitive to greater height.

Overall Summary

- **Scenario A (19m):** Minimal impact, with development largely hidden or blending in with existing structures.
- **Scenario B (25.5m):** Significant Impact in the southern and northern parts of the area is noted in a number of key views (J, E, F and I) where development becomes a noticeable feature against the historic core or affect its setting.
- **Scenario C (32m):** Significant impact, with skyline alterations, urbanisation of historic backdrops, and interference with verdant views and key landmarks.

Recommendations

- Generally height should remain below the tall building threshold of 19m.
- In the central part of the area, individual, finely grained development with a height

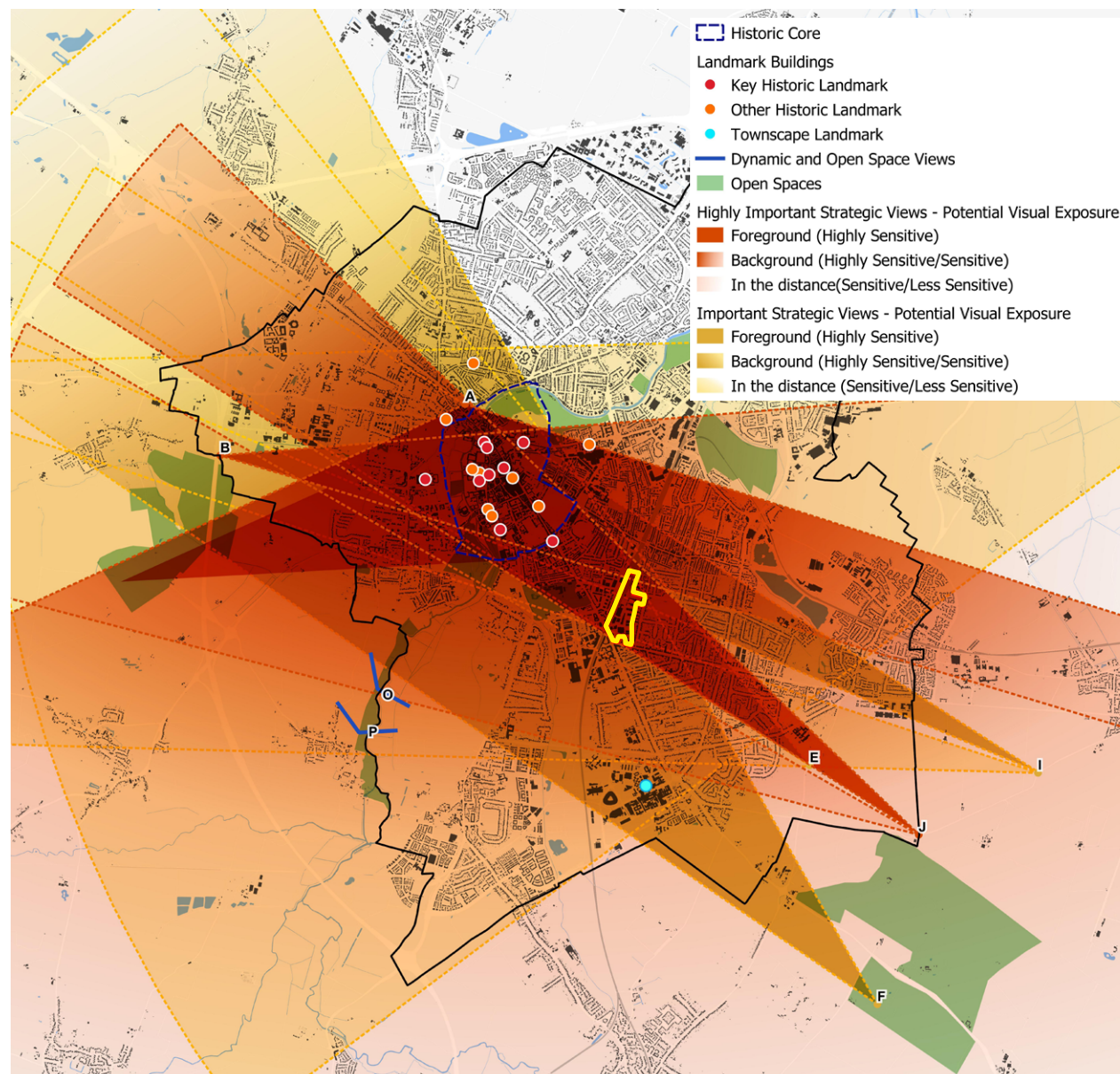


Figure 52: Affected Strategic & Dynamic Open Space Views - Clifton Road Industrial Estate and Leisure Park

of up to 25.5 metres may be permissible, provided that comprehensive testing demonstrates no detrimental impact on views towards the historic core skyline and that the character of the skyline in these views is retained. Large monolithic buildings, or the clustering of multiple buildings at this height, should be avoided.

- Principally development of such height should blend in with existing skyline features, for example by visually clustering amongst buildings of increased height to the west and south of the station, and individually avoid creating stark new skyline accents of significant mass.
- The cumulative height scape of development should be comprehensively planned and tested through a masterplanning process, and fixed through parameter plans in local planning frameworks or by outline planning permission.
- Development significantly above 25.5m are not recommended in this area due to the significant impact this may have on views to the historic skyline, and the cumulative impact with existing taller buildings that would have an urbanising effect to the overall skyline character.

Example: Strategic View J - Magnified view onto the historic core

Existing context



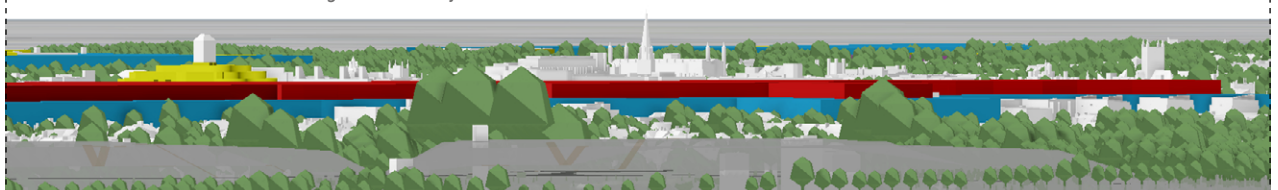
Existing context plus permitted buildings



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

