

Zone of Theoretical Visibility - Tall Building Threshold



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

VIEWSHED ANALYSIS

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

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

STRATEGIC VIEW TESTING - CLIFTON ROAD

STRATEGIC VIEW A - CASTLE MOUND

Short range panoramic view - Highly Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

Impact assessment:

- **Scenario A (19m):**

negligible impact

- **Scenario B (25.5m):**

moderate impact in parts of the area - development in the northern part may become visible above the roofscape and treeline, but well below the horizon line, and it may blend in with the wider development context. Development in the central and southern part is largely hidden by existing development and tree cover.

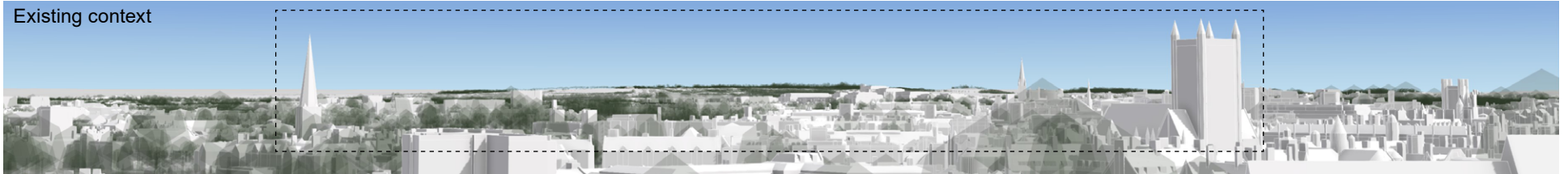
- **Scenario c (32m):**

significant impact - development in the northern part may rise prominently above the roofscape and treeline and get notably close to the horizon line. In the southern part, development may actually break the horizon line. Together with the taller buildings to the west of the station, this development crowds the backdrop to the historic core with modern buildings, which detracts from its character and setting. Only development in the centre of the site, largely screened by the station development, will have little to no impact in this view.

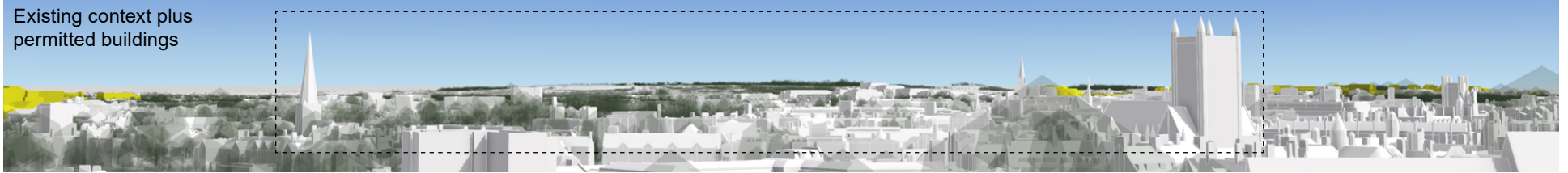
Strategic View A - Castle Mound

Short range panoramic view - Highly Sensitive

Existing context



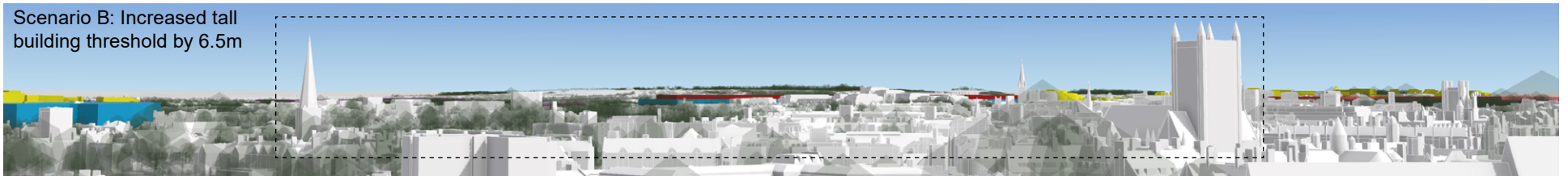
Existing context plus permitted buildings



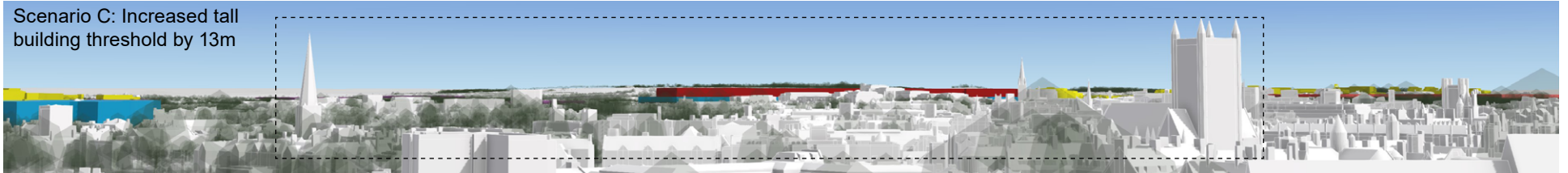
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

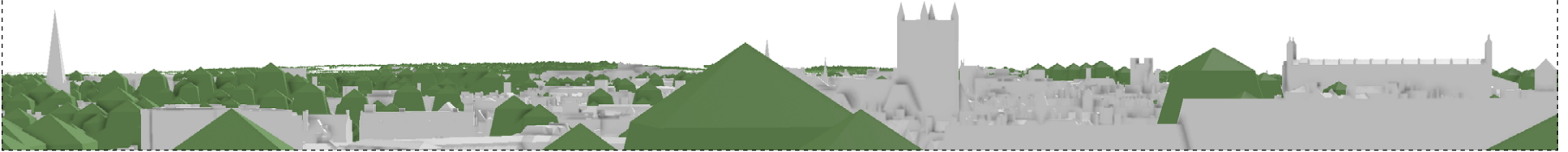


Scenario C: Increased tall building threshold by 13m

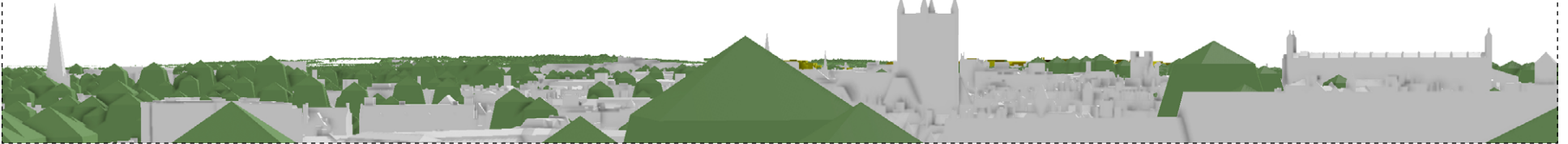


Magnified view onto the historic core

Existing context



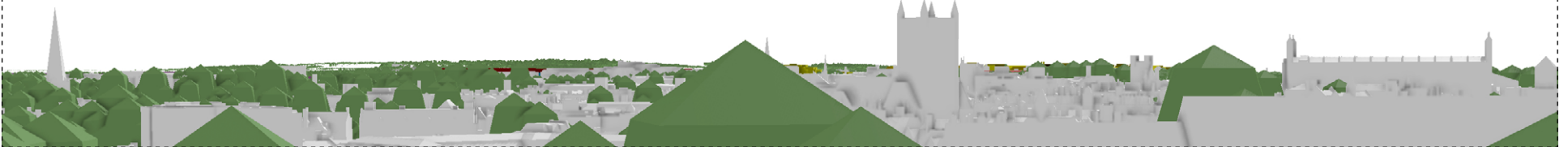
Existing context plus permitted buildings



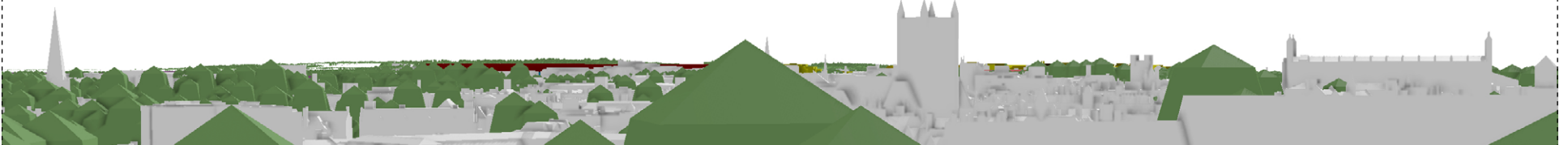
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW B - COTON FOOTPATH OVER THE M11

Mid-range glimpsed view - Highly Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

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

Impact assessment:

- **Scenario A (19m):**

no discernible impact - due to distance of area of search

- **Scenario B (25.5m):**

no discernible impact - due to tree cover

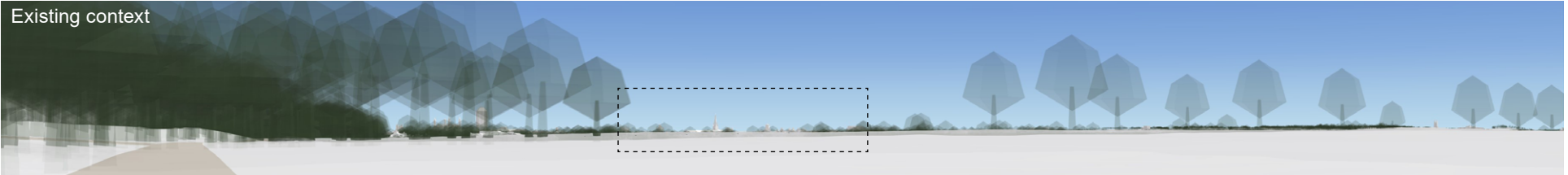
- **Scenario C (32m):**

significant impact in parts of the area - development in the northern part of the Area of Search appears in-between trees or above the treeline, potentially crowding the back of the intricate roofscape and urbanising the view.

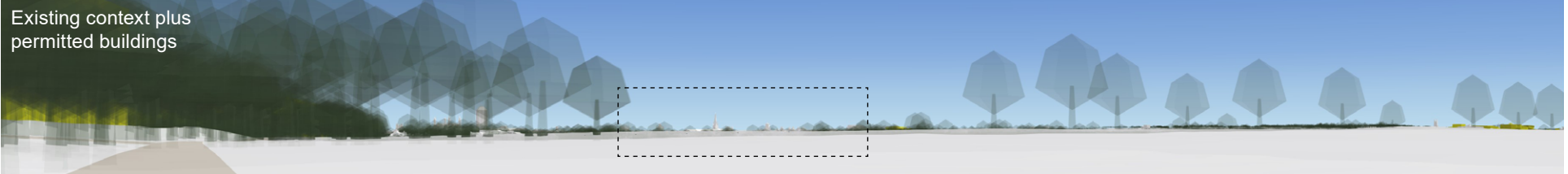
Strategic View B - Coton Footpath over the M11

Mid-range glimpsed view - Highly Sensitive

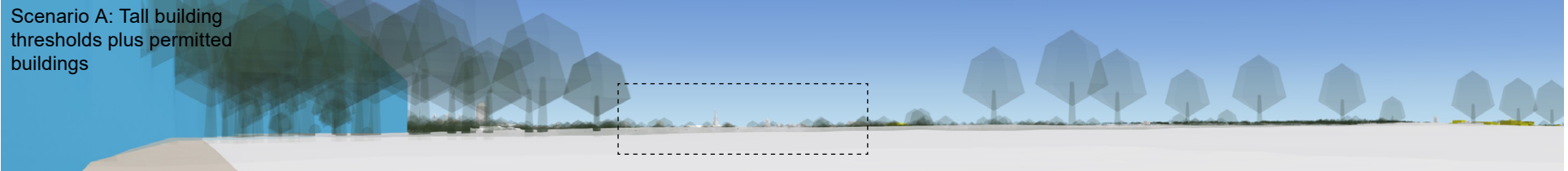
Existing context



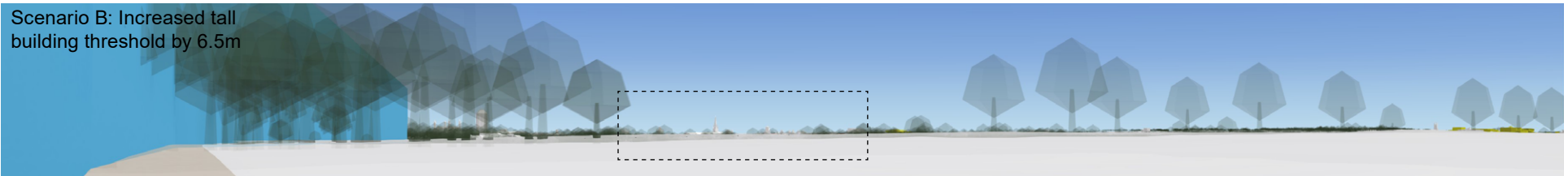
Existing context plus permitted buildings



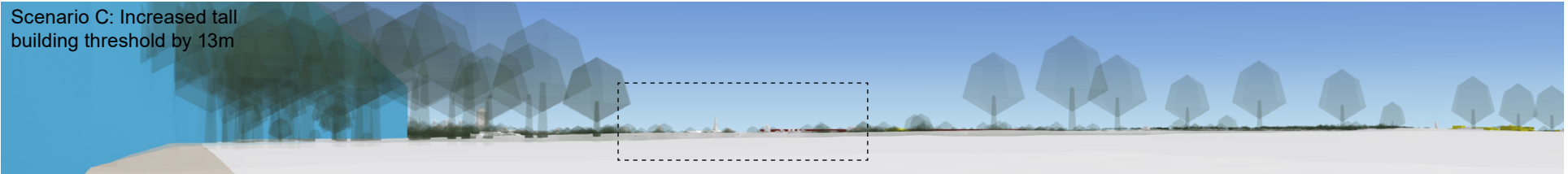
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

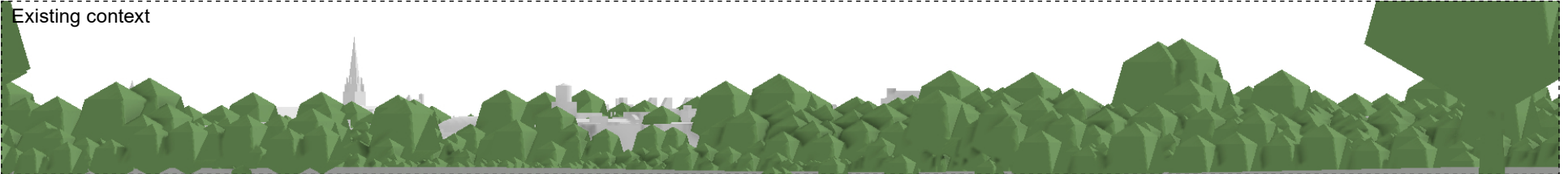


Scenario C: Increased tall building threshold by 13m

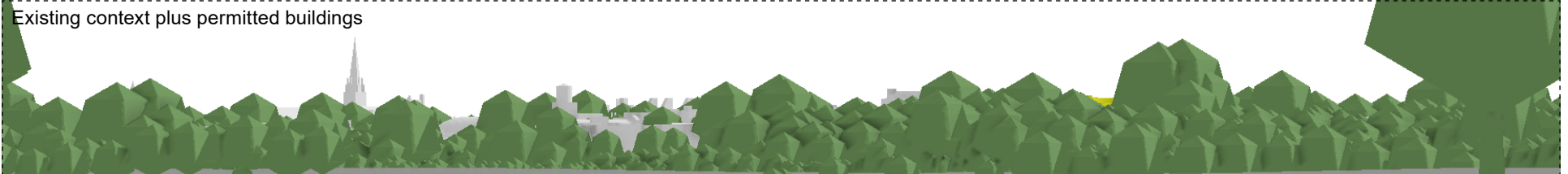


Magnified view onto the historic core

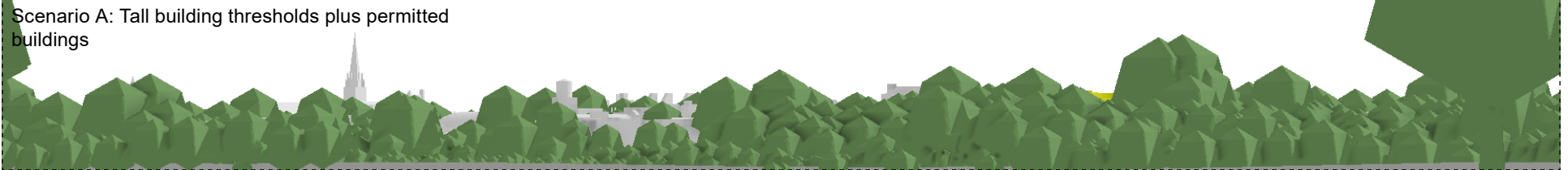
Existing context



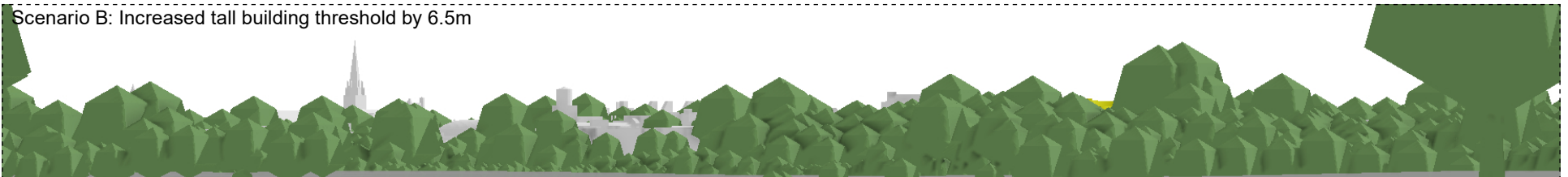
Existing context plus permitted buildings



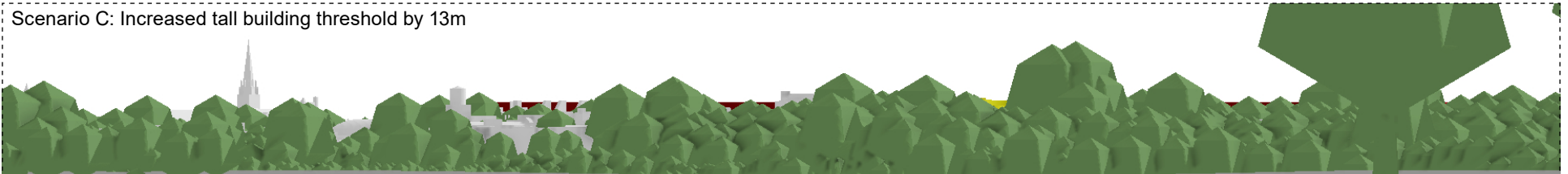
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW J - WORTS' CAUSEWAY / SHELFORD ROAD

Mid-range panoramic view - Highly Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

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

Impact assessment:

- **Scenario A (19m):**

negligible impact

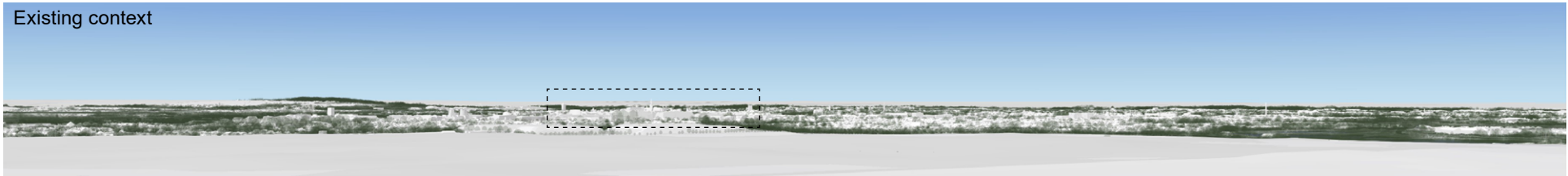
- **Scenario B (25.5m):**

significant impact in parts of the area - development in the northern part of the Area of Search may obstruct views to the existing roofscape and potentially urbanise the skyline. Development in the central and southern parts of this Area of Search may blend in with the higher development to the west and south of the station.

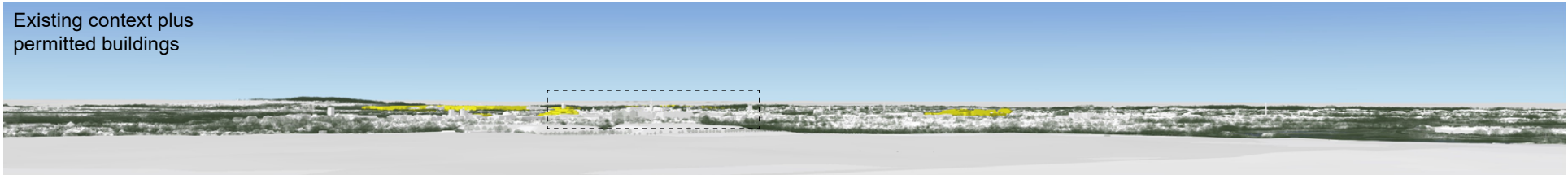
- **Scenario C (32m):**

significant impact - development would be prominently visible on the skyline, interfere with views to historic landmarks, and may affect the character of the skyline.

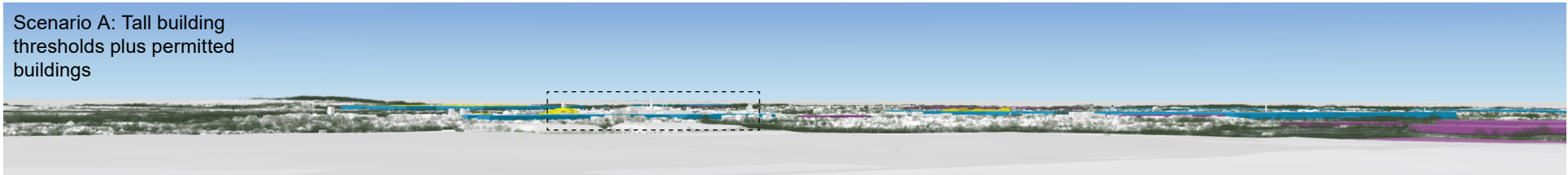
Existing context



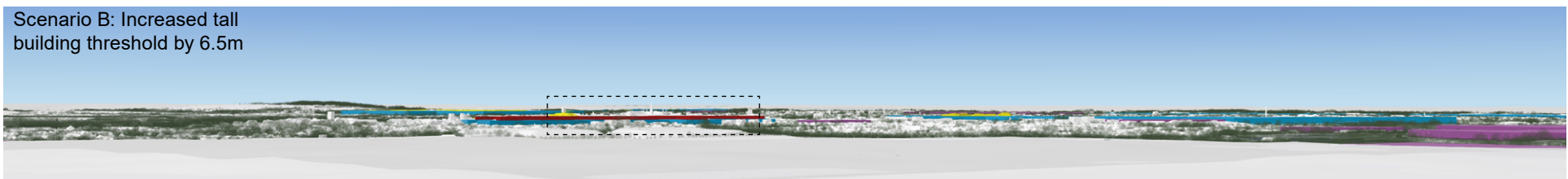
Existing context plus permitted buildings



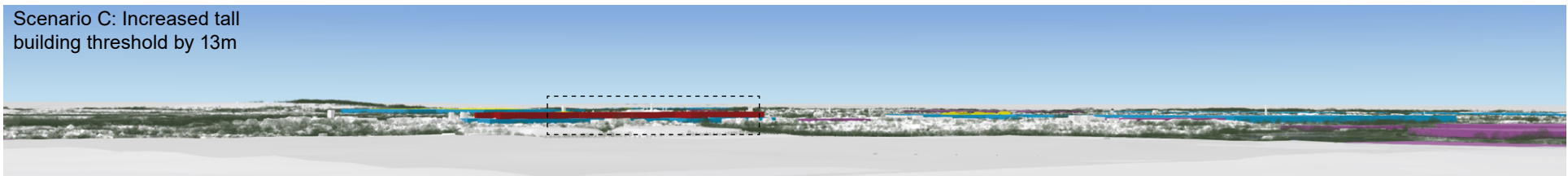
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

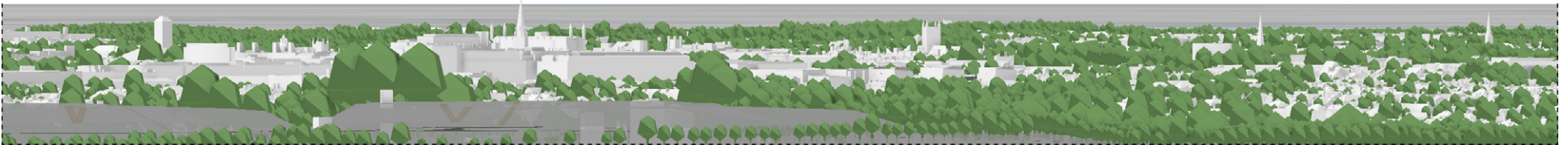


Scenario C: Increased tall building threshold by 13m

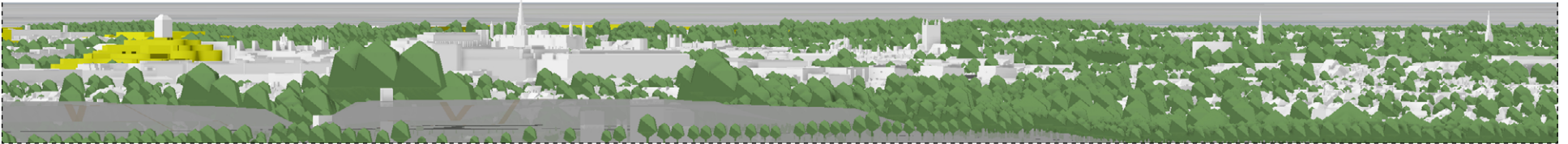


Magnified view onto the historic core

Existing context



Existing context plus permitted buildings



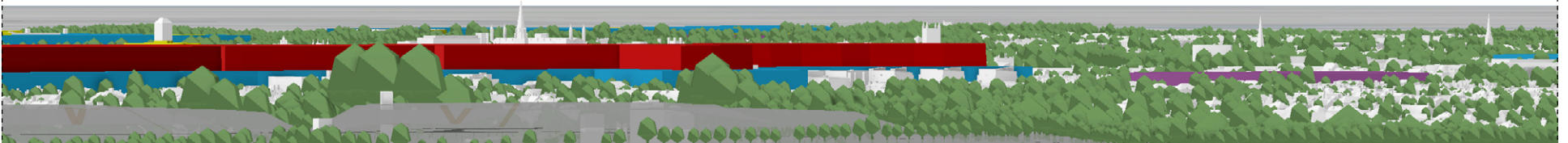
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW E - LIMEKILN ROAD

Long range panoramic view - Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

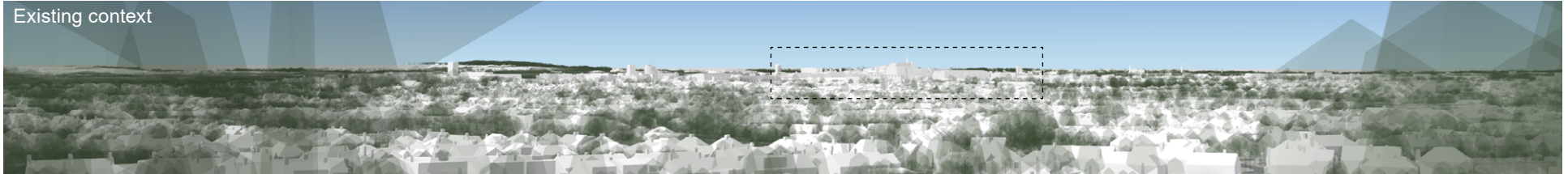
Impact assessment:

- **Scenario A (19m):**
negligible impact - development blends in with similar height development to the back
- **Scenario B (25.5m):**
significant impact in parts of the area - development in the northern and southern part of the area may become a notable feature in the foreground of the historic core, stand prominently against the tree cover and horizon line, have an urbanising effect, and detract from the character of this view. Only in central parts may they blend in with the higher development to the west of the station.
- **Scenario C (32m):**
significant impact - development in all parts of the Area of Search will rise above the horizon line and form a prominent skyline feature that interferes with the character of the historic core skyline and its landmarks.

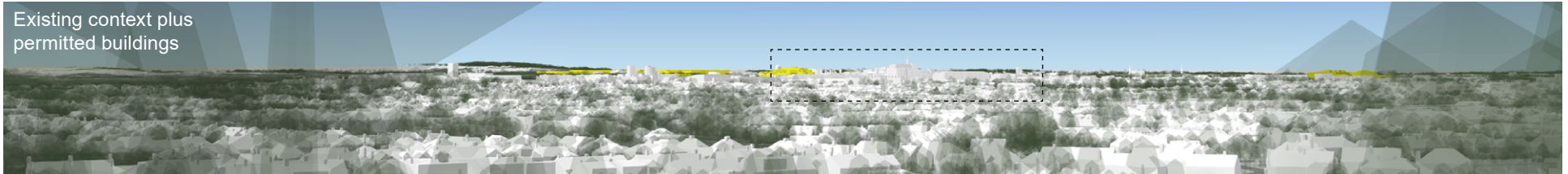
Strategic View E - Limekiln Road

Long range panoramic view - Sensitive

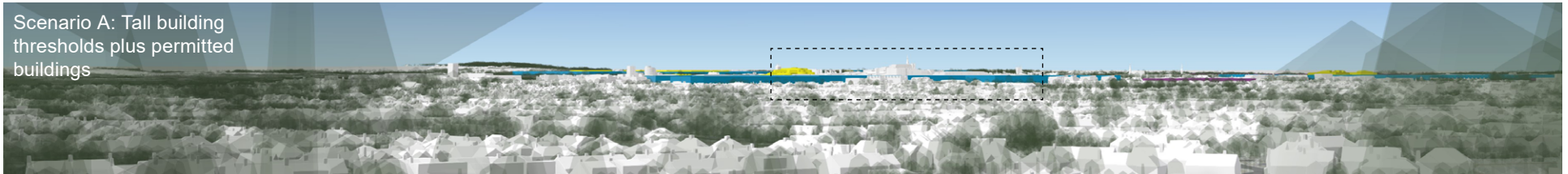
Existing context



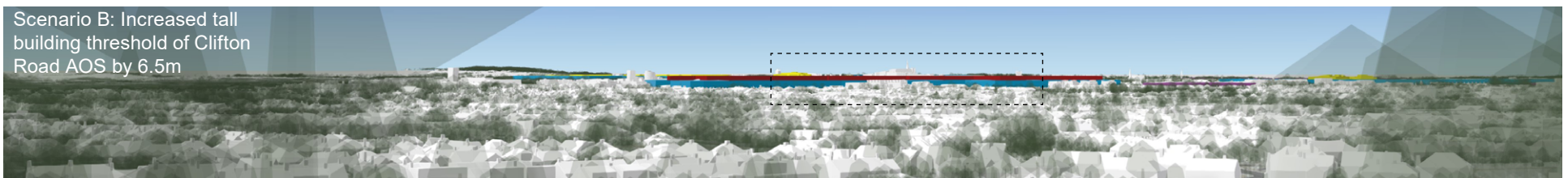
Existing context plus permitted buildings



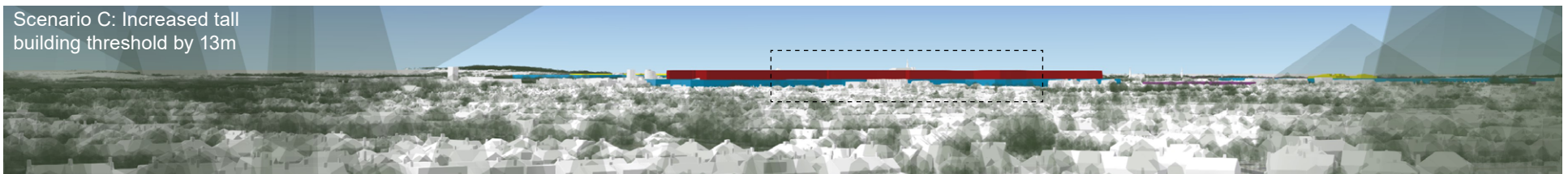
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold of Clifton Road AOS by 6.5m



Scenario C: Increased tall building threshold by 13m



Magnified view onto the historic core

Existing context



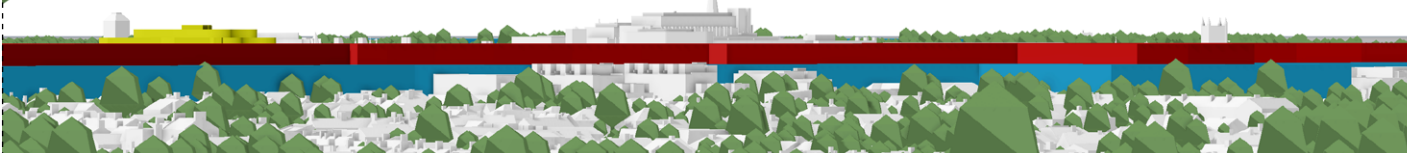
Existing context plus permitted buildings



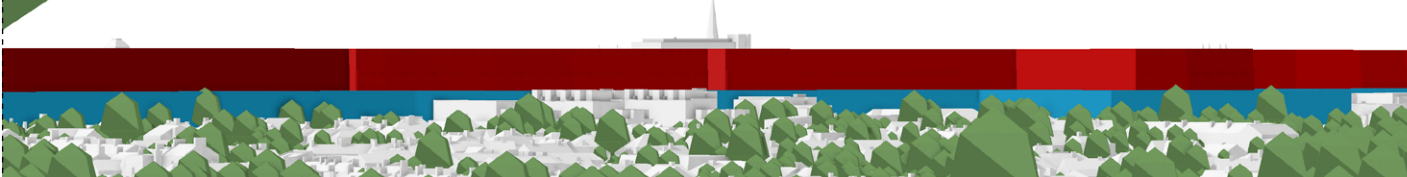
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold of Clifton Road AOS by 6.5m



Scenario C: Increased tall building threshold by 13m



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STRATEGIC VIEW F - LITTLE TREES HILL, MAGOG DOWN

Very long range panoramic view - Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

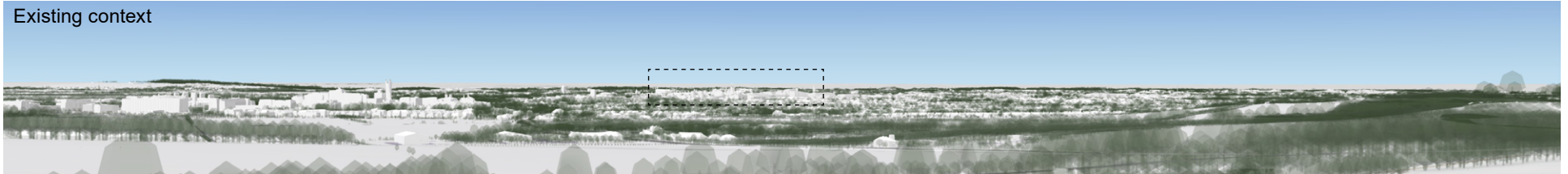
Impact assessment:

- **Scenario A (19m):**
negligible impact - development blends in with similar height development to the back
- **Scenario B (25.5m):**
significant impact in parts of the area - development in the northern and southern part of the area may become a notable feature in the foreground of the historic core and detract from the city centre roofscape and landmarks. Only in central parts may it have limited impact as it blends in with the higher development to the west of the station.
- **Scenario C (32m):**
significant impact - development in all parts of the area would be prominently visible, provide a new skyline feature in the foreground of the historic centre and/or its setting, and detract from the ensemble of historic landmarks, their setting, and the character of this view.

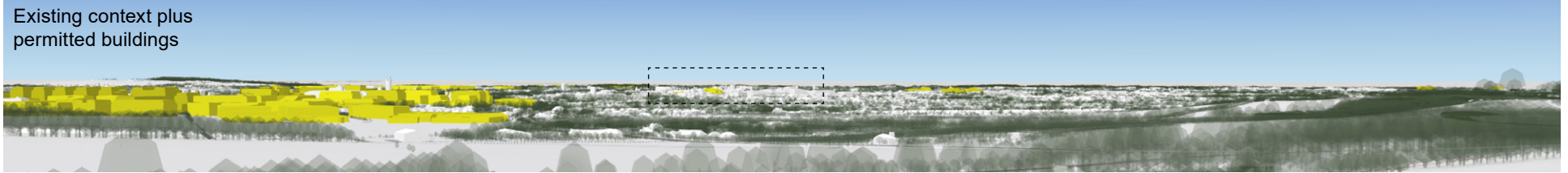
Strategic View F - Little Trees Hill, Magog Down

Very Long range panoramic view - Sensitive

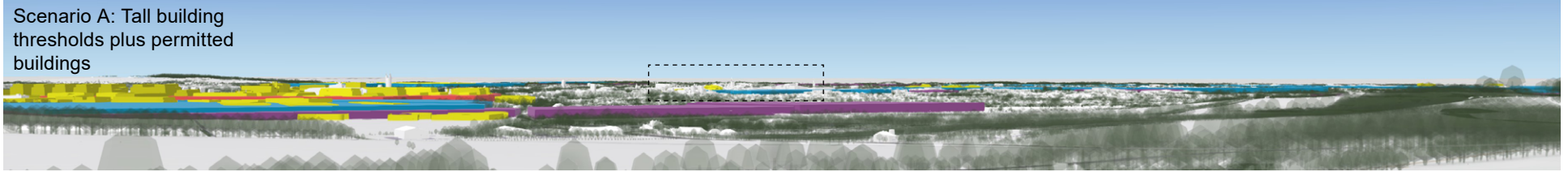
Existing context



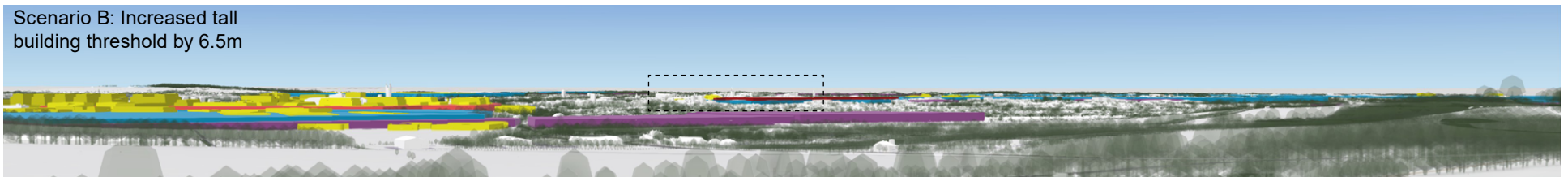
Existing context plus permitted buildings



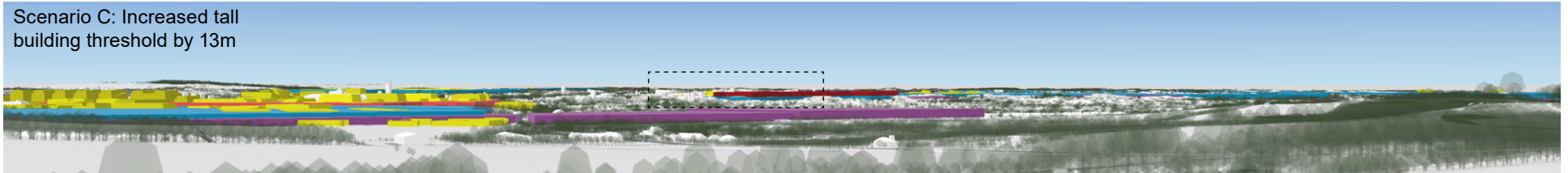
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



Magnified view onto the historic core

Existing context



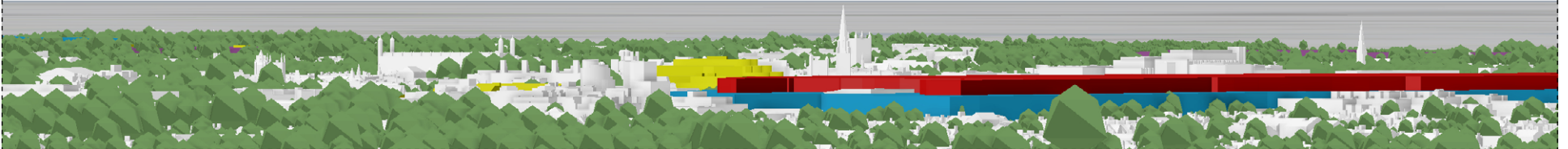
Existing context plus permitted buildings



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



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STRATEGIC VIEW I - SHELFORD ROAD BELOW LIMEPIT HILL

Very long range panoramic view - Sensitive

Relation to the historic core:

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

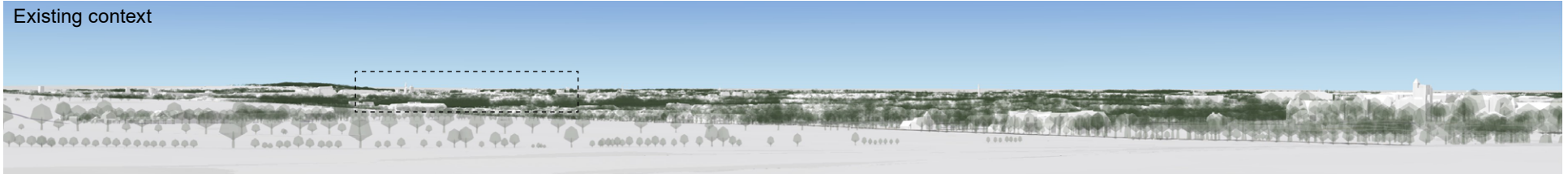
Description of visual sensitivity:

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

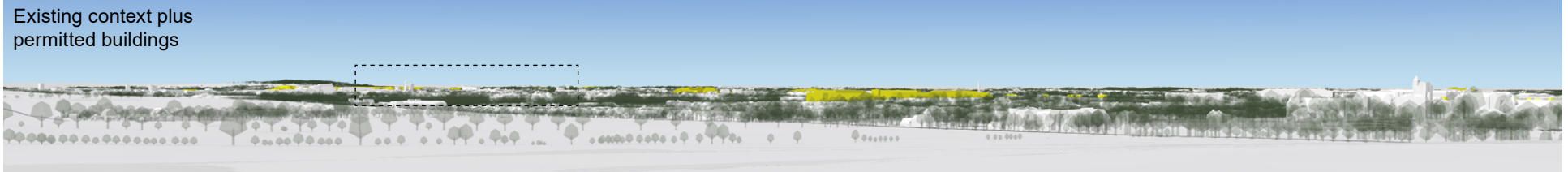
Impact assessment:

- **Scenario A (19m):**
negligible impact - development blends in with similar height development in the background.
- **Scenario B (25.5m):**
significant impact in parts of the area - development in the northern part may appear in front of some historic landmarks and the historic core roofscape and may have an urbanising effect on the leafy skyline. Further south, development may visually blend in with the generally raised development west of the station.
- **Scenario C (32m):**
significant impact - development in the northern part would be prominently visible, detract or block views to above historic landmarks, and break the skyline. In the central part, development would provide a notable skyline feature that may blend in with the raised height around the station. Further south, this scenario may interfere with the horizon line and create an overly dominating accent.

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

