

Building Height

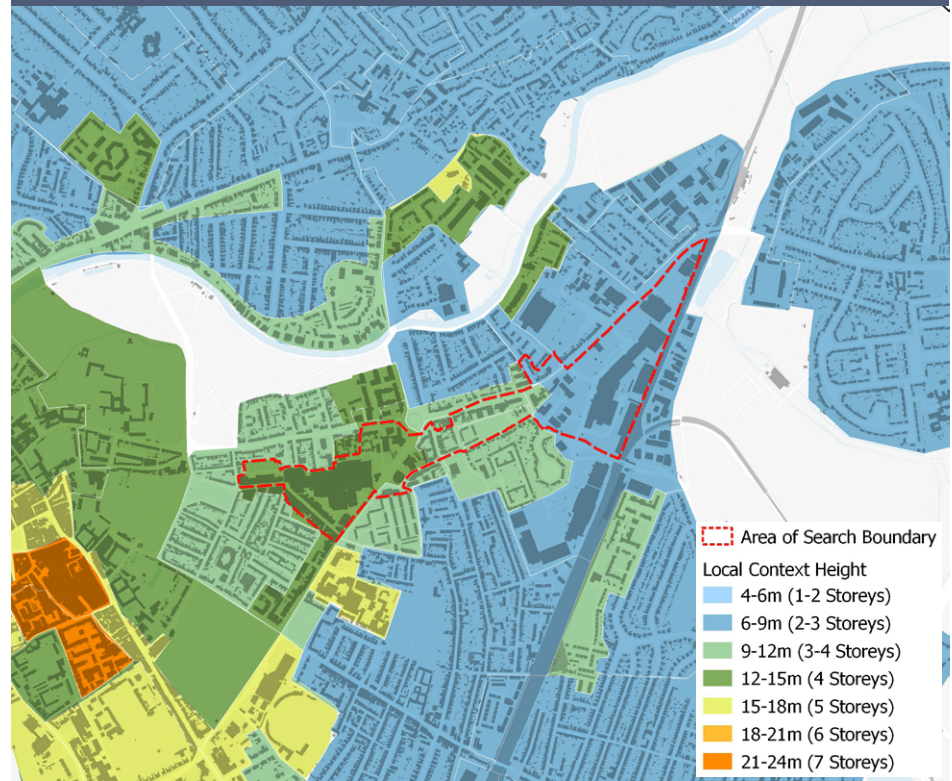


Existing Building Heights

Most developments within the Areas of Search range from 2 storeys (7-10 m) to 5-6 storeys (16-22 m) in height. Building heights increase towards the west, approaching the historic core. Adjoining areas to the north, south and east are generally lower height, ranging from 2-3 storeys (7-13m). The exception is

the area west of Elizabeth Way where heights range between 4 and 6 storeys (13-22m).

Context Height

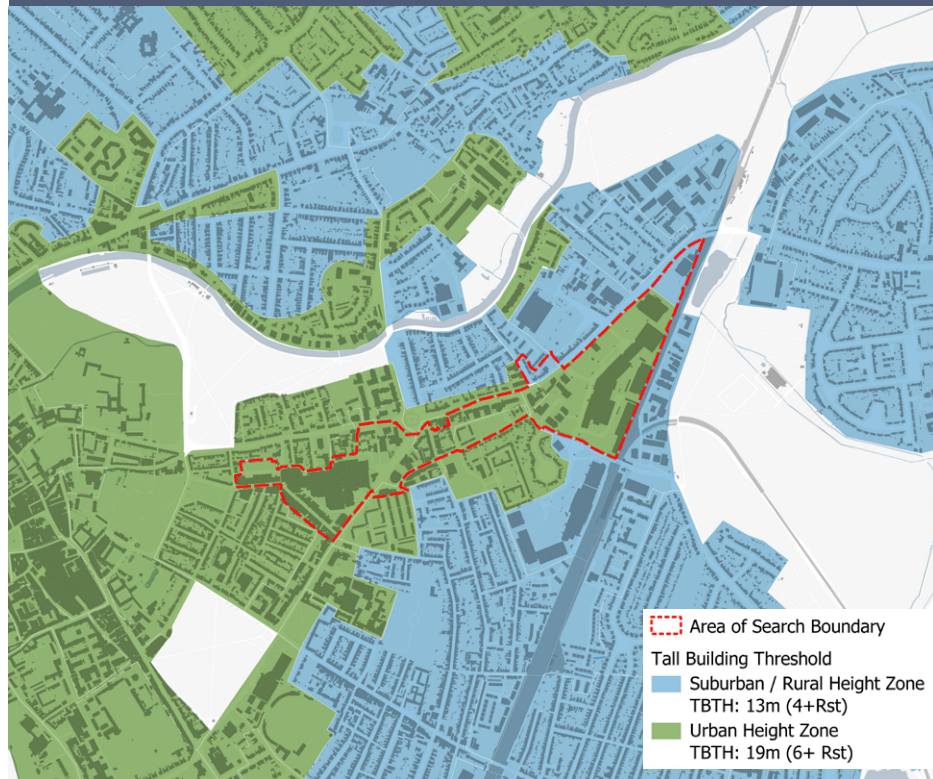


Existing Local Context height

The surrounding area comprises a range of Local Context Heights, with context heights ranging between 6-9m (2-3 storeys) to 12-15m (4 Storeys). Context Heights are greater to the west and north of the Area of Search and lower in the east.

In the west of the Area of Search, primarily the Grafton shopping centre, building heights ranges between 15-18m (5 storeys). While, in the east of the area of search, the context is quite modest, with context height between 6-9m (2-3 storeys).

Tall Building Threshold



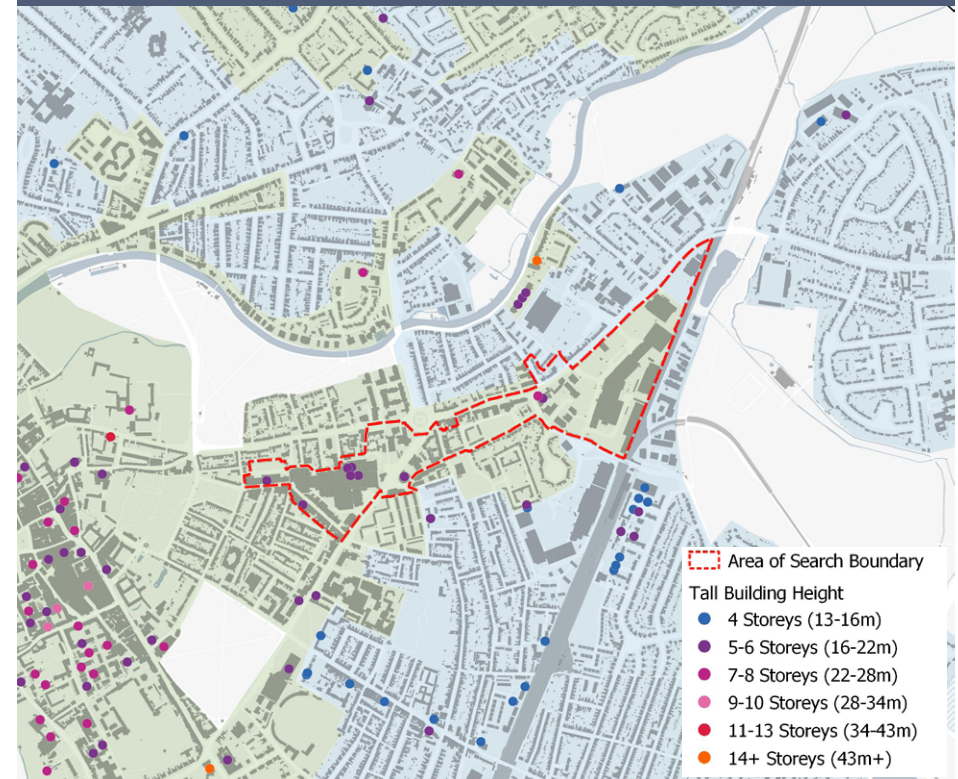
Tall Building Threshold

The Area of Search has been identified as part of the Urban Height Zone. This increases the height band towards the east of the area from the existing context heights to an average of 15-18m (5 storeys) so as to reflect on the opportunity of the area and continuous height context along

the Newmarket road between the Grafton shopping centre and the Retail Park.

The tall building threshold for the Areas of Search are 19m and 13m respectively.

Existing Tall Buildings

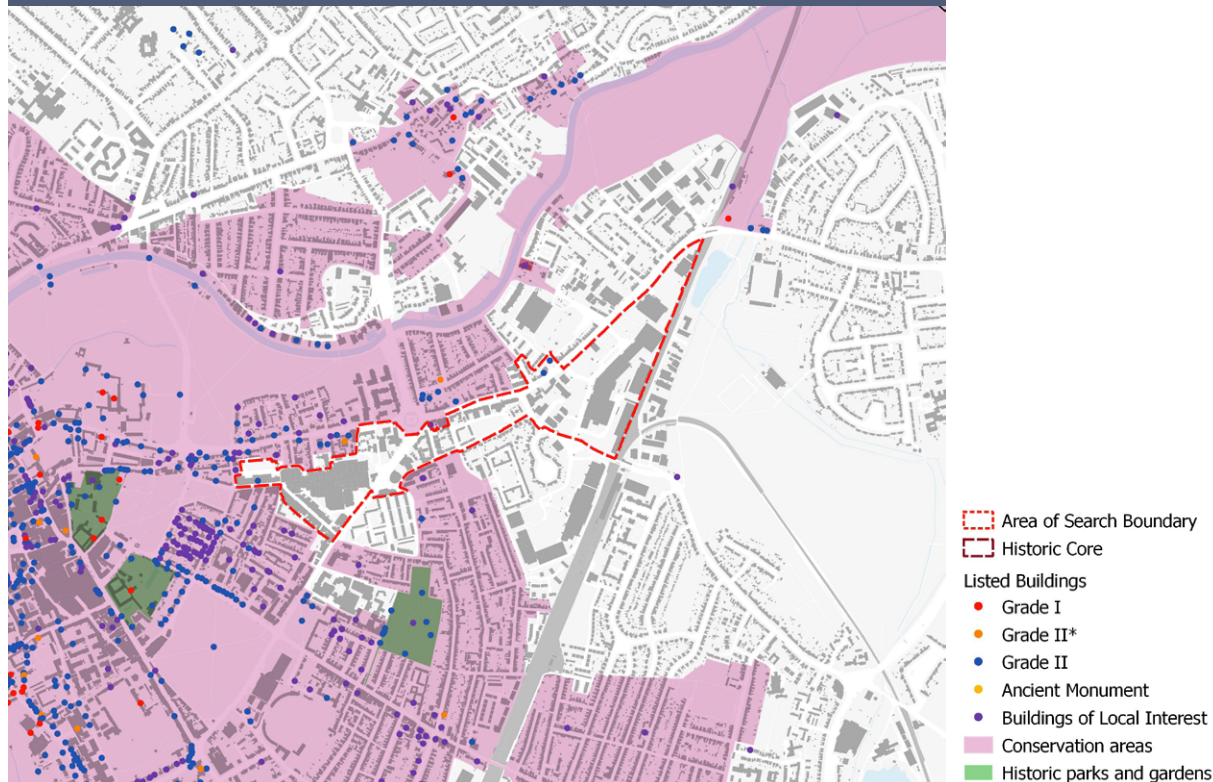


Existing Tall Building

Currently, there are five tall structures in the area that exceed the designated tall building threshold, the tallest is the Premier Inn hotel, standing at 22.3 meters. There are few tall structures in the surrounding area, with the only concentration of tall buildings located along Cromwell Road

to the southeast. The tallest structure in the area is the chimney of the Cambridge Museum of Technology (53m) to the north of the site.

Heritage Designations



Heritage Designations

The site does not contain any conservation areas, however there are three Grade II listed structures within the area:

- 17 Fitzroy Street
- 247 Newmarket Road
- Cambridge Gas Company War Memorial

The area borders or is in close proximity to several conservation areas, including Riverside and Stourbridge Common, The Kite, and Mill Road conservation area. There are also few Grade II* & II Registered Park and Gardens in proximity to the area of search, likely the Emmanuel

College, Christ's College and Mill Road Cemetery, located to the west and south of the site.

Heritage assets include one Grade I Listed Building, two Grade II* Listed Buildings, and several Grade II* and locally listed buildings nearby.

Airport Safeguarding Zones

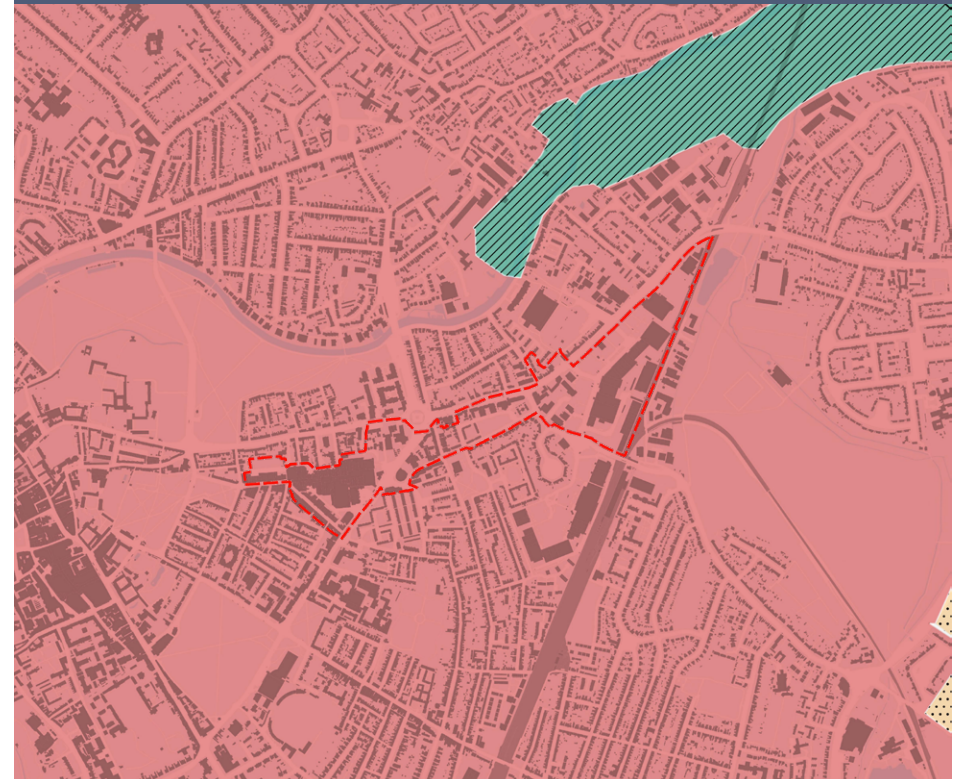


Airport Public Safety and Air Safeguarding Zones

The area is near Cambridge Airport and falls within a safeguarding zone, where any development exceeding 15m in height must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before 2030, which will negate this requirement in the future.

- Area of Search Boundary
- Airports and aerodromes
- Cambridge Airport Public Air Safety Zone
- Cambridge Airport Safeguarding Zones
- Heights for Consultation (above ground level)
- Any structures greater than 90m
- Any structures greater than 45m
- Any structures greater than 15m
- Any structures greater than 10m
- All Structures

Landscape Character Types

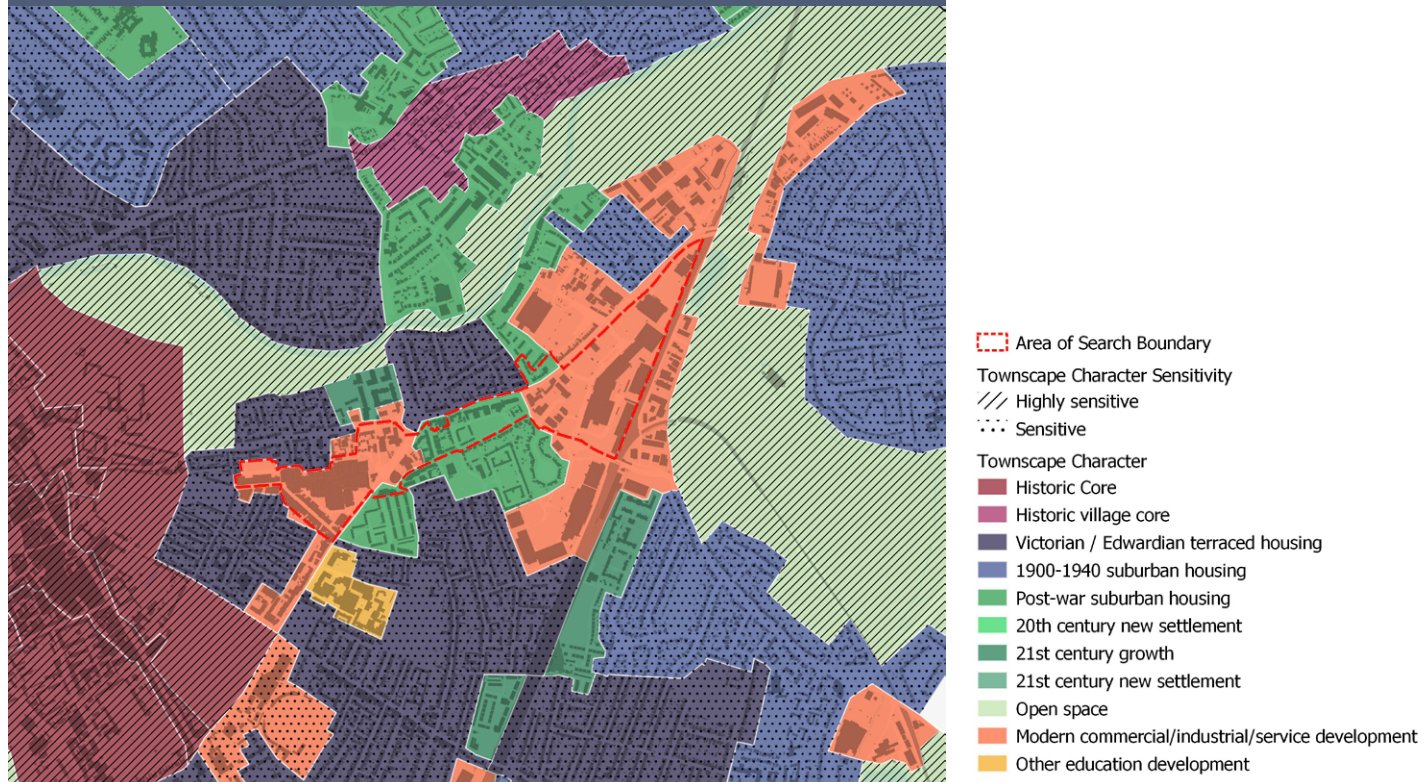


Landscape Character and Sensitivity

The Area of Search is situated in the Cambridge Urban Area Landscape Character Area and is in close proximity to River Valleys to the north which is categorised under highly sensitive Landscape Character.

- Area of Search Boundary
- Landscape Sensitivity
- Highly Sensitive
- Sensitive
- Landscape Character
- Cambridge Urban Area
- River Valleys

Townscape Character Types



Townscape Character and Sensitivity

The Area of Search contains and adjoins the following character areas which are not sensitive to change:

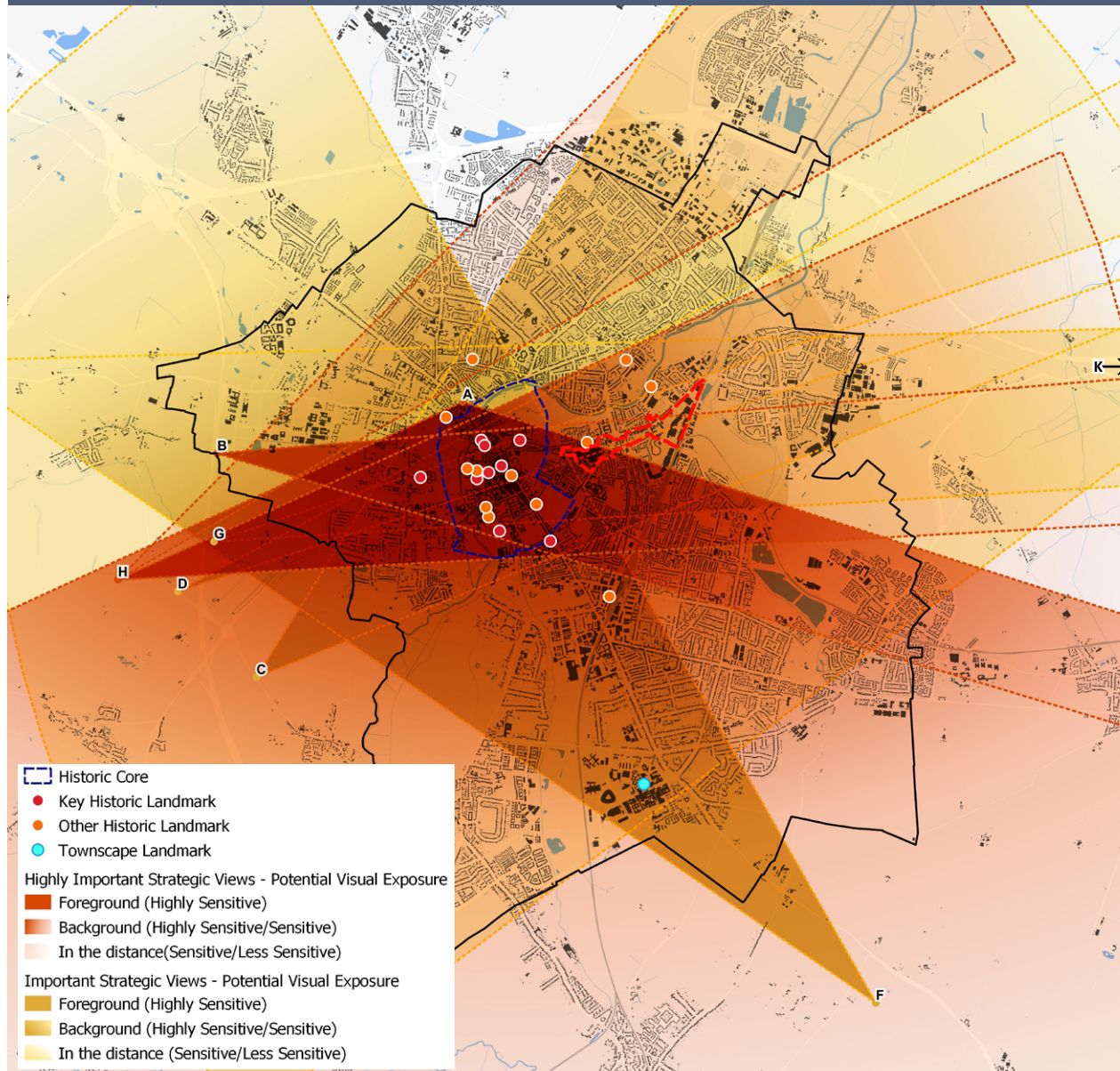
- Modern commercial/industrial/service development
- Post-war suburban housing
- Other education development
- 21st century growth

The area borders a number of townscape areas that are sensitive or highly sensitive to change:

- Victorian / Edwardian terraced housing to the north and south (sensitive)
- 1900 - 1940 suburban housing to the north (sensitive)

- Open space to the east (highly sensitive)

Strategic View Cones to historic city centre core landmarks



Affected Strategic View Cones

The site is in the *foreground* of following strategic view cones to the historic city centre:

Sensitive Views

- View K: Very long range glimpsed view from Little Wilbraham Road over A14

The site is in the *backdrop* of strategic view cones to historic city centre:

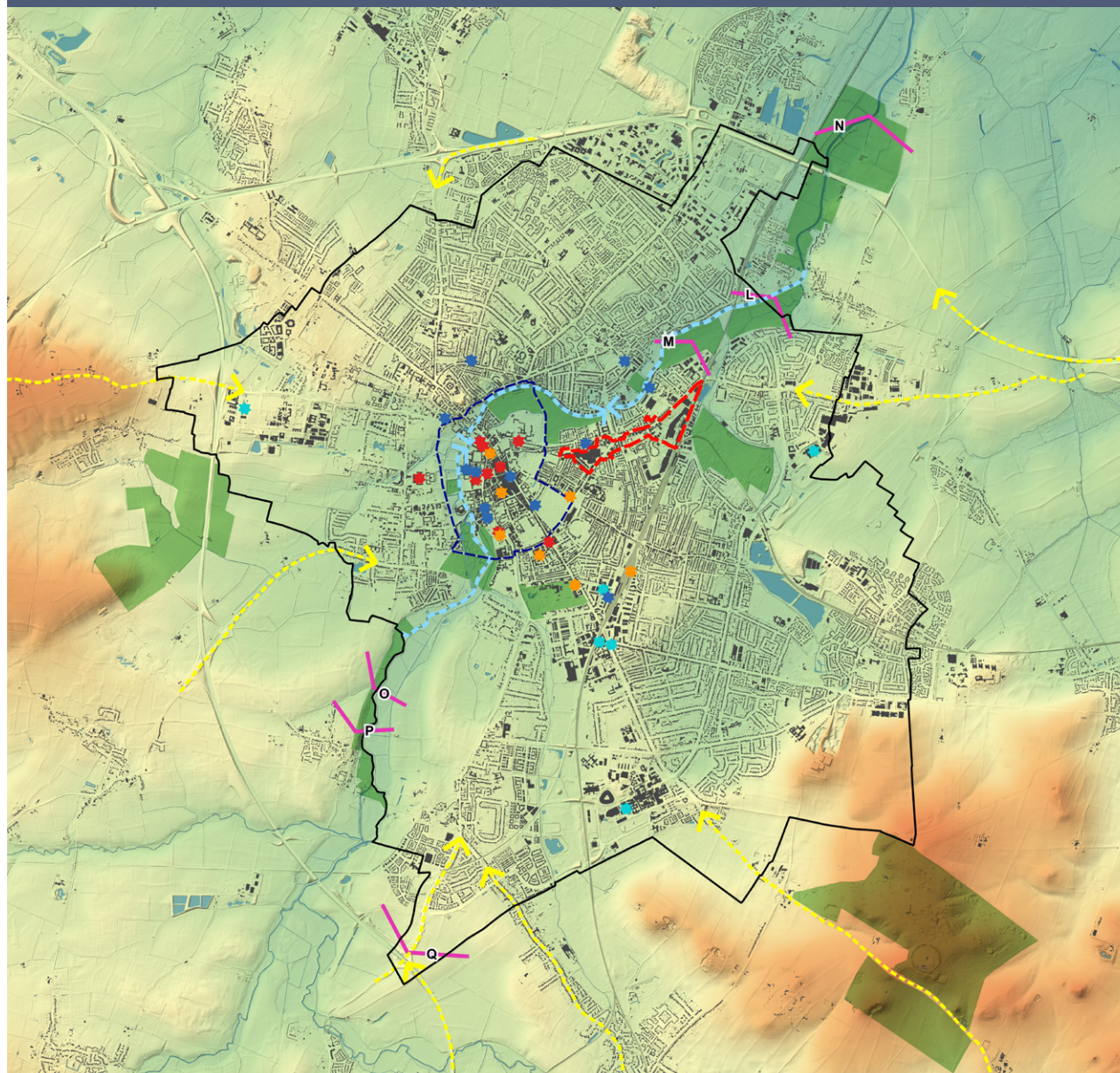
Highly Sensitive Views

- View A: Short range panoramic view from Castle Mound.
- View B: Mid-range glimpsed view from Coton Footpath over the M11.
- View H: Long range panoramic views from Redmeadow Hill.

Sensitive Views

- View C: Very long range panoramic view from Coton Road.
- View D: Long range panoramic view from Grantchester Road.
- View F: Very long range panoramic view from Little Trees Hill, Magog Down.
- View G: Mid-range panoramic view from M11 between junctions 12 and 13.

Dynamic open space and approach views



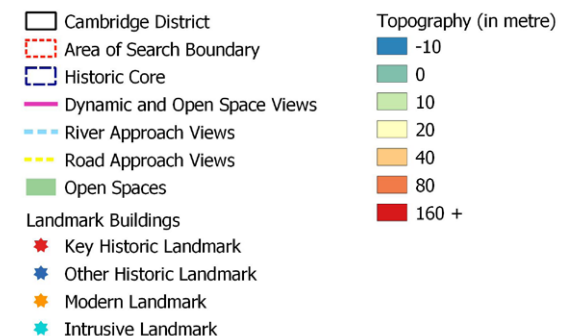
Dynamic Open Space & Approach Views

The Area of Search may be visible from certain River Approach Views from the north and the west. Specifically Views L (from Ditton Meadows) and View M (from **Stourbridge Common**) may be affected and should be tested.

The Jesus Green, Midsummer Common, Logan's Meadow, Stourbridge Common, Ditton Meadows and Coldham's Common are among the open spaces that may offer views to Area of Search.

Approach views looking towards the area include the A14, Newmarket Road (A1134), Madingley Road (A1303), Barton Road (A603), Hauxton Road (A1309), and Babraham / Hills Road (A1307).

There are two Historic landmarks in close proximity of the site: Christ Church on Christchurch Street and the Chimney at Cambridge Museum of Technology.



Zone of Theoretical Visibility - Tall Building Threshold



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

VIEWSHED ANALYSIS

The View shed analysis shows potential visibility of buildings of 25.5m (8 Storeys) in the Area of Search from surrounding local context. It especially highlights the visual prominence of taller development in this Area of Search from open spaces and the river.

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

■ Area of Search
■ Zone of Theoretical Visibility
■ Open Spaces

STRATEGIC VIEW TESTING - NEWMARKET ROAD

STRATEGIC VIEW A - CASTLE MOUND

Short range panoramic view - Highly Sensitive

Relation to the historic core:

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.

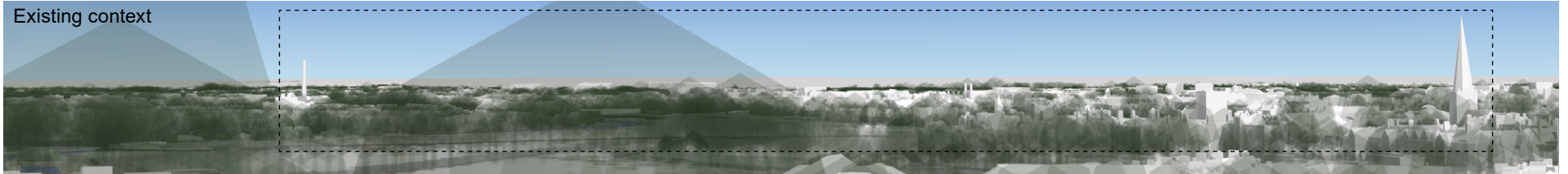
Impact assessment:

- **Scenario A (19m):**
negligible impact
- **Scenario B (25.5m):**
moderate impact - development in all parts of the areas of search will provide a modest new skyline feature that will be visible above the treeline, may interfere with the horizon line, and have an urbanising effect on the character of this view. The impact is magnified in the southwestern part of the Area of Search.
- **Scenario C (32m):**
significant impact - development will provide a significant new skyline accent that will be strongly visible above the treeline, break the horizon line, detract from the verdant setting of historic landmarks, and have an urbanising effect on the character of this view. The impact is greater in the southwestern part of the site, which is in the middle ground, and lesser in the northeastern part, which remains more in the background.

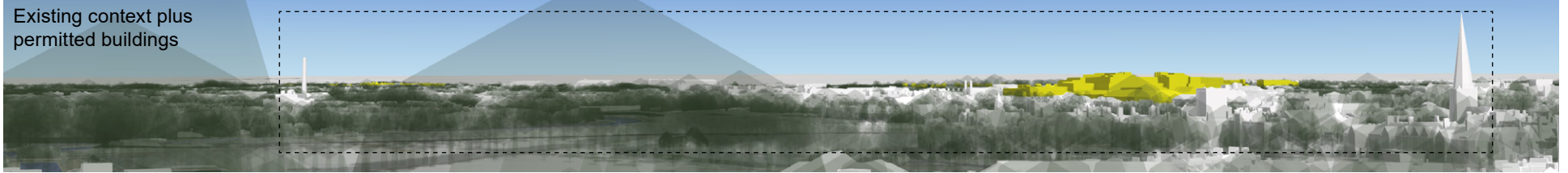
Strategic View A - Castle Mound

Short range panoramic view - Highly Sensitive

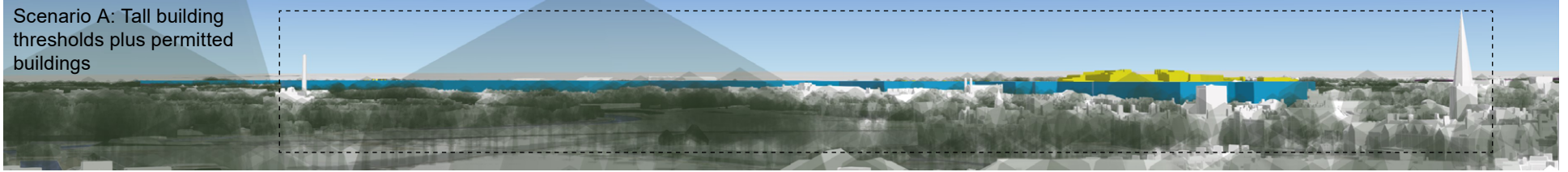
Existing context



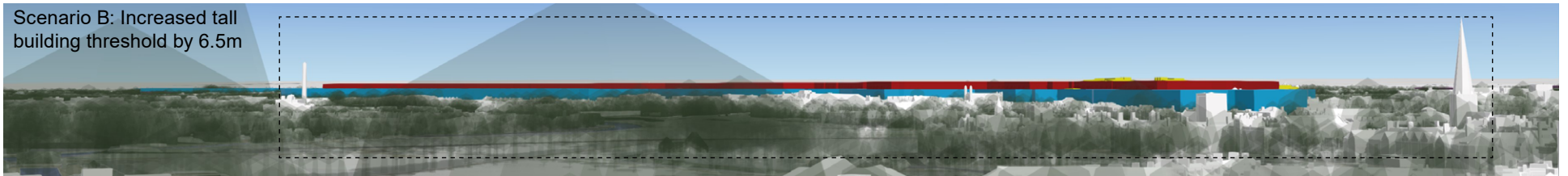
Existing context plus permitted buildings



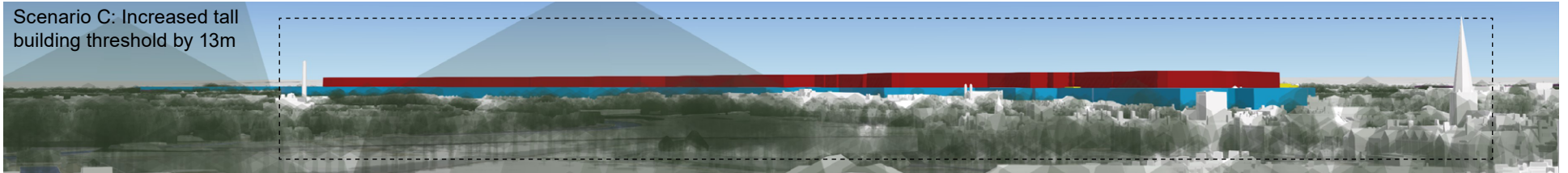
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

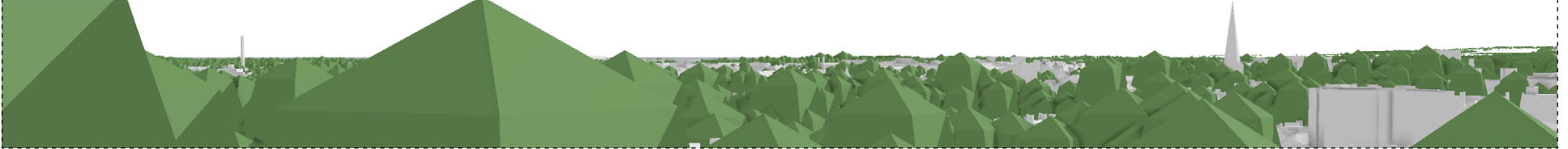


Scenario C: Increased tall building threshold by 13m

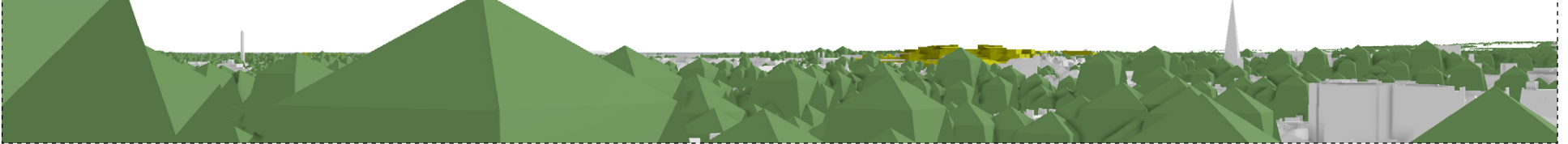


Magnified view onto the historic core

Existing context



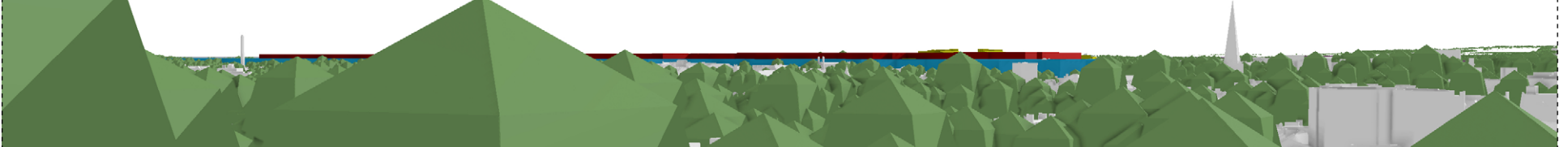
Existing context plus permitted buildings



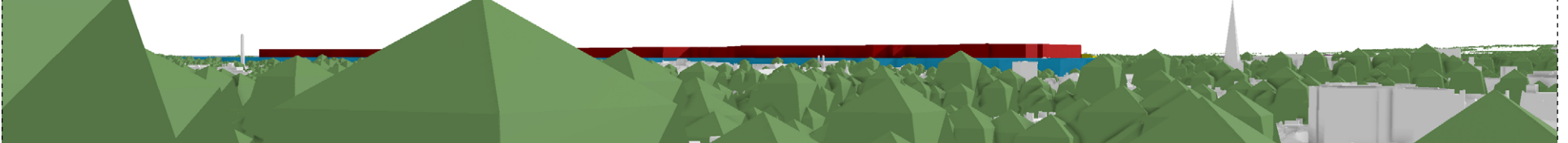
Scenario A: Tall building thresholds plus permitted buildings



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:

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

Description of visual sensitivity:

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

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

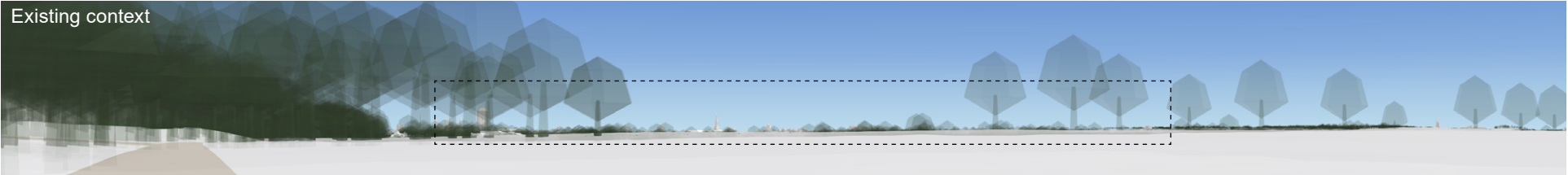
Impact assessment:

- **Scenario A (19m):**
no discernible impact.
- **Scenario B (25.5m):**
no discernible impact due to tree cover.
- **Scenario C (32m):**
no discernible impact due to tree cover.

Strategic View B - Coton Footpath over the M11

Mid-range glimpsed view - Highly Sensitive

Existing context



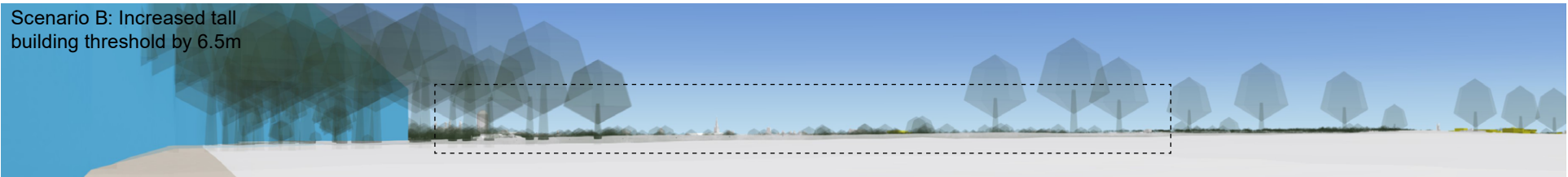
Existing context plus permitted buildings



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

