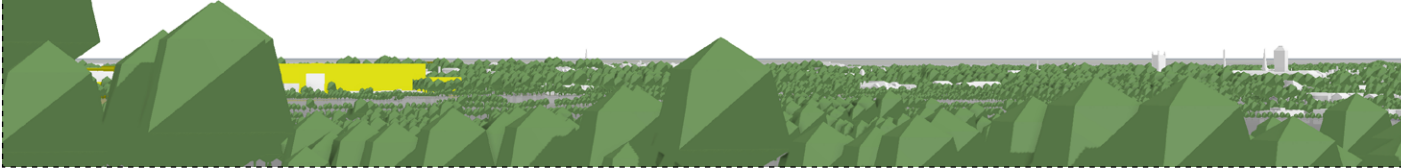


Magnified view onto the historic core

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:

Northern and eastern part of Area of Search is situated in the background of the ensemble of landmarks in the historic core.

Description of visual sensitivity:

Separation between Addenbrooke's complex/historic core/Cambridge East is key for legibility of the historic core. The Historic Core stands out in the visual landscape, with the University Library tower and Holy Trinity Church rising above the surrounding trees, symbolising Cambridge's distant vistas where these landmarks are visible through gaps in the foliage.

Impact assessment:

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

negligible impact - development remains within the realm of heights of existing buildings, and its impact will be negligible if it avoids conspicuous design with large uniform massing or bright or reflective surfaces at the top.

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

significant impact in parts of the area - developments in the northeastern part of the area may appear behind or near the tower of the University Library, have an urbanising effect on its backdrop, and affect the legibility and setting of this historic landmark building. Development in other parts of the area may block out the rural backdrop of the city and affect the wider setting of Cambridge city centre.

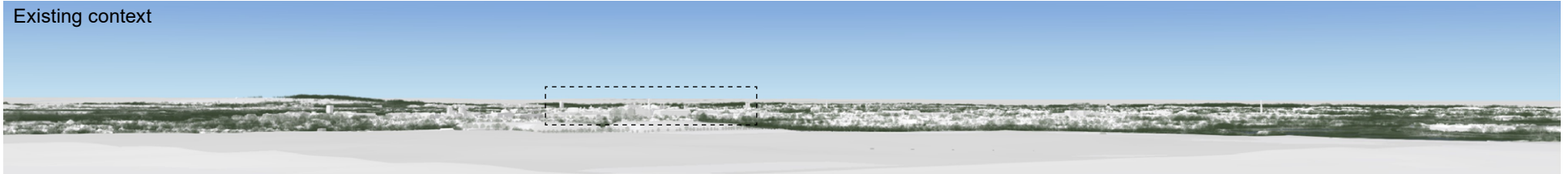
- **Scenario C (32m):**

significant impact - developments in the northeastern part of the area may appear behind or near the tower of the University Library, compete and strongly detract from this historic landmark building and its setting. Development in other parts of the area may conspicuously dominate the backdrop of this view, compete with the modest-height historic landmark buildings in the city centre, and erode the rural landscape setting of Cambridge city centre.

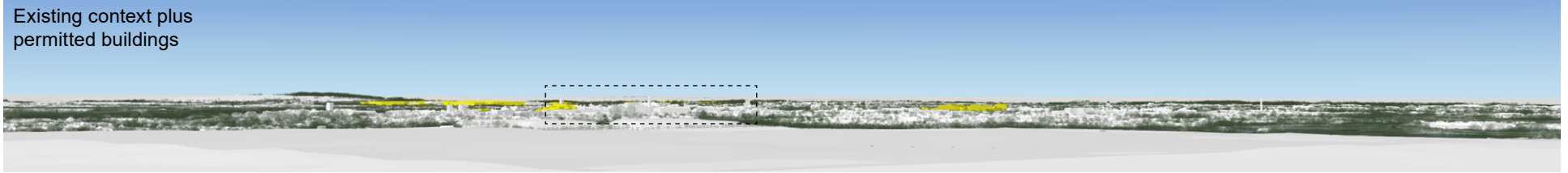
Strategic View J - Worts' Causeway / Shelford Road

Mid-range panoramic view - Highly Sensitive

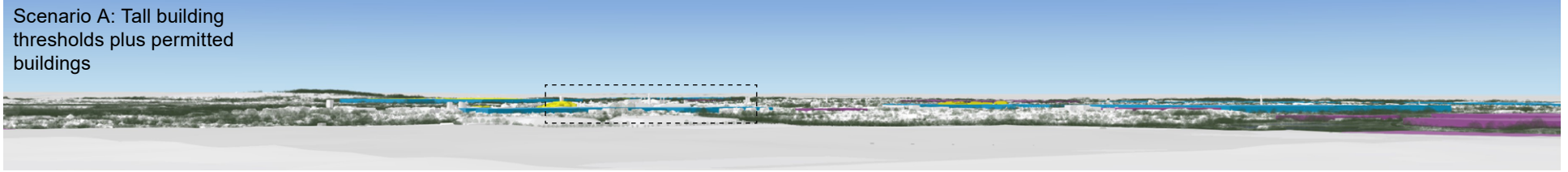
Existing context



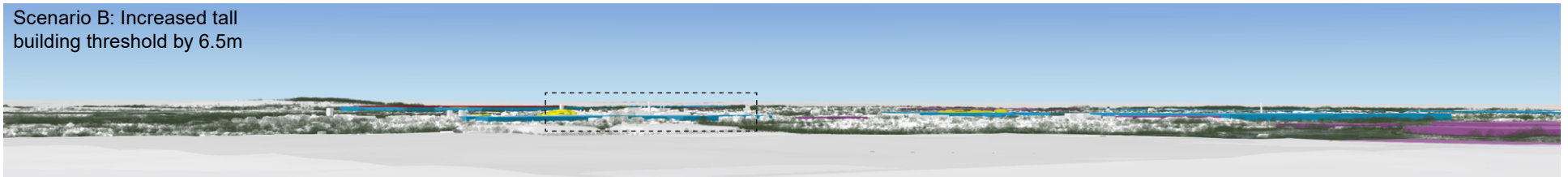
Existing context plus permitted buildings



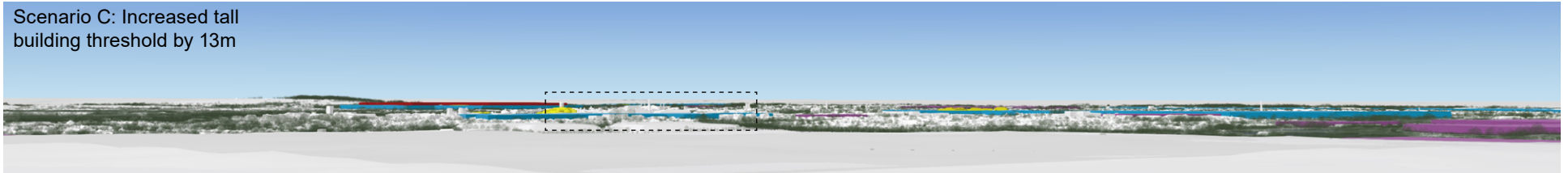
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

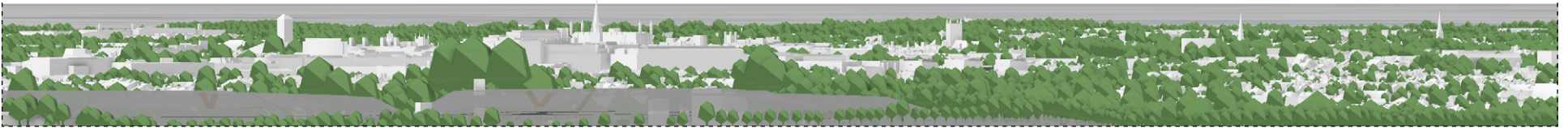


Scenario C: Increased tall building threshold by 13m



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 E - LIMEKILN ROAD

Long range panoramic view - Sensitive

Relation to the historic core:

The northern part of Area of Search is situated in the backdrop of the historic city centre landmarks.

Description of visual sensitivity:

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

Impact assessment:

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

negligible impact - development blends in with the existing context.

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

moderate impact - development across the area will interfere with/break the horizon line and have an urbanising effect on the backdrop of the view to the city centre, yet without interfering or detracting from historic landmarks.

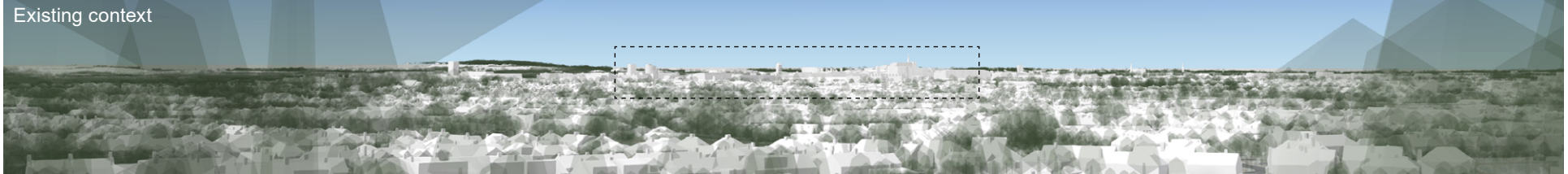
- **Scenario C (32m):**

significant impact - development across the area will notably break the horizon line and establish a new height accent. Individual development in the northern and eastern parts of the area will compete and detract from the tower of the University Library. The cumulative effect of multiple developments of this height would fragment the skyline and dominate the backdrop of the city, degrading the significance of this view further.

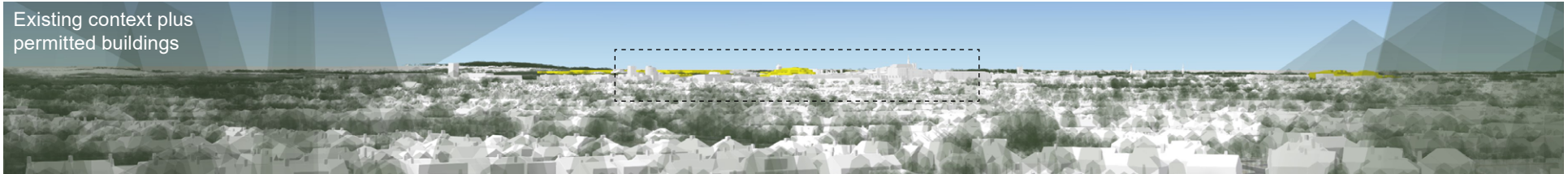
Strategic View E - Limekiln Road

Long range panoramic view - Sensitive

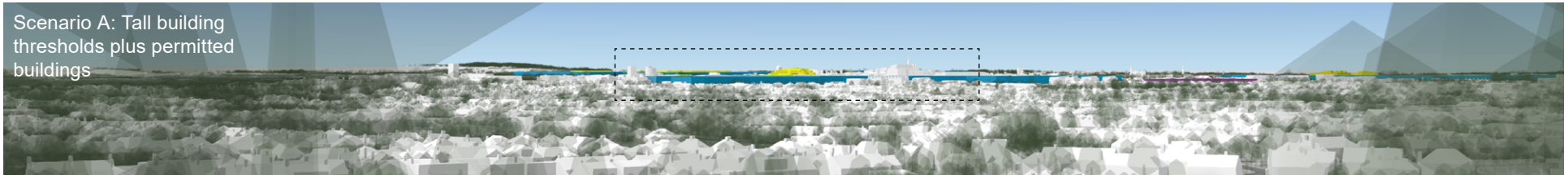
Existing context



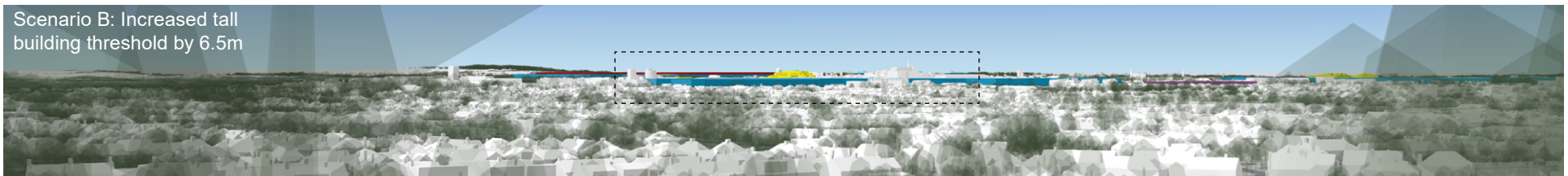
Existing context plus permitted buildings



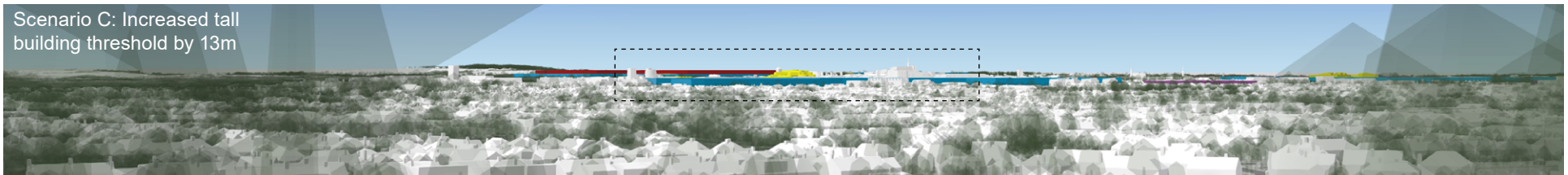
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold 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 F - LITTLE TREES HILL, MAGOG DOWN

Very long range panoramic view - Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

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

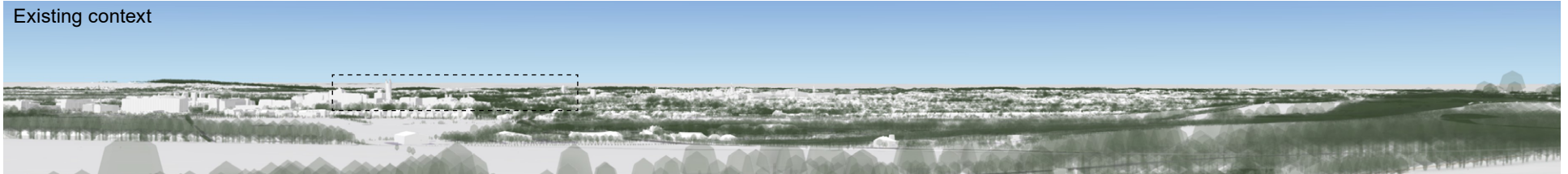
Impact assessment:

- **Scenario A (19m):**
negligible impact - development blends in with the existing context.
- **Scenario B (25.5m):**
moderate impact - development appears in the backdrop to the Addenbrooke's campus and urbanises its backdrop, thereby affecting the setting of Cambridge as a city nested in the landscape. Development would stay clear of interfering with the skyline of the historic city centre or breaking the horizon line.
- **Scenario C (32m):**
significant impact - development appears dominant in the backdrop to the Addenbrooke's campus, urbanises the backdrop of the view, and affects the setting of the city as nested in the landscape. Development would stay clear of interfering with the skyline of the historic city centre, but development in the northeastern area may compete with the tower of the University Library.

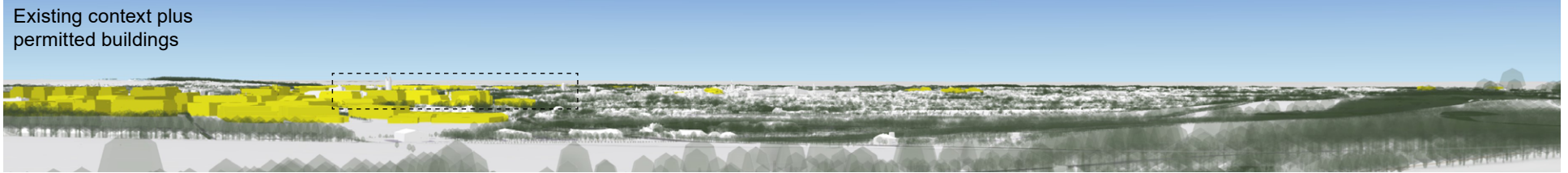
Strategic View F - Little Trees Hill, Magog Down

Very Long range panoramic view - Sensitive

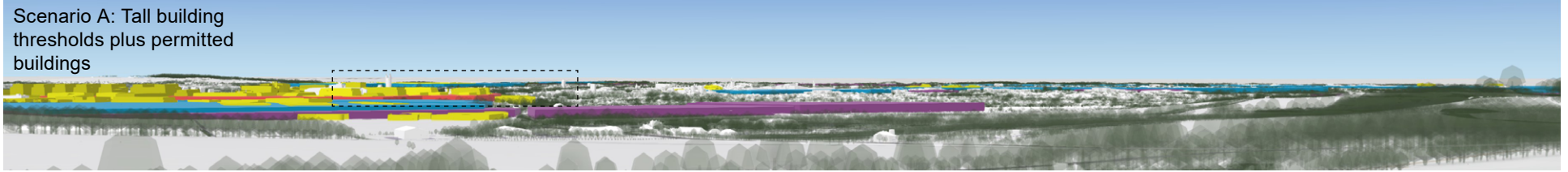
Existing context



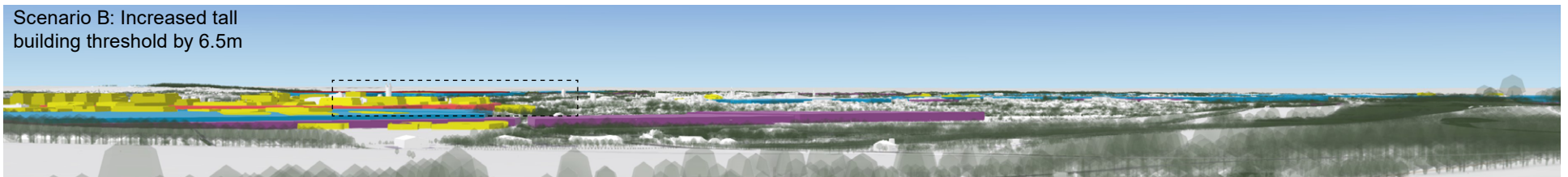
Existing context plus permitted buildings



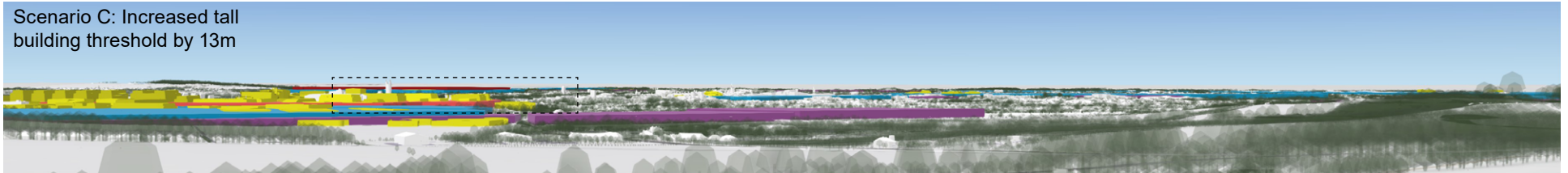
Scenario A: Tall building thresholds plus permitted buildings



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



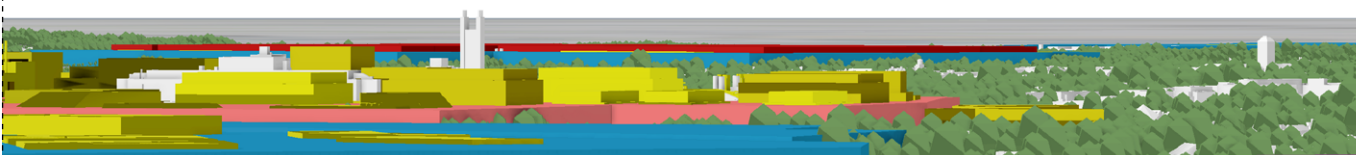
Existing context plus permitted buildings



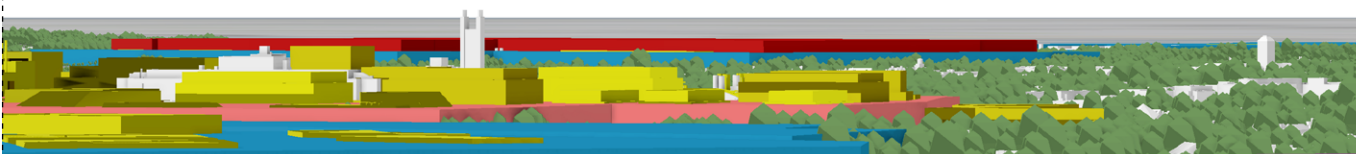
Scenario A: Tall building thresholds plus permitted buildings



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:

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

Description of visual sensitivity:

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

Impact assessment:

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

negligible impact - development blends in with the existing context.

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

significant impact in parts of the area - developments in the eastern part of the area may urbanise and dominate the backdrop of the historic centre landmarks and affect their setting, specifically the University Library tower, the Church of Our Lady and English Martyrs, and King's College Chapel. Development in the western part may have lesser or no impact on this view as it would be situated away from city centre landmarks and blend in with development of greater height at the station.

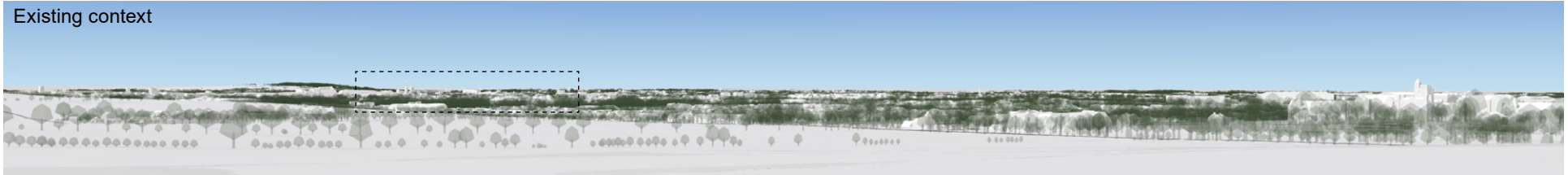
- **Scenario C (32m):**

significant impact - developments in the eastern part of the area will rise above the horizon line, dominate the backdrop, and detract from historic centre landmarks and their rural setting, specifically the University Library tower, the Church of Our Lady and English Martyrs, and King's College Chapel. Development in the western part also interferes with the horizon line and urbanises the backdrop of the city centre, weakening the significance of historic city centre landmarks in this view.

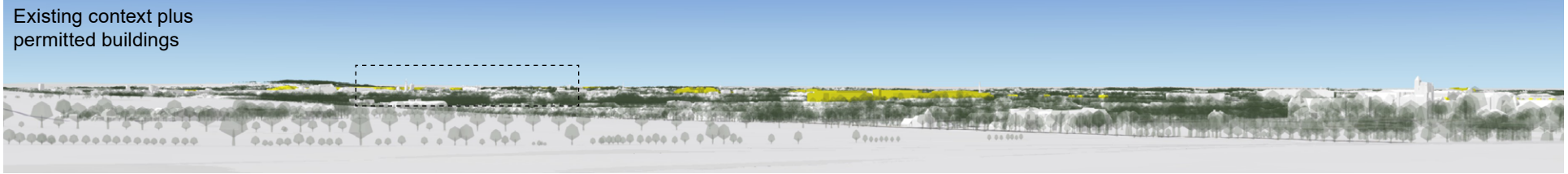
Strategic View I - Shelford Road below Limepit Hill

Very Long range panoramic view - Sensitive

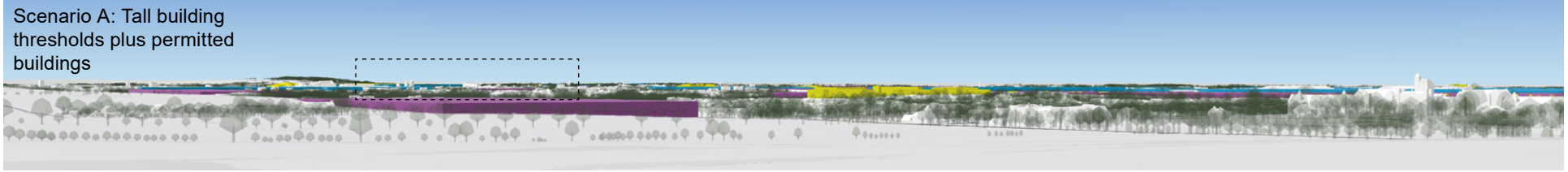
Existing context



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 K - LITTLE WIBRAHAM ROAD OVER A14

Very long range glimpsed view - Sensitive

Relation to the historic core:

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

Description of visual sensitivity:

A largely obscured view, dominated by trees lining the A14. The skyline is very subtle from this viewpoint, with few buildings contrasting against the horizon. The spire of the Church of Our Lady and the English Martyrs and the Chimney at Cambridge Museum of Technology are highly prominent in the landscape, commanding significant attention due to its size, despite the distance.

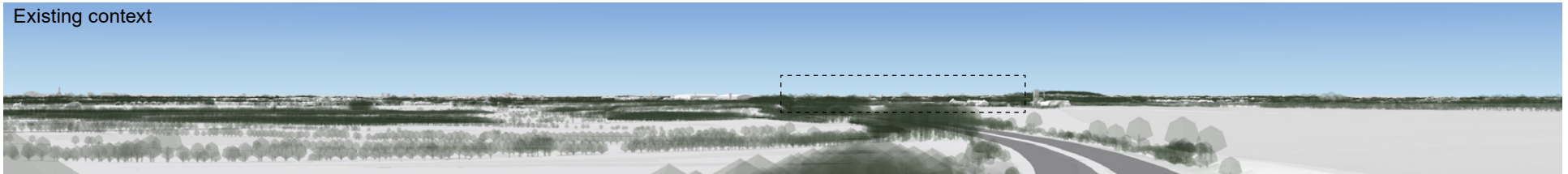
Impact assessment:

- **Scenario A (19m):**
no discernible impact.
- **Scenario B (25.5m):**
no discernible impact.
- **Scenario C (32m):**
moderate impact - development may slightly reach above the treeline, yet its impact is likely mitigated by the distance and atmospheric effects.

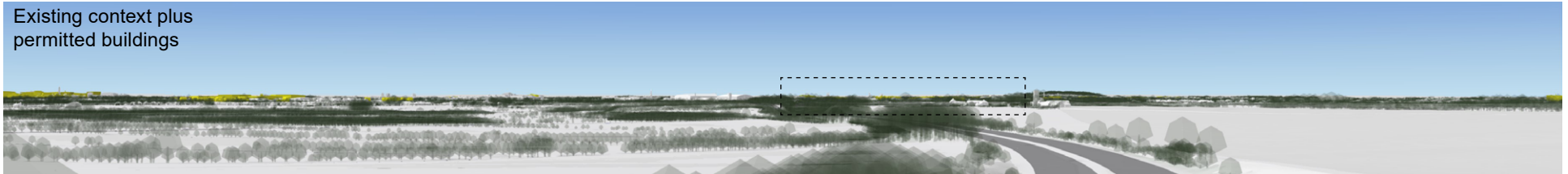
Strategic View K - Little Wibraham Road over A14

Very long range glimpsed view - Sensitive

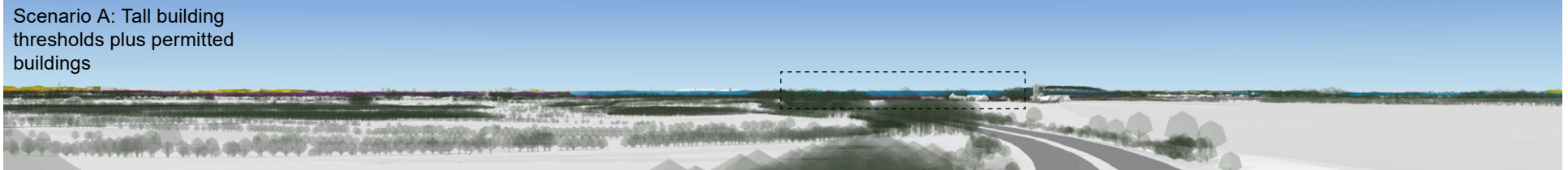
Existing context



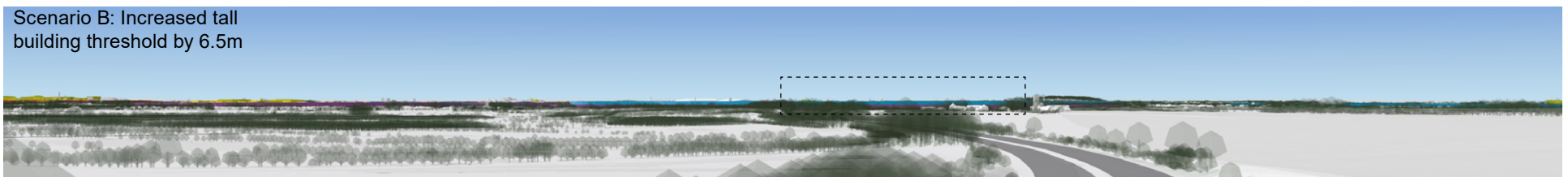
Existing context plus permitted buildings



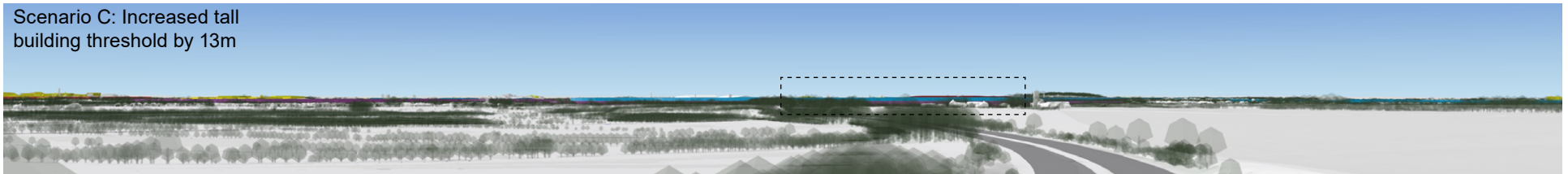
Scenario A: Tall building thresholds plus permitted buildings



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



DYNAMIC VIEW O - GRANTCHESTER COMMON 1

Relation to the Area of Search:

View O is situated in Grantchester Common, which is 3.1km to the southeast of the site. The Area of Search may be visible in the backdrop of the open landscape view, with trees providing some screening.

Impact assessment:

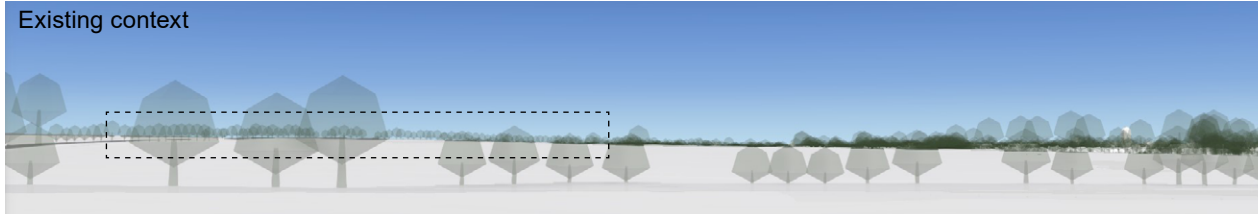
- **Scenario A (19m):**
no discernible impact.

- **Scenario B (25.5m):**
significant impact in parts of the area
- Development in the southeastern part of the area marginally rises above the ridgeline and introduces modern development into the open landscape. This impact may be partially mitigated by existing trees.

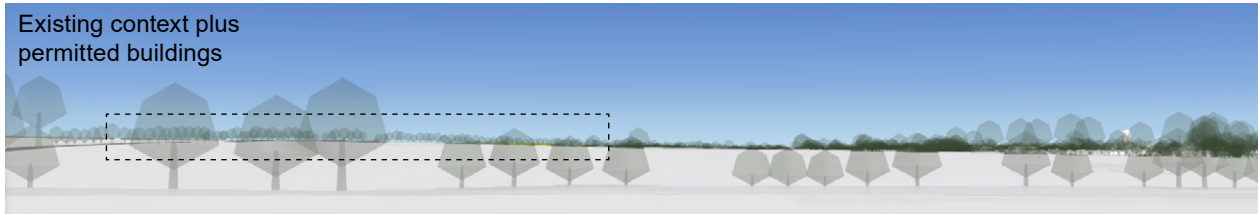
- **Scenario C (32m):**
significant impact in parts of the area
- Development in the southeastern part of the area rises notably above the ridgeline and introduces modern development into the open landscape, which detracts from the rural character. Subject to location, existing vegetation may not be able to screen this impact.

Dynamic View O - Grantchester Common 1

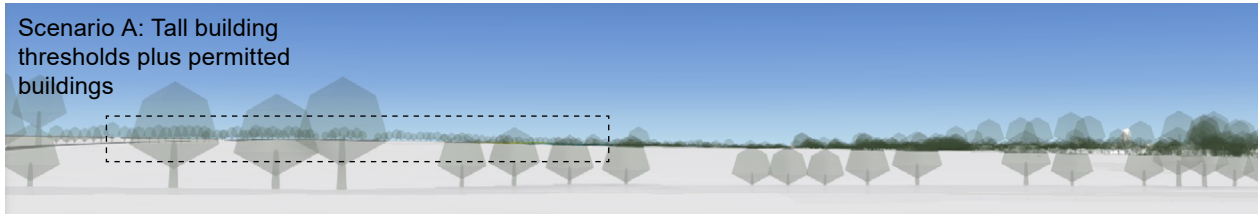
Existing context



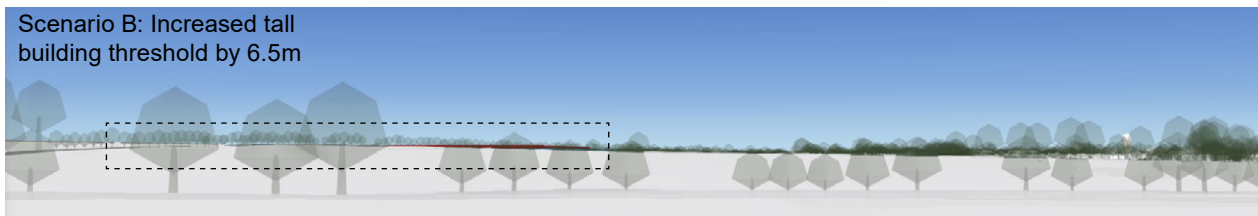
Existing context plus permitted buildings



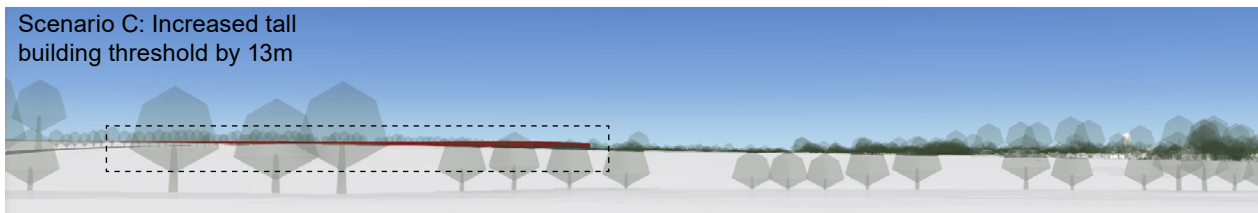
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



DYNAMIC VIEW P - GRANCHESTER MEADOWS 2

Relation to the Area of Search:

View P is situated in Grantchester Meadow, which is 3.4km to the southeast of the site. The Area of Search may be visible in the backdrop of the open landscape view through the trees and above the tree canopy in some areas.

Impact assessment:

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

no discernible impact.moderate impact
- development consolidates existing development already visible across the open landscape and has an urbanising effect on the backdrop of this view, albeit partly mitigated by existing trees in the middle ground of the view.

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

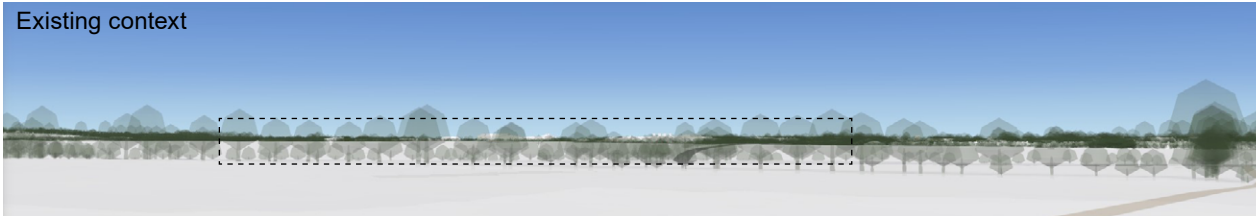
significant impact in parts of the area - development in the southern half of the area consolidates existing development and creates notable height accents on the horizon line. It has a strongly urbanising effect on the backdrop of this view and detracts from the rural landscape character. This impact may only be partly mitigated by existing trees in the middle ground of the view.

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

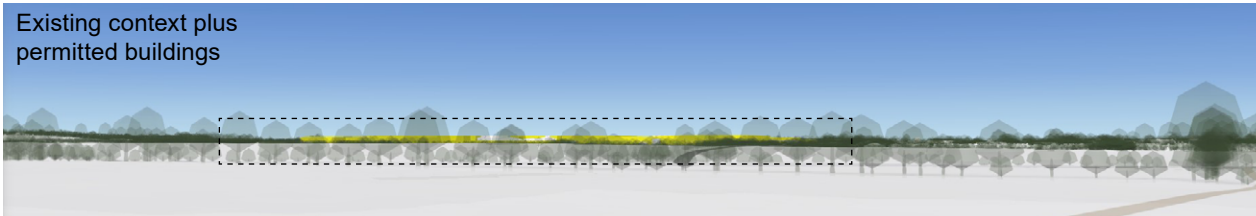
significant impact - development creates dominant height accents on the horizon line. It has a strongly urbanising effect on the backdrop of this view and detracts from the rural landscape character. Existing trees will not be sufficient to mitigate this impact.

Dynamic View P - Grantchester Meadow 2

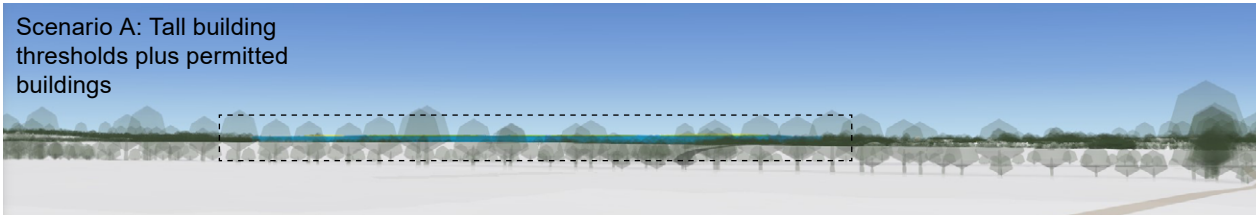
Existing context



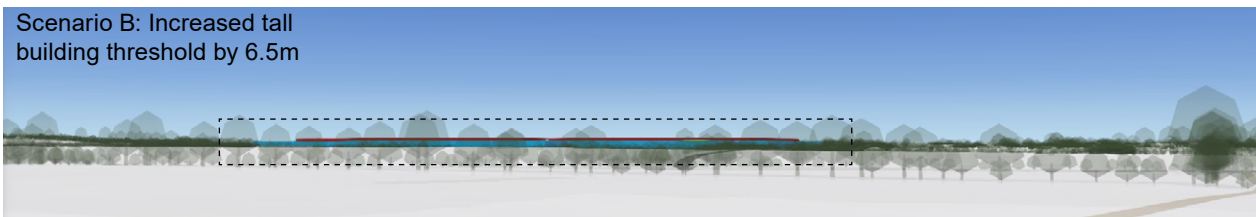
Existing context plus permitted buildings



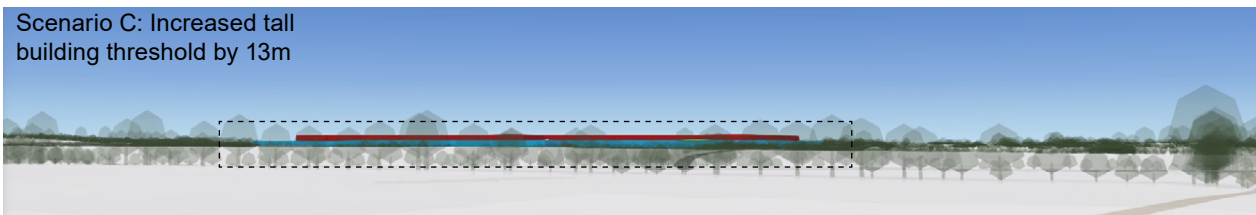
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



SUMMARY AND RECOMMENDATIONS - WEST CAMBRIDGE

This Area of Search is located at some distance to the west in relation to the historic core. In many strategic views from the east tall development may appear in the backdrop of landmarks in the historic core. In views from the west, tall development may dominate the foreground of panoramic views, and detract from the view to the historic centre, yet without physically interfering with views to landmarks directly.

Testing of relevant strategic views indicate the following impacts:

Scenario A (19m) – Significant Impact in Parts of Area

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact in some areas, as development may appear between or above the tree belt, introducing urbanisation into the rural character of the view.
- View J: Negligible impact, provided that development avoids conspicuous designs (e.g., large massing, bright/reflective surfaces).

Strategic Views (Sensitive):

- Views E, F, I: Negligible impact, as development blends with the existing context.

- View K: No discernible impact.

Dynamic Views (Sensitive):

- View O: No discernible impact.
- View P: Moderate impact, as development consolidates existing structures and urbanises the backdrop, but trees provide partial mitigation.

Location of Impact:

- Minor visibility of development in southern and southeastern areas.
- Background urbanisation effects are present but largely screened by trees.

Scenario B (25.5m) – Significant Impact in Parts of Area

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact, with tall buildings remaining below the horizon line but still competing with historic landmarks due to mass and proximity.
- View J: Significant impact, as development may appear near/behind the University Library tower, urbanising its backdrop and affecting the setting of the city centre.

- Strategic Views (Sensitive):

- View E: Moderate impact, as development interferes with the horizon line and has an urbanising effect, but does not affect historic landmarks.
- View F: Moderate impact, with urbanisation behind Addenbrooke's campus, affecting Cambridge's nestled-in-the-landscape character.
- View I: Significant impact, with eastern developments affecting the backdrop of key landmarks (University Library, Church of Our Lady, King's College Chapel). The western part of the area has less impact.
- View K: No discernible impact.

Dynamic Views (Sensitive):

- View O: Significant impact in southeastern areas, where development marginally rises above the ridgeline, introducing modern structures into the landscape. Some tree screening mitigates the effect.
- View P: Significant impact in the southern area, where development creates notable height accents and urbanises the rural character. Trees partly mitigate this effect.

Location of Impact:

- Northern and eastern developments impact historic landmarks.
- Southern and southeastern developments alter rural and open landscape settings.

Scenario C (32m) – Significant Impact

Strategic Views (Highly Sensitive):

- Views B, H: Significant impact, as buildings rise above the horizon line, competing with and detracting from historic landmarks.
- View J: Significant impact, as development dominates the backdrop of the University Library, competes with modest-height historic buildings, and erodes the rural setting of Cambridge.

Strategic Views (Sensitive):

- View E: Significant impact, with development breaking the horizon line, introducing height accents, and fragmenting the skyline.
- View F: Significant impact, as development dominates the backdrop of Addenbrooke's campus, urbanising the city's landscape setting. Development in

the northeastern area may also compete with the University Library tower.

- View I: Significant impact, as developments in eastern areas rise above the horizon, dominate the backdrop, and detract from historic landmarks (University Library, Church of Our Lady, King's College Chapel). Even the western areas interfere with the horizon line, urbanising the city's backdrop.
- View K: Moderate impact, as development may slightly rise above the treeline, but distance and atmospheric effects mitigate this.

Dynamic Views (Sensitive):

- View O: Significant impact, as development rises above the ridgeline, introducing modern urbanisation into open rural landscapes. Existing vegetation may not be sufficient to screen this.
- View P: Significant impact, as development creates dominant height accents on the horizon, strongly urbanising the view and overpowering rural landscapes. Trees will not be sufficient to mitigate this effect.

Location of Impact:

- City centre landmarks increasingly obscured or dominated.
- Rural landscapes urbanised, horizon line broken, and city's historic setting disrupted.

Overall Summary

Scenario A (19m): Significant impact along the southern boundary and in the south eastern corner of the site (Views B and H), where development may detract from the setting of the city centre and the rural character of this view. In other parts of the area of search the impact is negligible.

Scenario B (25.5m): Significant impact along the southern boundary and on the eastern side of the area of search (views B, H, J, I, O and P), where development may affect the landscape character or detract from the setting of the historic city centre landmarks. A moderate impact of development is noted for other parts of the area, where development may affect the wider setting of the city in the landscape.

Scenario C (32m): Significant impact across the entire area (views B, H, J, E, F, I, O and P), where development may detract from historic landmarks, dominate the backdrop to the city, interfere with the horizon line and erode the rural setting of the city.

Recommendations

- Heights up to the 19m tall building threshold may be acceptable in the area of search with the exception to the south eastern corner of the area of search.
- No tall buildings should be promoted within 100m of the boundary of the Area of Search with the open landscape.
- No tall buildings (above 19m) should be promoted in the eastern half of the site.
- In the western half, buildings should not exceed 25.5m, subject to testing in views.
- Heights should generally step down towards the edge of the Area of Search with the countryside and not exceed 13m on the edge.

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