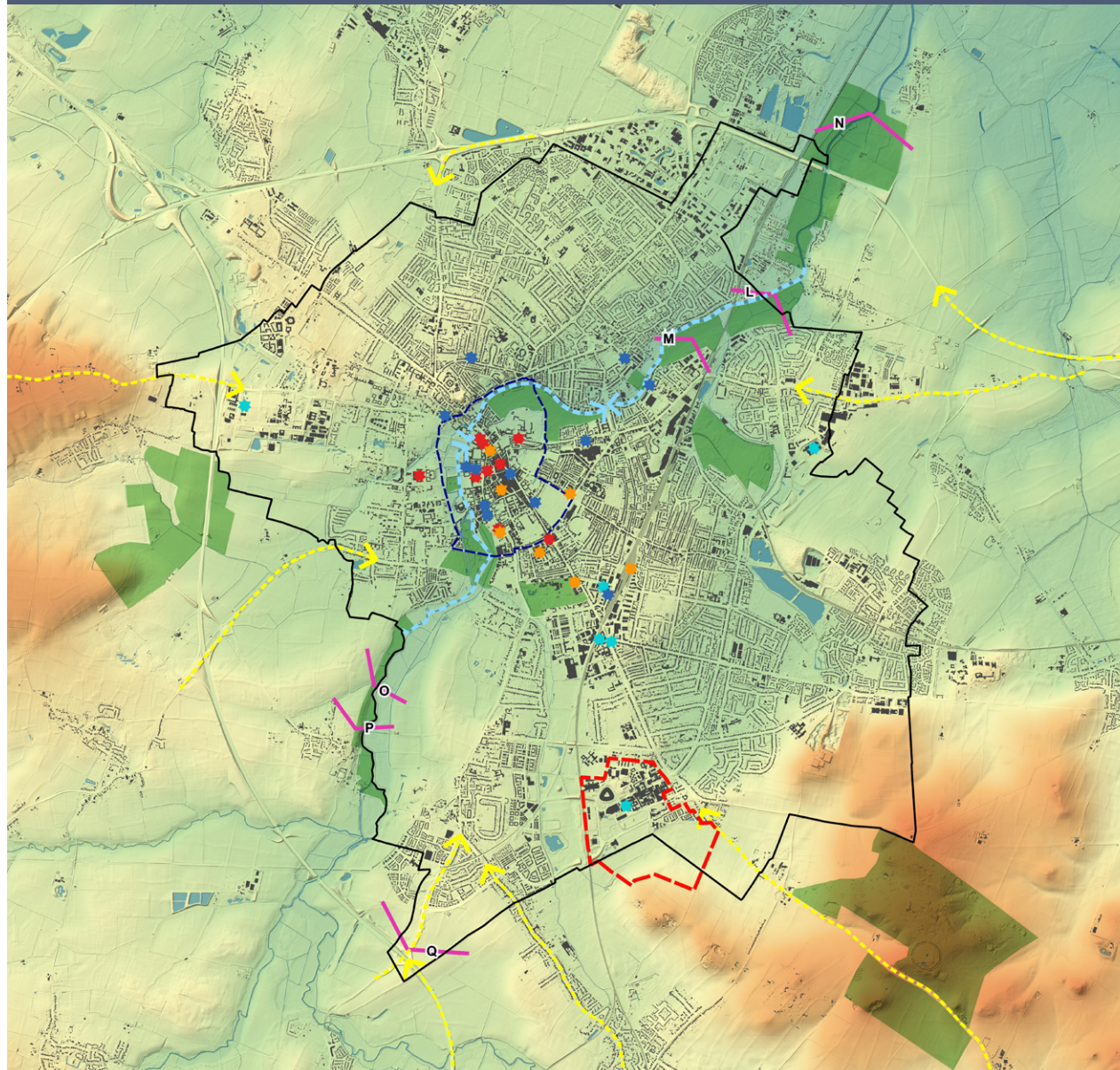


## Dynamic open space and approach views



Dynamic Open Space & Approach Views

The Wandlebury Park and Magog Down, are among the open spaces that may offer views to Area of Search. The development may also be seen in View Q.

Approach views looking towards the area include the Barton Road (A603), the M11, Hauxton Road (A1309), Shelford Road (A1301), and Babraham / Hills Road (A1307).

The Addenbrooke's Chimney is designated as an intrusive landmark.

- Cambridge District
- ▭ Area of Search Boundary
- ▭ Historic Core
- Dynamic and Open Space Views
- River Approach Views
- Road Approach Views
- Open Spaces
- Landmark Buildings
- ★ Key Historic Landmark
- ★ Other Historic Landmark
- ★ Modern Landmark
- ★ Intrusive Landmark
- Topography (in metre)
- -10
- 0
- 10
- 20
- 40
- 80
- 160 +

### Zone of Theoretical Visibility - Tall Building Threshold



#### VIEWSHED ANALYSIS

The View shed analysis shows potential visibility of buildings of 30.5m (10 Storeys) and 25.5m (8 Storeys) in 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.

Viewshed Analysis for Area of Search with development heights of 30.5m and 25.5m (Tall building threshold + 6.5m (2 Storeys))

## STRATEGIC VIEW TESTING

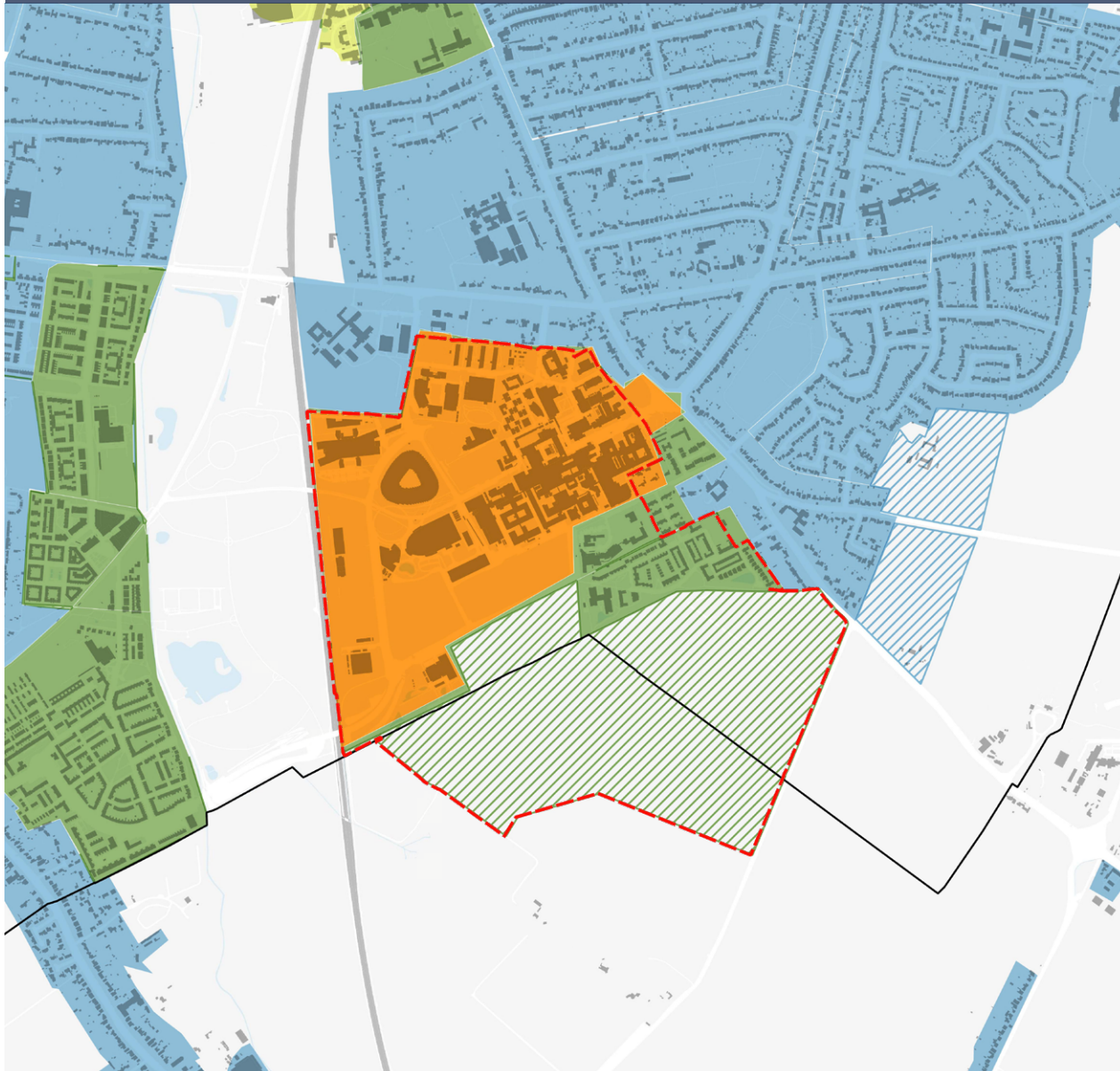
The following pages contain the testing of development heights on the Area of Search from a selected number of strategic views.

The area contains three Height Zones and Tall Building Thresholds (25m, 19m, and 13m). Testing of scenarios B and C respectively increases height to the 25m and 19m threshold.

Outputs from the Greater Cambridge's 3d model cover three scenarios:

- Scenario A : Tall buildings threshold (TBTH) (19m and 25m)
- Scenario B: Building height of 25.5m and 31.5m (approx. 8 and 10 residential storeys) - about two residential storeys (6.5m) above the tall building threshold
- Scenario C: Building height of 32m and 38m (approx. 10 and 12 residential storeys) - about four residential storeys (13m) above the tall building threshold

Tall Building Threshold for view testing



Proposed tall building threshold for the purpose of view testing

**STRATEGIC VIEW TESTING - ADDENBROOKE'S HOSPITAL &  
BIOMEDICAL CAMPUS**

## 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 and 25m):**

no discernible impact.

- **Scenario B (25.5 and 31.5m):**

moderate impact - 31.5m development in the existing campus appears in the backdrop of the historic core, albeit it remains below the horizon line and, due to distance, will blend in with the wider development background.

- **Scenario C (32m and 38m):**

significant impact - 38m development in the existing campus appears in the backdrop of the historic core, interferes and rises above the horizon line. Cumulatively, at this height, this may establish a notable modern skyline feature that will detract from the setting of the city with its historic landmarks and roofscapes in its rural hinterland.

# Strategic View A - Castle Mound

# Short range panoramic view - Highly Sensitive

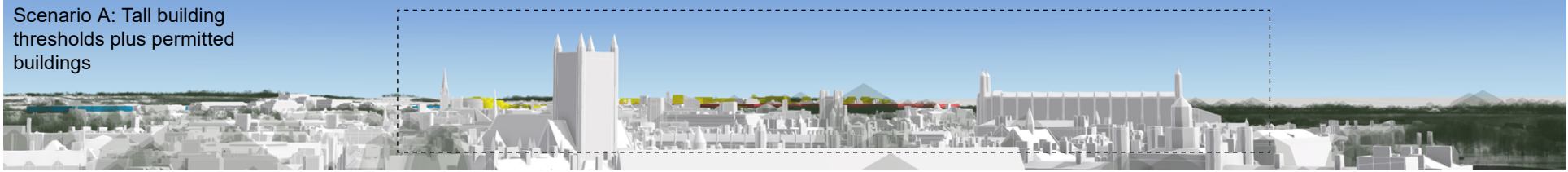
Existing context



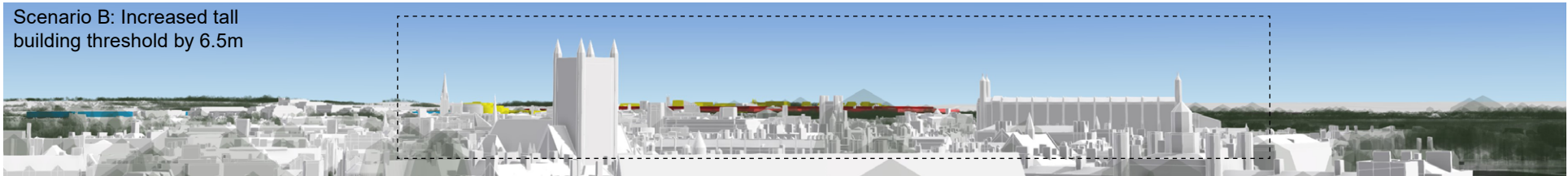
Existing context plus permitted buildings



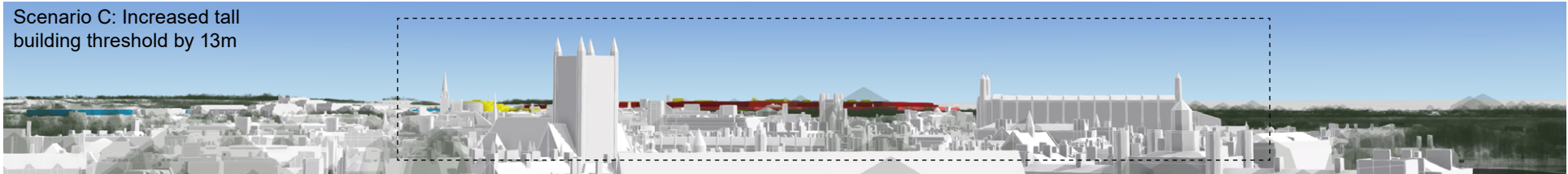
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



**Magnified view onto the historic core**

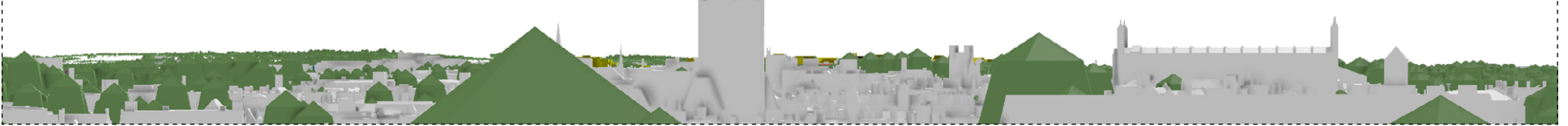
Existing context



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 F - LITTLE TREES HILL, MAGOG DOWN

### Very long range panoramic view - Sensitive

#### Relation to the historic core:

The northern and eastern half of the Area of Search is in the foreground of the view to some of the 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 and 25m):**

moderate impact - 19m development in the expansion area will be visible above the treeline, urbanise the foreground, and affect the setting of the city in the landscape. Albeit the stepping down of the development towards the settlement edge mitigates this impact somewhat. 25m development in the existing Addenbrooke's campus has no discernible impact.

- **Scenario B (25.5 and 31.5m):**

significant impact in part of the area - 25.5m development in the expansion area will be visible above the treeline (foreground) and have a strong urbanising effect that contrasts with the rural landscape and affects the landscape character and setting of the city. 31.5m development in the existing Addenbrooke's campus blends in with existing development in this area and has little additional impact.

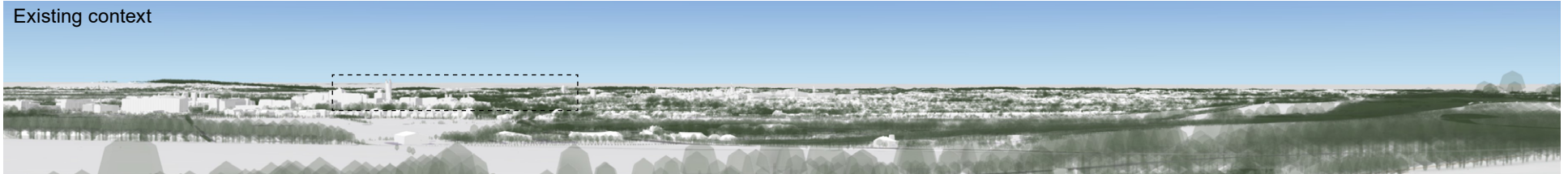
- **Scenario C (32m and 38m):**

significant impact - 32m development in the expansion area will be highly visible above the treeline (foreground) and have a domineering urbanising effect that jars with the rural landscape and affects the landscape character and setting of the city. 38m development in the existing Addenbrooke's campus rises above existing buildings and consolidates the sub-area on the skyline. Cumulatively, it may create a strong skyline cluster that dominates the skyline and detracts from the skyline presence of the historic core.

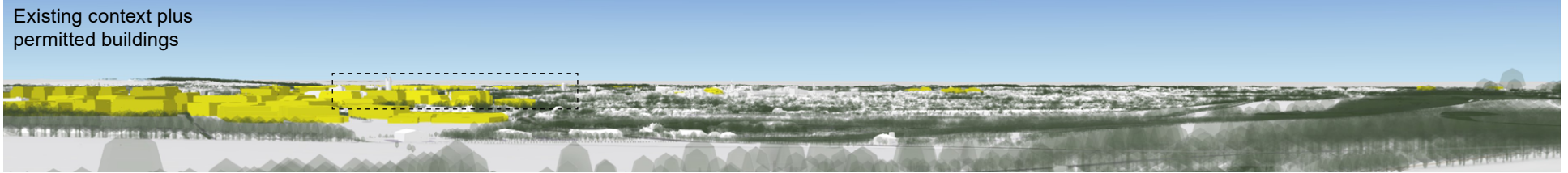
# Strategic View F - Little Trees Hill, Magog Down

# Very Long range panoramic view - Sensitive

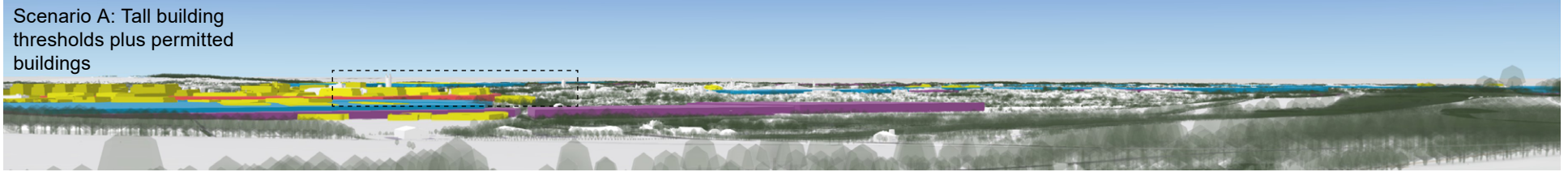
Existing context



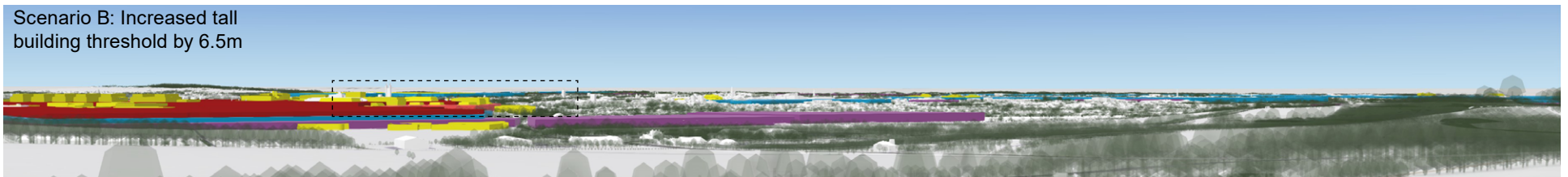
Existing context plus permitted buildings



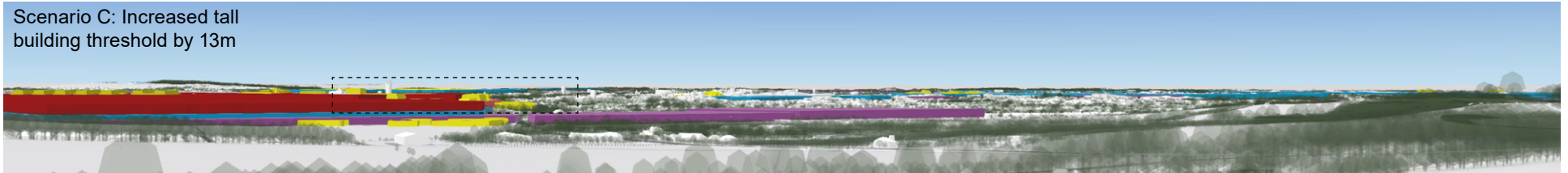
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## Magnified view onto the historic core

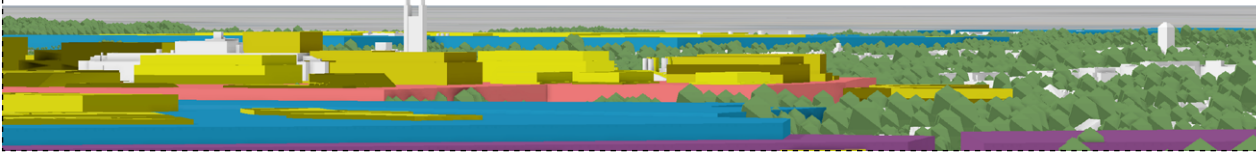
Existing context



Existing context plus permitted buildings



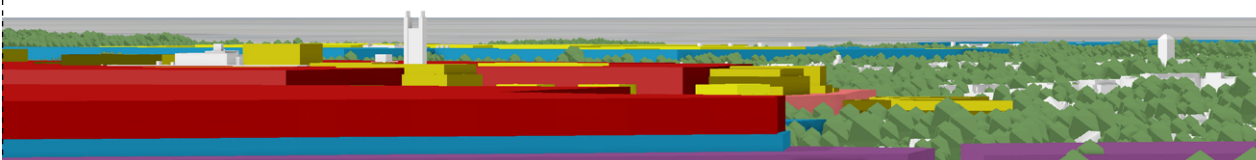
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



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## STRATEGIC VIEW K - LITTLE WIBRAHAM ROAD OVER A14

### Very long ranged glimpsed view - Sensitive

#### Relation to the historic core:

No part of the Area of Search is situated in front of historic core landmarks in this view.

#### 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, the Chimney at Addenbrooke's Hospital and the Chimney at the Cambridge Museum of Technology are some of the key landmarks highly prominent in the landscape, commanding significant attention due to its size, despite the distance.

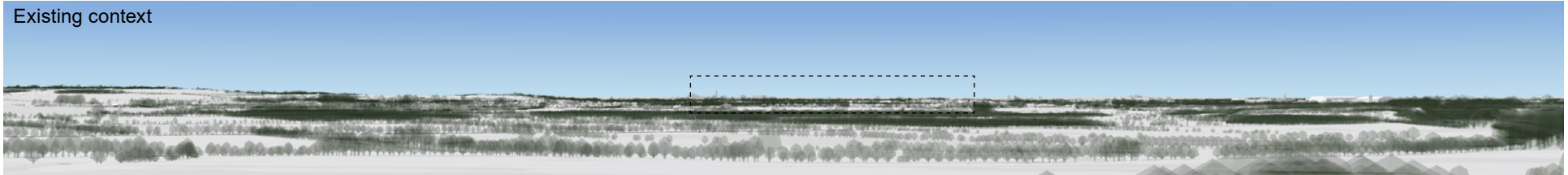
#### Impact assessment:

- **Scenario A (19m and 25m):**  
negligible impact.
- **Scenario B (25.5 and 31.5m):**  
moderate impact - 31.5m development in the existing campus will marginally rise above the treelined horizon and consolidate silhouettes of existing buildings.
- **Scenario C (32m and 38m):**  
significant impact in parts of the area - 38m development in the existing campus will rise above the treelined horizon and consolidate silhouettes of existing tall buildings. 31.5m development in the expansion area will create new height accents over the treeline. Together, they have an urbanising effect around the Addenbrooke's chimney and affect the rural setting.

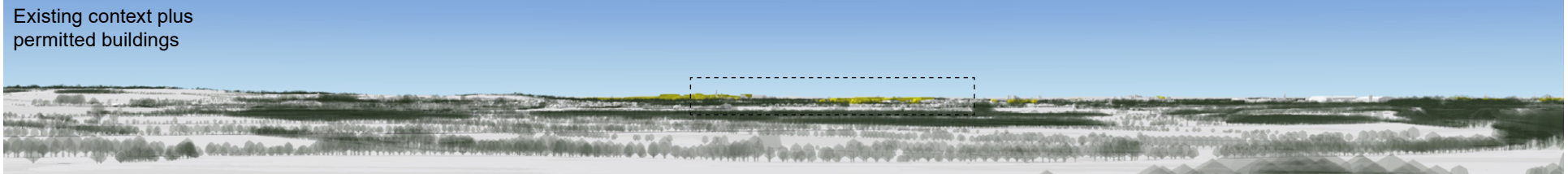
**Strategic View K - Little Wibraham Road over A14**

**Very long range glimpsed view - Sensitive**

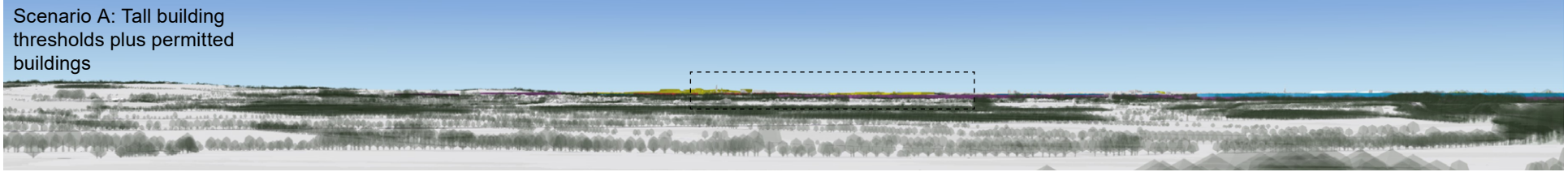
Existing context



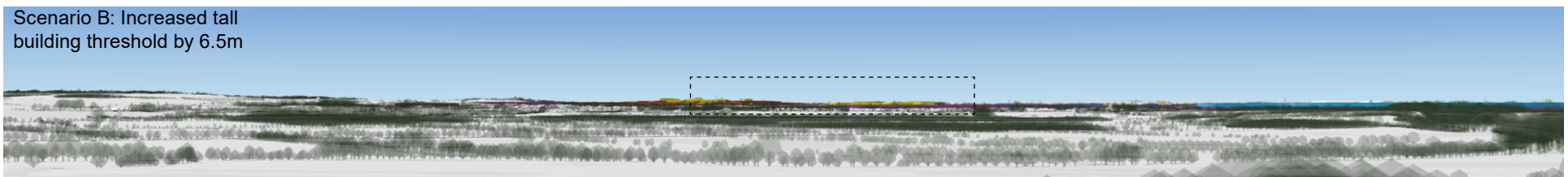
Existing context plus permitted buildings



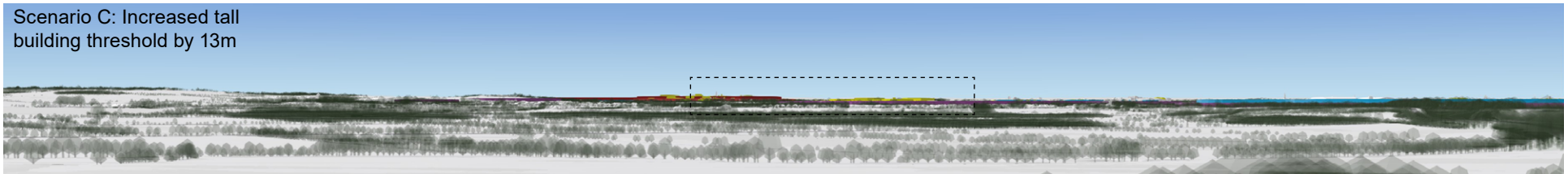
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m

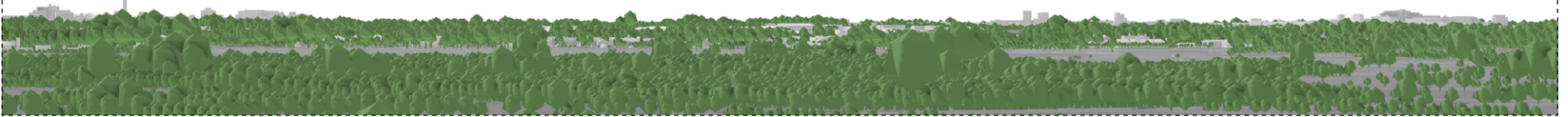


Scenario C: Increased tall building threshold by 13m

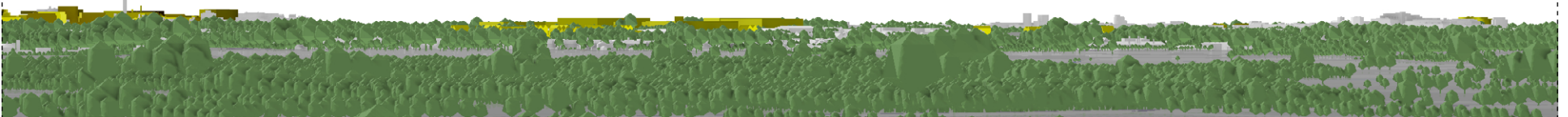


### Magnified view onto the historic core

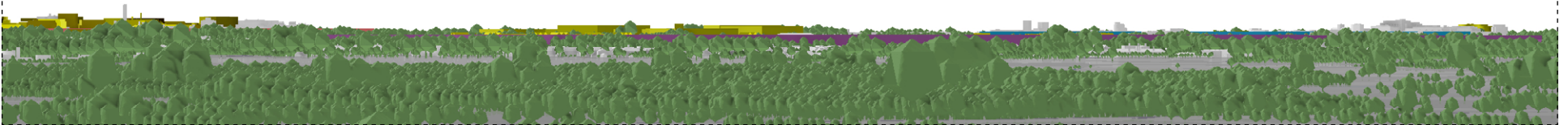
Existing context



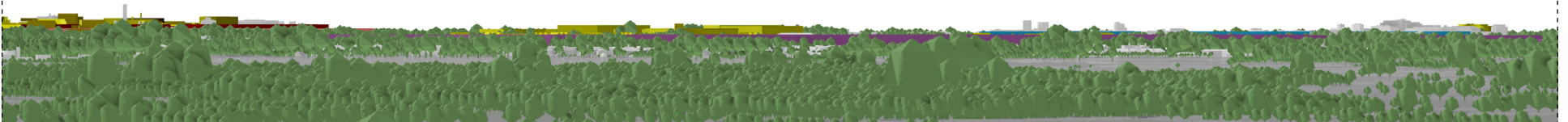
Existing context plus permitted buildings



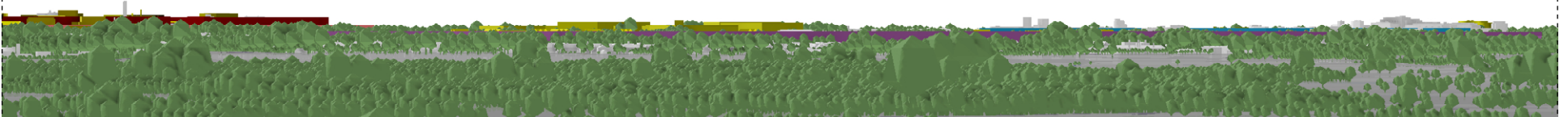
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## **DYNAMIC VIEW Q - M11 / A1309 ROUNDABOUT**

### **Relation to the Area of Search:**

View Q is situated by the M11/A1309 Roundabout, which is 2.1km to the southwest of the site. The Area of Search may be visible in the backdrop of the view, through the trees and above the treeline in some areas.

### **Impact assessment:**

- **Scenario A (19m and 25m):**

moderate impact - respective 21m and 25m development may become visible across the open landscape and affect the rural setting, albeit it may be partially or fully screened by vegetation in the foreground.

- **Scenario B (25.5 and 31.5m):**

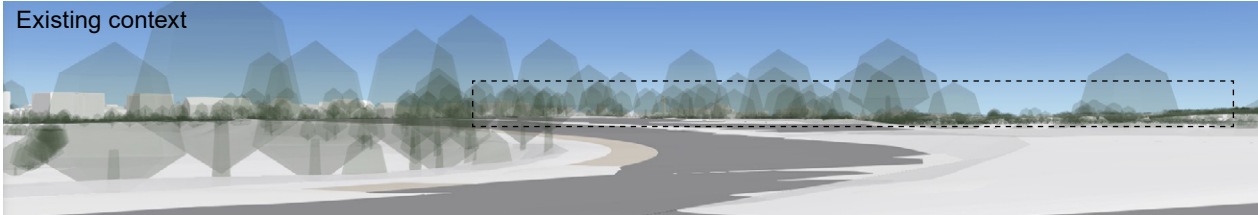
significant impact in parts of the area - 25.5m development in the expansion area may become visible in the middle ground or background in views from the open landscape, creating an urban intrusion in the rural setting. Buildings may be partially or fully screened by vegetation in the foreground.

- **Scenario C (32m and 38m):**

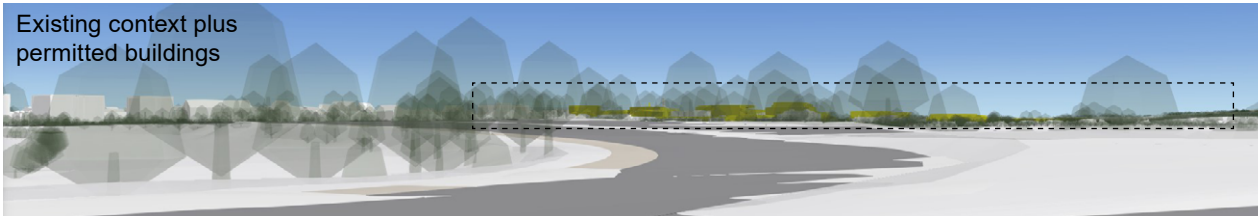
significant impact - 32m development in the expansion area and 38m in the existing campus will decisively break the skyline, contrast strongly with the rural context, and urbanise the landscape. Buildings may be partially or fully screened by vegetation in the foreground.

### Dynamic View Q - M11/A1309 Roundabout

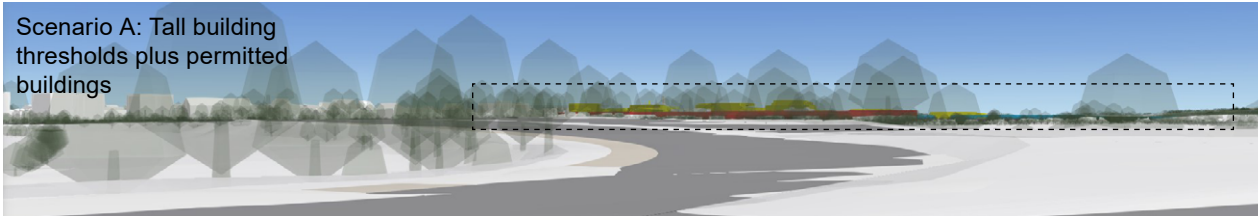
Existing context



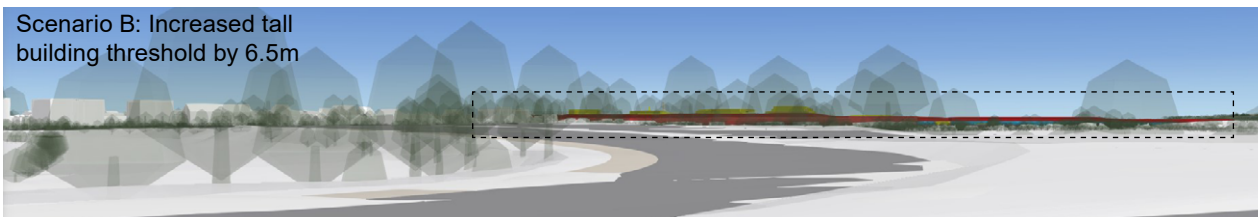
Existing context plus permitted buildings



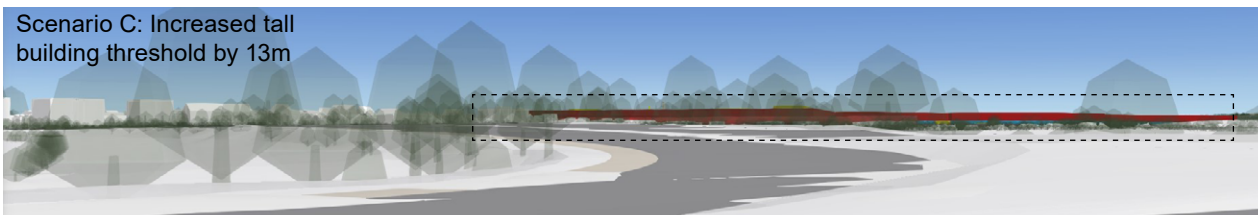
Scenario A: Tall building thresholds plus permitted buildings



Scenario B: Increased tall building threshold by 6.5m



Scenario C: Increased tall building threshold by 13m



## SUMMARY AND RECOMMENDATIONS - ADDENBROOKE'S HOSPITAL

This Area of Search is located at a considerable distance to the southeast of the historic core. The development appears in the foreground of panoramic views from the south east to the city centre. The site is also in the backdrop of the view from Castle Mound.

Testing of relevant strategic views indicate the following impacts:

### Scenario A (19m & 25m) – Moderate Impact

#### Strategic Views (Highly Sensitive):

- View A: No discernible impact.

#### Strategic Views (Sensitive):

- View F: Moderate impact –
  - 19m expansion area development: Visible above the treeline, urbanises the foreground, and affects the city's landscape setting.
  - 25m in the existing Addenbrooke's campus: No discernible impact.
- View K: Negligible impact.

#### Dynamic Views (Sensitive):

- View Q: Moderate impact –

- 21m & 25m development: May be visible across open landscapes, affecting the rural setting, but screening vegetation may mitigate this impact.

#### Location of Impact:

- Minor skyline visibility for lower heights (19m & 25m).
- Foreground urbanisation effects in the expansion area, but mitigated by stepping down.

### Scenario B (25.5m & 31.5m) – Significant Impact in Parts of the Area

- Strategic Views (Highly Sensitive):
- View A: Moderate impact –
  - 31.5m development in the existing campus: Appears in the backdrop of the historic core, but remains below the horizon line and blends with existing development.

#### Strategic Views (Sensitive):

- View F: Significant impact in parts of the area –
  - 25.5m expansion area development: Visible above the treeline, strong urbanising effect contrasting with rural landscape.

- 31.5m in existing Addenbrooke's campus: Blends with existing development, limited additional impact.

- View K: Moderate impact –
  - 31.5m development in the existing campus: Marginally rises above the treelined horizon, consolidating silhouettes of existing buildings

#### Dynamic Views (Sensitive):

- View Q: Significant impact in parts of the area –
  - 25.5m expansion area development: Visible in middle/background of open landscape views, creating urban intrusion into the rural setting.
  - Screening vegetation may partially or fully mitigate this impact.

#### Location of Impact:

- Increased skyline presence of buildings, though still below the horizon in most areas.
- More pronounced urbanisation of the expansion area, reducing rural contrast

**Scenario C (32m & 38m) – Significant Impact**

**Strategic Views (Highly Sensitive):**

- View A: Significant impact –
  - 38m development in the existing campus: Visible in the backdrop of the historic core, rises above the horizon line, and creates a modern skyline feature that detracts from the historic roofscapes and rural hinterland.

**Strategic Views (Sensitive):**

- View F: Significant impact –
  - 32m expansion area development: Highly visible above the treeline, creating a domineering urbanising effect that clashes with the rural landscape.
  - 38m development in the existing campus: Rises above existing buildings, consolidates the area as a dominant skyline cluster, and competes with historic Cambridge’s presence on the skyline.
- View K: Significant impact in parts of the area –

- 38m development in the existing campus: Rises above the treelined horizon, consolidates silhouettes of existing tall buildings, and affects the rural setting.
- 31.5m expansion area development: Introduces new height accents over the treeline, further urbanising the skyline near Addenbrooke’s chimney.

**Dynamic Views (Sensitive):**

- View Q: Significant impact –
  - 32m expansion area and 38m existing campus development:
    - Breaks the skyline decisively.
    - Strongly contrasts with the rural setting and urbanises the landscape.
    - Vegetation may provide only partial or no mitigation.

**Location of Impact:**

- Tallest buildings become dominant skyline elements.
- Loss of rural contrast with significant urbanisation effects.

## Overall Summary

**Scenario A (19m & 25m):** Moderate impact caused by 19m development in the urban expansion area urbanises the rural setting of the city.

**Scenario B (25.5m & 31.5m):** Development of 25.5m height in the urban expansion area may have a strong urbanising effect on the rural landscape setting of the city (views F and Q). The 31.5m height in the existing campus may have a moderate impact in some views (A, K) by consolidating silhouettes of existing tall buildings.

**Scenario C (32m & 38m):** Development of 38m in existing campus creates a dominant skyline cluster and detracts from historic core landmarks. Development of 32m in the expansion area has a domineering urbanising effect that clashes with the rural setting and landscape character.

## Recommendations:

- Tall buildings up to 31.5m in the Addenbrooke's existing campus may be acceptable.
- Building height in the extension area should generally remain below the tall building threshold of 19m.
- Tall development in this area should only be considered in close proximity to the existing concentration of height around the Addenbrooke's campus, where it would blend in.
- The creation of a separate cluster of tall buildings in the expansion area is not recommended due to its proximity to the open landscape and the domineering impact it could have on the landscape character.
- Towards the settlement edge, heights should step down, and a smaller urban grain should be considered to appropriately interface with the rural context.
- Large-scale and uniform massing at the settlement edge or on the skyline should be avoided, and the massing of buildings should be appropriately broken down and articulated.

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