

View 4: Cumulative (June '24)



View 5: Christchurch Bridge

Role of site in view / baseline description

Visibility of site

The northern elevation of the existing building and the raised area of private space is seen between Thames Court and Clearwater Court on the opposite side of the River.

Key elements in view

Elevated perspective over the river seen from the pedestrian/ cycle crossing via Christchurch Bridge. The water, open space, footpath and moored boats are the main elements in the foreground on the northern bank. The southern bank contrasts and is urban in appearance with a varied collection of buildings of generally large mass. There is variation in height, form and architectural appearance with all of the buildings dating from the late 20th or 21st centuries. The emerging cluster of the Station Hill masterplan is seen on the skyline together with Thames Quarter and Reading Bridge House.

Sensitivity

Receptors

Pedestrians and cyclists crossing Christchurch Bridge.

Value of view

Medium – This is a pleasant view of the River and its interface with Christchurch Meadows on a key pedestrian approach to the town centre. The townscape of the river frontage comprises 20th and 21st century office and residential buildings of varying form, appearance and quality. The vacant 55 Vastern Road site terminates the view along the bridge.

Susceptibility

Pedestrians in this location will be focussed on visual amenity crossing this pedestrian and cycle bridge which forms part of the footpath and cycle network. Their susceptibility to visual change is High.

Cyclists have some focus on visual amenity crossing the bridge. Their susceptibility to change is Medium.

Sensitivity

The sensitivity of visual receptors is Medium (cyclists) to High (pedestrians).

Nature of change

The proposed development would replace the existing building and screen part of Clearwater Court. The building forms would step down to five storeys adjacent to the new public open space and Thames Path, stepping up to eight and 11 storeys. There would be some screening of the lower levels of retained and proposed trees.

The degree of change within the view would be Medium.

Visual effect

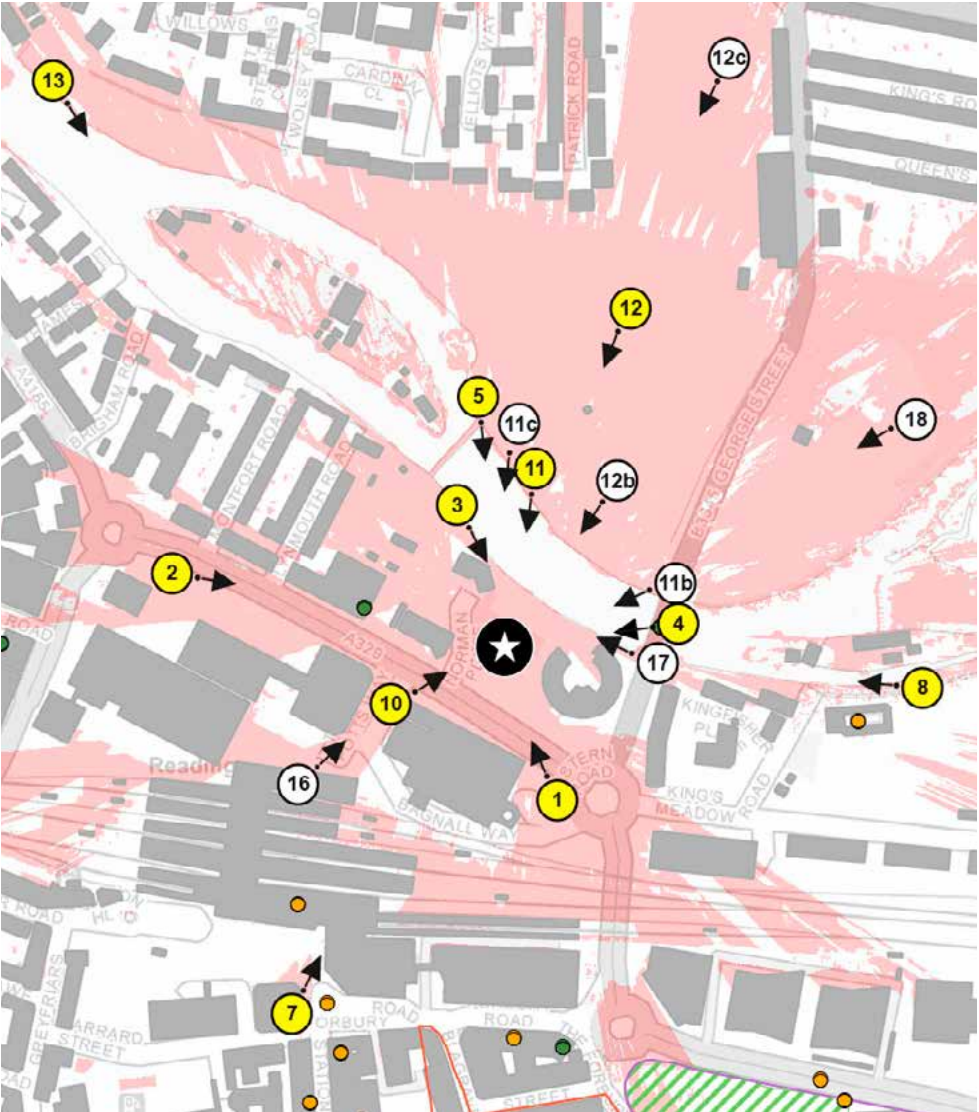
The height of the proposed development responds to the adjacent buildings of Thames Court and Clearwater Court and ties in comfortably to the scale of the frontage to the Thames Path. The stepping forms reflect the general increase in height towards the town centre, with the rectangular profile compatible with the form of other buildings within the view. The orientation of the wings reflects the location of the routes through to Vastern Road and the space between them both echoes the arrangement of Clearwater House and creates a more broken down frontage to the river.

The area of open space on the River, with its planting and focal public art would increase the vegetation along the frontage to the Thames Path and this would be echoed in the use of green concrete columns and cladding at ground level along with large areas of glazing clearly differentiates the base for the building. The facades above are articulated with a balance of vertically aligned fenestration and contrasting banding and head detailing which add visual interest. The light brick materials tie in well with the varied appearance of the other buildings along this stretch of the River. The differentiation of the tallest element of the scheme in fluted soft green cladding adds to its distinctiveness and sense of separation from the frontage. It would both reinforce the legibility of the route through to Vastern Road via Norman Place and create a clear distinction between the lower built form along the river and increase in height towards the town centre.

There would be a **Moderate to Major Beneficial** visual effect.

Cumulative effect

At the periphery of the view, part of Vastern Court (red) would be seen together with part of 55 Vastern Road (yellow) and a building in the Station Hill Masterplan beyond (green). They would form a cluster of taller building forms with Thames Tower and One Station Hill. The 55 Vastern Road scheme has been designed to mark Christchurch Bridge and a new link that development will deliver to the station. The taller building forms reinforce the stepping up in height and mark the station. The proposed development reflects the pattern of stepping up away from the river and would not distract from the prominence or legibility of the emerging cluster.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 4/ AVR3
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 13:39
Grid Co-ordinates	E471649.8900 N 174240.5290
Direction of View	South-east
Camera height	40.5770
Enlargement	Approx 100% @A1

View 5: Existing



View 5: Proposed



View 5: Cumulative



View 6: Caversham Bridge

Role of site in view / baseline description

Visibility of site

The ridgeline of the existing building is just seen beyond foreground development with Clearwater Court and Reading Bridge House beyond. The frontage to the Thames Path is screened.

Key elements in view

Elevated perspective over the river seen from the Caversham Bridge. The water, trees and open space, Pipers and Fry Islands and moored boats are the main elements in the fore and middle ground. There is residential development of three to four storeys with pitched roofs and gabled form along the northern bank with taller more rectilinear building forms on the skyline including Thames Quarter, Reading Bridge House, 3 Forbury Place and The Blade. The emerging One Station Hill and Thames Tower is seen on the skyline in winter.

Sensitivity

Receptors

Pedestrians, motorists and cyclists travelling along Caversham Bridge.

Value of view

Medium – Although a busy road, this is a pleasant view of the River from the Caversham Bridge, on the edge of St Peter’s Conservation Area. Views from this general location are identified in the RTBS and RSAF. The vegetation, trees and open space integrate with views of a modern townscape of 20th and 21st storey residential and office buildings of varying forms and appearance.

Susceptibility

Pedestrians have some focus on visual amenity crossing the River. Cyclists are also segregated from vehicles and may also have some focus on visual amenity. Their susceptibility to visual change is Medium.

Motorists crossing Caversham Bridge are on this side of the bridge but are transient receptors and likely to be focussed on their journey. They are not focussed on visual amenity. Their susceptibility to change is Low.

Sensitivity

The sensitivity of pedestrians and cyclists to change is Medium.

The sensitivity of motorists/ people in vehicles to change is limited by their focus on their journey and fleeting nature of the views and is Low.

Nature of change

The proposed development would be seen stepping up above the housing in the middle ground. Distinctive element of Clearwater Court would remain visible beyond. The 11 storey element would be seen on the skyline to either side of Thames Quarter and would be of comparable height 3 Forbury Place. There would be a slight increase in screening of the base of the 11 storey element from trees along the river in summer.

The degree of change within the view would be Low.

Visual effect

The proposed development would introduce a new building in the background of the view that would be seen in the context of modern office and residential buildings of similar form and scale.

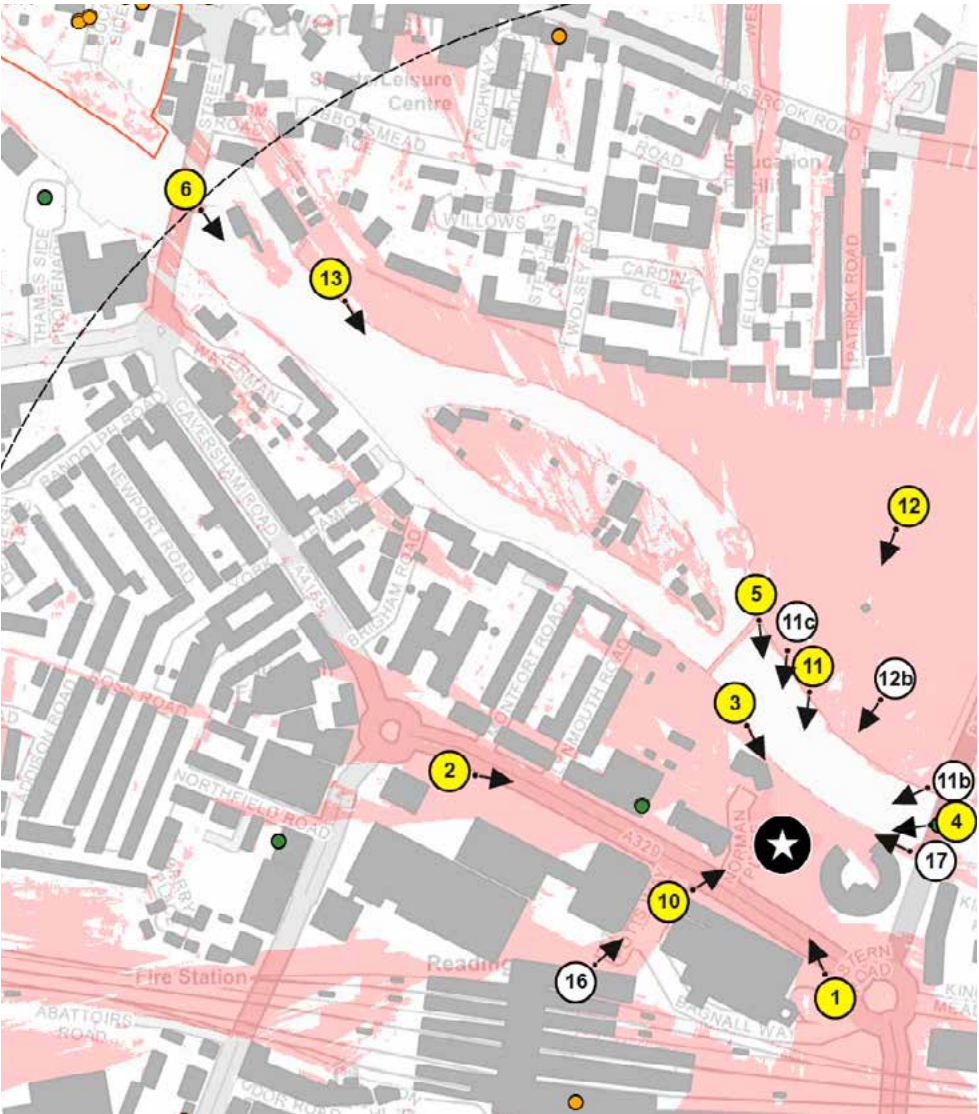
The proposed light coloured palette of the brickwork would complement the colours seen in the view. The soft green cladding of the tower would be distinctive but would complement the blue green glazed spandrel panels in 3 Forbury Place, other elements of glazing and the river context. The proposed development would be a characteristic and appropriate addition to the skyline in terms of its form and scale with distinctive materials that would contribute to legibility.

There would be a **Minor Beneficial** visual effect.

Cumulative effect

The combined effects of the Reading Metropolitan (orange) and Vastern Court (red) developments would lead to a noticeable increase in height marking the station area. Station Hill Masterplan (green) would also be seen in the winter. 55 Vastern Road (yellow) would be visible along the river and would tie in with the scale of the existing development seen in the view. The proposed development would be partly screened and would appear of compatible with the scale of 55 Vastern Road (yellow), which would appear marginally taller at its southern end.

The additional change associated with the proposed development would be limited and would not alter the amount of change that has already been consented in the view. It would be a minor compatible element and would not distract from the emerging cluster around the station.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4/ AVR1
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 14:42
Grid Co-ordinates	E 471154.5794 N 174586.9868
Direction of View	South-east
Camera height	42.389
Enlargement	Approx 100% @A1

View 6: Existing



View 6: Proposed



View 6: Cumulative



View 7: Station Hill

Role of site in view / baseline description

Visibility of site

The site is not currently seen from this location.

Key elements in view

Reading Station including the historic frontage (listed Grade II) – now a public house - and glazed 20th century roof, linked by a single storey element and which enclose an area of paved public open space which includes a number of small trees. The base of Thames Tower encloses the view to the left with a bus stop and taxi stand in the foreground.

Sensitivity

Receptors

Pedestrians and those on/accessing public transport at Station Hill.

Value of view

Medium – This is a general townscape view of the entrance to the station including an area of good quality public realm and the distinctive form and appearance of the former station building. The modern buildings in the view are of varying quality.

Susceptibility

Pedestrians in this location will predominantly be accessing the station or nearby offices. They may have some secondary awareness of visual amenity. Their susceptibility to visual change is Medium.

People using public transport are generally focussed on their journey. Their susceptibility to change is low.

Sensitivity

The sensitivity of visual receptors to change is Medium (pedestrians) to Low (people on buses/in vehicles).

Nature of change

The proposed development would be screened by trees in summer. In winter, there would be very limited filtered views of the top three floors of the 11 storey element above the single storey part of the station.

The degree of change within the view would be Nil in summer and Very Low in winter.

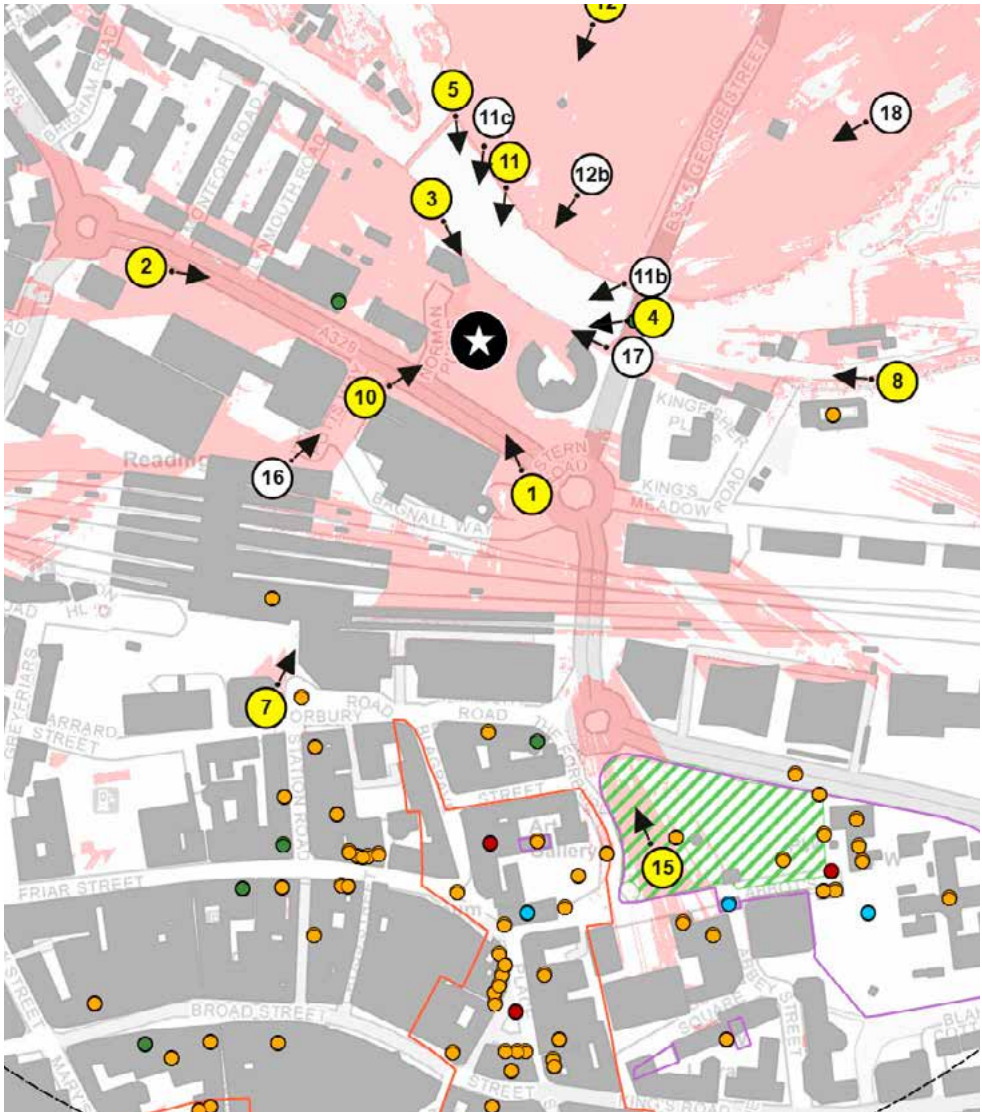
Visual effect

A limited part of the proposed development would be glimpsed in winter, through the trees. It would be a very small element and distant in the view. It would be well separated from the historic station building and would not visually compete with it.

There would be a **Negligible** visual effect.

Cumulative effect

Some parts of the Vastern Court scheme (red) would be seen from this location and would be prominent in the view beyond the Tree Guineas. The proposed development would be a minor element and would not add to the visual effect of this development.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 4/ AVR1
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 11:57
Grid Co-ordinates	E 471489.5300 N 173734.8490
Direction of View	North-east
Camera height	44.1990
Enlargement	Approx 100% @A1

View 7: Existing



View 7: Proposed



View 8: Thames Path (Caversham Lock)

Role of site in view / baseline description

Visibility of site

The site is not currently seen from this location.

Key elements in view

Caversham Lock and the Thames Path leading to Reading Bridge. The view is enclosed by a combination of trees in the foreground, fencing and domestic scale buildings on island on the north side of the Lock. There are glimpsed view of modern townhouses, Reading Bridge House beyond and Clearwater Court on the skyline.

Sensitivity

Receptors

Walkers and cyclists travelling along the Thames Path, people on boats.

Value of view

Medium – An attractive view along the River at the historic Caversham Lock, towards Reading Bridge, notwithstanding some detracting elements within the view. The water and vegetation provide the main focus with building a separate element beyond the lock and stepping up in scale at Reading Bridge.

Susceptibility

Pedestrians and cyclists using the Thames Path, and people on boats are focussed on visual amenity in this location. Their susceptibility to visual change is High.

Sensitivity

The sensitivity of visual receptors to change is High.

Nature of change

The stepping form of the proposed development would be seen beyond Clearwater Court. There would be filtered views of building of five to eight storeys in winter with very limited filtered views due to the screening provided by foliage in the summer.

The degree of change within the view would be Very Low (summer) and Low (winter).

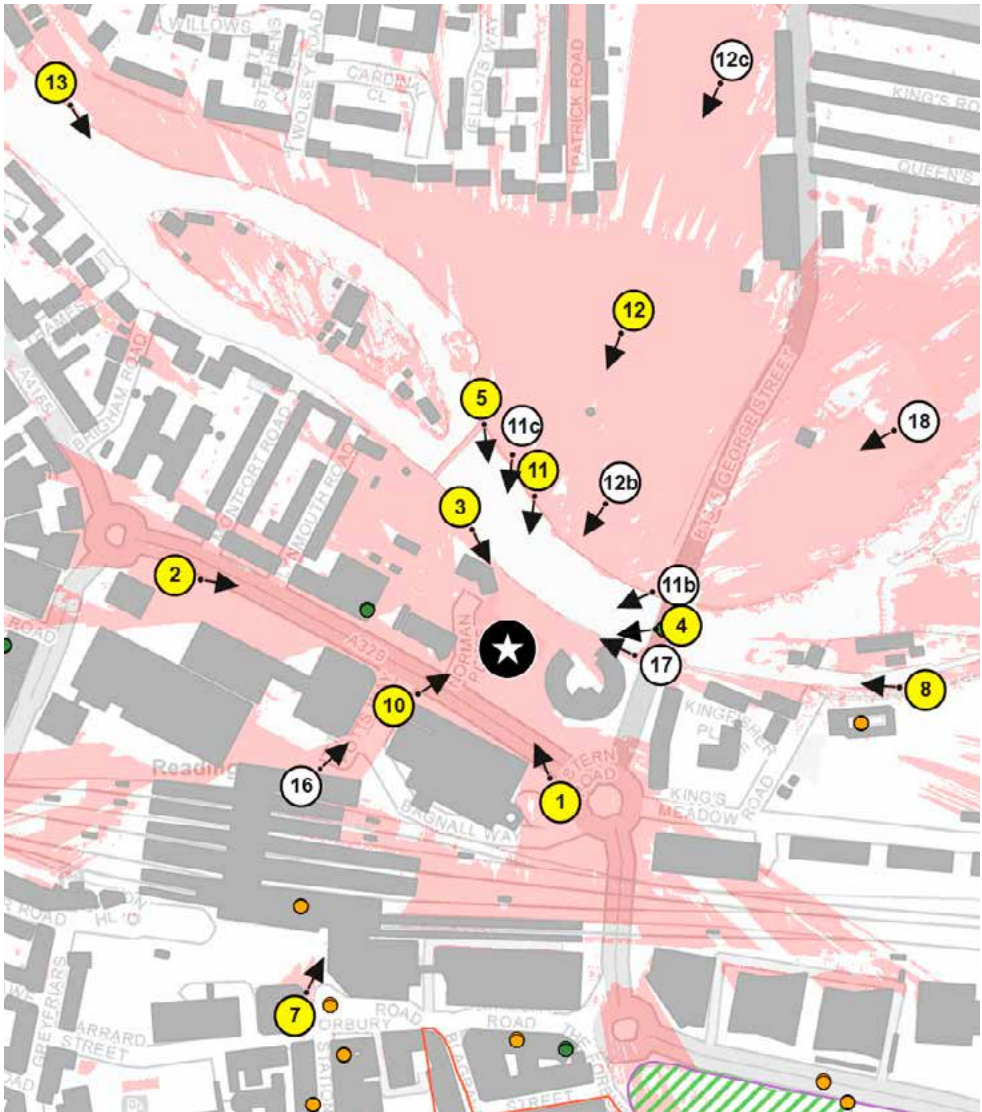
Visual effect

The tallest parts of the proposed development would be screened by Reading Bridge House. The eight storey building would not project above the ridgeline of Clearwater Court and the five storey blocks would step down and define the frontage to the river. The materials palette complements that of adjacent buildings seen in the view.

There would be a **Negligible** (summer) to **Minor Beneficial** (winter) visual effect.

Cumulative effect

A small part of the Vastern Court (red) scheme would be seen to the side of Reading Bridge House. It would be compatible with the scale and form of existing buildings in the foreground of the view.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4/ AVR1
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 09:32
Grid Co-ordinates	E 472017.2450 N 174013.6530
Direction of View	West
Camera height	37.4990
Enlargement	Approx 100% @A1

View 8: Existing



View 8: Proposed



View 8: Cumulative



View 9: Balmore Walk

Role of site in view / baseline description

Visibility of site

Filtered views of the roof of the existing building can be seen in front of Apex Plaza.

Key elements in view

Open space with an elevated view across the roofscape of mainly terraced houses within Caversham across to Reading town centre with a number of tall buildings projecting above the skyline. Thames Quarter and 3 Forbury Place can be seen to the left with Thames Tower and the emerging One Station Hill to the right.

Sensitivity

Receptors

Pedestrians/users of Balmore Walk.

Value of view

Medium – A townscape view from a local park in which the topography of Reading and the skyline of the town centre can be seen. A view from this general location is identified in both the RTBS and RSAF.

Susceptibility

Pedestrians and users of Balmore Park for informal recreation are focussed on visual amenity. Their susceptibility to visual change is High.

Sensitivity

The sensitivity of visual receptors to change is High.

Nature of change

The stepping form of the proposed development would replace the roof of the existing building in the view and be seen in place of the eastern end of Apex Plaza. The 11 storey element would be seen on the skyline. There would be screening of the building by intervening trees which would increase when the trees are in leaf.

The degree of change within the view would be Low.

Visual effect

The height and form of the proposed development would be generally consistent with other building on the skyline. The tallest element would appear lower than 3 Forbury Place and not distract from any of the vertical focal points including the structure of Christchurch Bridge, Thames Quarter and the existing group of tall buildings at Reading Station.

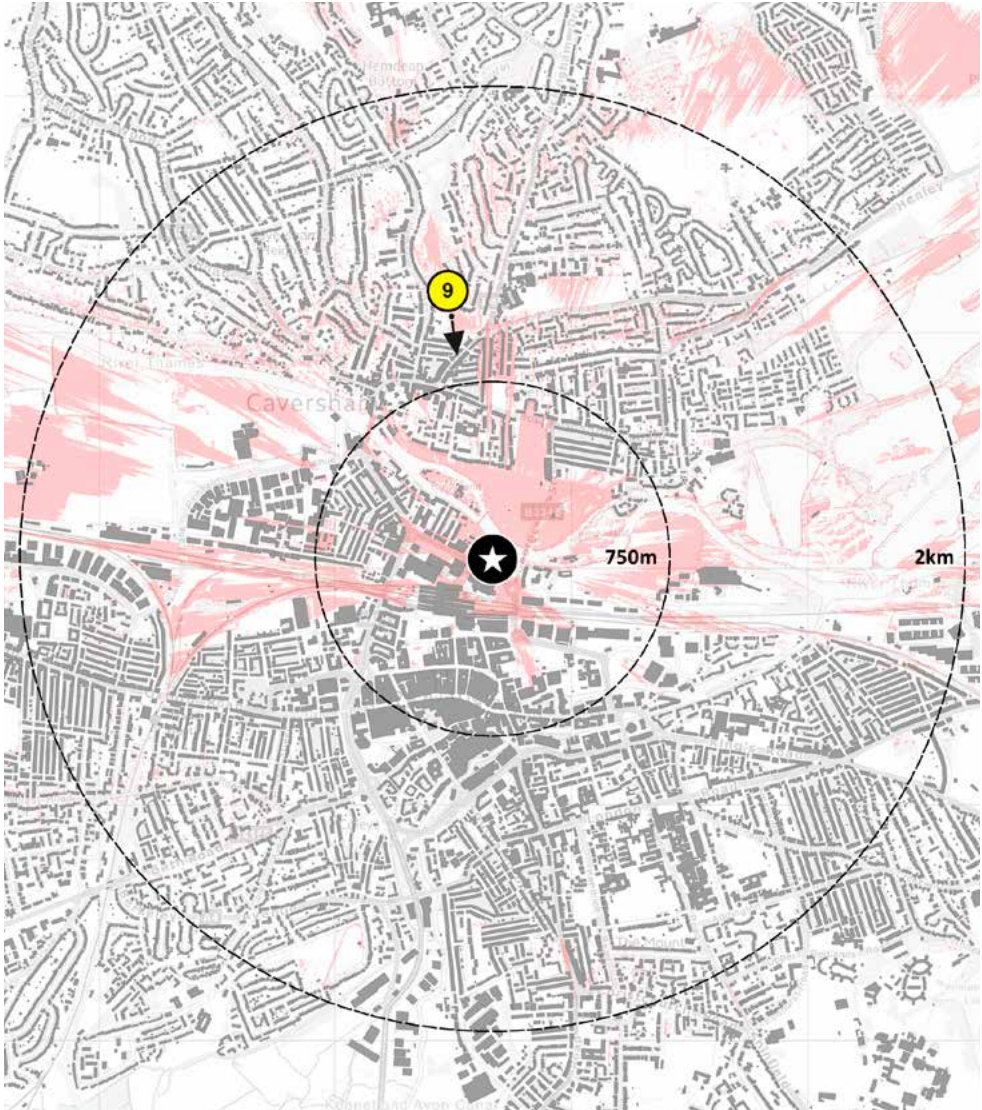
The palette of pale bricks would complement the pale tones of the surrounding buildings. The green cladding would differentiate the taller element making it a distinctive and legible element on the skyline.

There would be a **Minor Beneficial** visual effect.

Cumulative effect

The cumulative schemes (Station Hill (green); Reading Metropolitan (orange); Vastern Court (red)) would be seen to the right of the proposed development forming a cluster of taller buildings around Thames Tower and One Station Hill. These buildings would result in a noticeable change to the skyline with an increase in the height and number of tall building elements stepping down to 55 Vastern Road (yellow).

The proposed development would be a small additional element of comparable scale to existing buildings on the skyline. The proposed development would be a minor element compared with the visual effects of the cumulative schemes.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	Type 4/ AVR1
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 10:26
Grid Co-ordinates	E471498.7690 N 175043.1620
Direction of View	South
Camera height	51.8730
Enlargement	Approx 100% @A1

View 9: Existing



View 9: Proposed



View 9: Cumulative



View 10: Vastern Road/Trooper Potts Way

Role of site in view / baseline description

Visibility of site

The existing building is set back from the Vastern Road frontage with parking set behind amenity planting.

Key elements in view

The broad pavement, dual-carriageway, central reservation and pedestrian crossing of Vastern Road are prominent foreground elements. The frontage is defined by office buildings including Clearwater Court, the building on the site and Sovereign House, with the entrance to Norman Place between the latter two. There are some small trees and amenity plating on the frontage.

Sensitivity

Receptors

Pedestrians, cyclists and people in vehicles on Vastern Road.

Value of view

Low – This is a general townscape view that is dominated by the wide road. It comprises modern office buildings of varying appearance and limited scenic or amenity value.

Susceptibility

People in vehicles and cyclists along Vastern Road are transient receptors and likely to be focussed on their journey. They are not focussed on or expecting high levels of visual amenity. Their susceptibility to change is Low.

Pedestrians have some awareness of visual amenity but would focussed on their journey and not expecting high levels of amenity in the context of Vastern Road and the busy roundabout. Their susceptibility to visual change is Low.

Sensitivity

The sensitivity of all visual receptors to change is Low.

Nature of change

The proposed development would replace the existing building and extend closer to the frontage of Vastern Road with views of its western elevation fronting Norman Place. It would screen part of Clearwater Court. The tallest element would be 11 storeys at the junction of Norman Place stepping down to nine storeys adjacent to Clearwater House, with a five storey linking element separating the frontage blocks.

The degree of change within the view would be High.

Visual effect

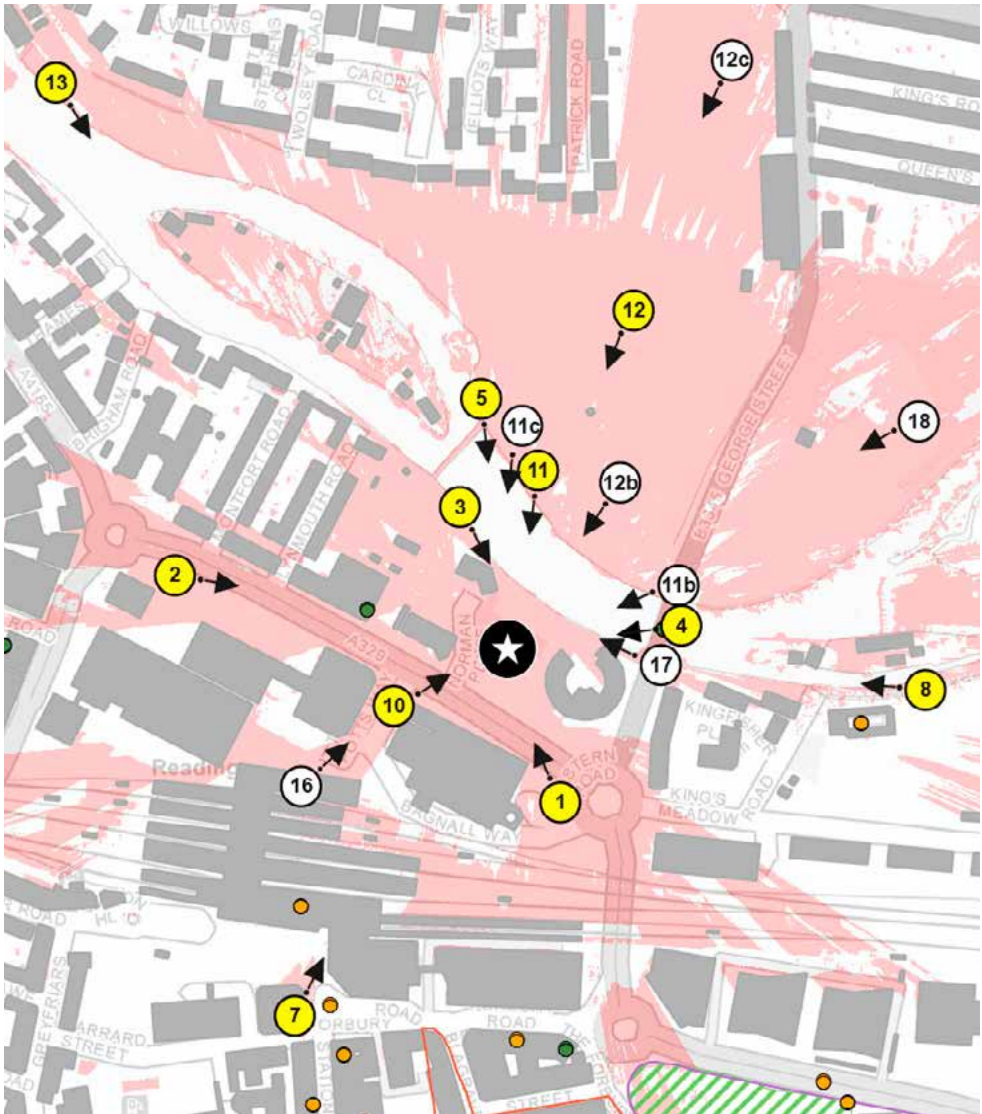
The proposed development would provide improved visual definition of both the Vastern Road and Norman Place frontages. A glimpsed view through towards the River would be opened up by the set back building line. The massing steps down to Clearwater House and towards the River. Both the height of the proposed development, and its siting, would be successfully assimilated within the streetscene of Vastern Road given its width and the varied form and scales of the buildings, particularly at its eastern end. The building frontages would provide positive urban definition, creating an improved active edge and removing a prominent area of frontage parking.

The two proposed street trees and frontage planting would help to maintain and extend the tree lined character of Vastern Road. The facades would be well-proportioned with a balance of vertical and horizontal elements that would provide a clearly defined base, middle and top. The distinctive green fluted cladding reflects the heirarchy of the facade provides visual interest and a cue marking Norman Place. The light brick would complement the tone of materials of Clearwater Court and Sovereign House and the darker brick and simple articulation of the link blocks would combine with the set back and step down to articulate and break up the form and massing of the building.

There would be a **Moderate Beneficial** visual effect.

Cumulative effect

There would be no cumulative effects from this location.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	Type 4/ AVR1
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS
Date and Time	24/04/14 11:16
Grid Co-ordinates	E471588.3910 N 173997.9580
Direction of View	North-east
Camera height	38.0020
Enlargement	Approx 100% @A1

View 10: Existing



View 10: Proposed



View 11: Christchurch Meadows/footpath along Thames

Role of site in view / baseline description

Visibility of site

The northern elevation of the existing building and the raised area of private space is seen between Thames Court and Clearwater Court are seen on the opposite side of the River. There is some screening from trees along the Thames Path during the summer months.

Key elements in view

View from the riverside path on the edge of Christchurch Meadows with moored boats in the foreground. The water, grassed open space and trees are the main elements. The urban character of the southern bank contrasts and is developed with a varied collection of buildings of generally large mass. There is variation in height, form and architectural appearance with all of the buildings dating from the late 20th or 21st centuries. One Station Hill is seen on the skyline with the tower of the Thames Quarter rising above Clearwater Court. The modernist mid 20th century Reading Bridge House terminates the view along the path and is seen above Reading Bridge.

Sensitivity

Receptors

Pedestrians/cyclists/users of Christchurch Meadows.

Value of view

Medium – This is a pleasant view of the River from Christchurch Meadows. The townscape of the river frontage comprises 20th and 21st century office and residential buildings of varying heights, form, appearance and quality.

Susceptibility

Pedestrians and people using the open space for informal recreation are focussed on visual amenity. Their susceptibility to visual change is High.

Cyclists have some secondary focus on visual amenity. Their susceptibility to change is Medium.

Sensitivity

The sensitivity of visual receptors is Medium (cyclists) to High (pedestrians).

Nature of change

The proposed development would replace the existing building and screen part of Clearwater Court. The building comprises two linear wings that would step down to five storeys with raised single storey podium garden adjacent to the new public open space and Thames Path. The buildings step up beyond the frontage to eight and 11 storeys. There would be some screening of the lower levels of retained and proposed trees, particularly during the summer months.

The degree of change within the view would be Medium.

Visual effect

The stepping forms complement the townscape of the wider area which steps up in height away from the river, with the five storey frontage relating comfortably to the scale of the adjacent buildings. The distinctive form and details of Clearwater Court remain visible. The rectangular profile reflects the form of other buildings within the view and is appropriate in the context of the variety within the townscape.

The area of open space on the River, with its planting and focal public art would increase the vegetation fronting the Thames Path. The natural setting would be referenced by the use of green cladding and columns and glazing as a base for the building and the 11 storey element. The light brick materials tie in well with the varied palette and appearance of the other buildings along this stretch of the River. The differentiation of the tallest element of the scheme in fluted panels with a soft green masonry finish adds to its distinctiveness. The wing forms articulate the routes through to Vastern Road and single storey podium breaks up the massing along the frontage.

There would be a **Moderate to Major Beneficial** visual effect.

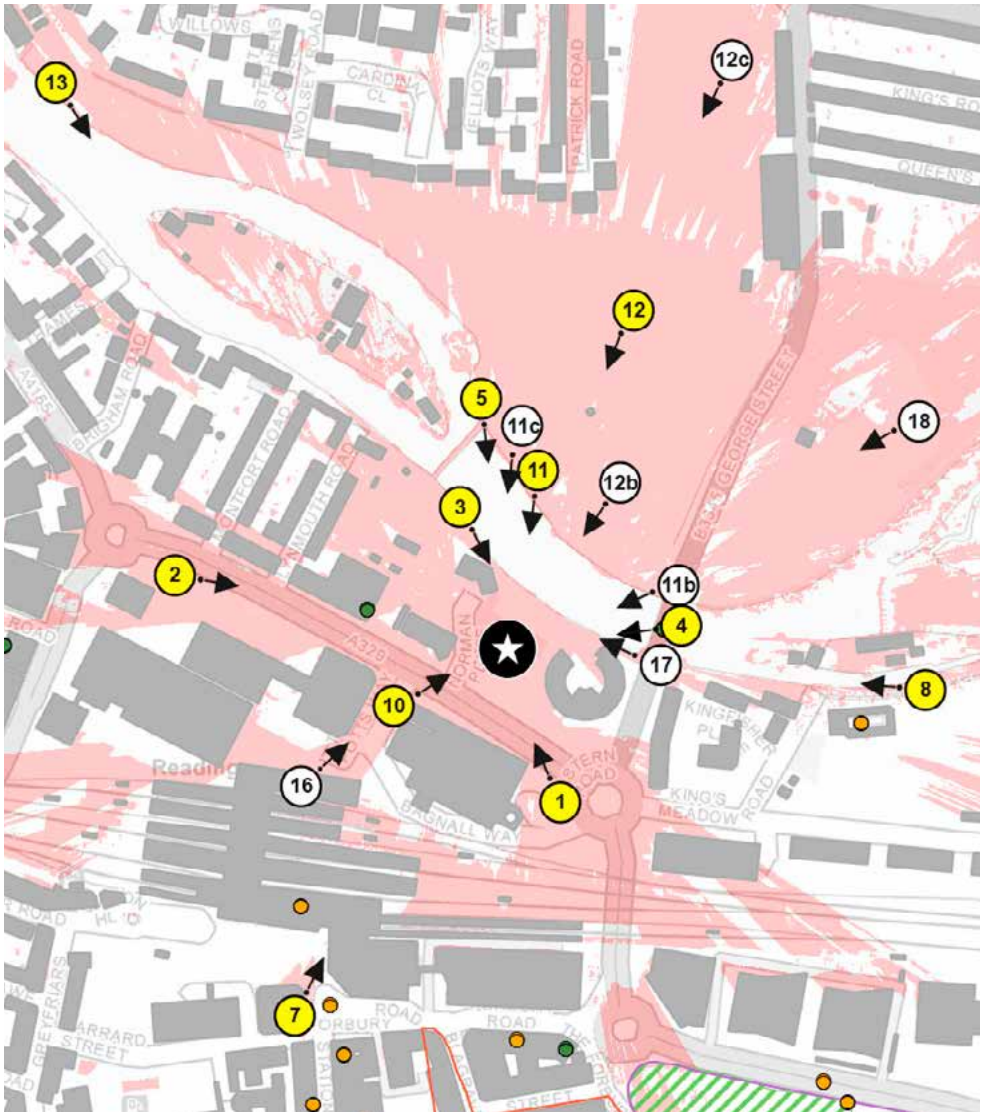
Cumulative effect

The eastern end of the Vastern Court scheme (red) would be seen on the skyline in this view. It would be seen in the context of Thames Tower and One Station Hill introducing elements of greater height. The proposed development would reflect the pattern of stepping up in height away from the River and would maintain the prominence of the emerging cluster around the station.

Kinetic visual effects

Moving along the path within Christchurch Meadows between Reading Bridge and Christchurch Bridges the relationship of the built form to adjacent buildings would change. Further visual material has been provided, at the request of the LPA, to show how the view changes at different locations along that route. The sensitivity of the receptors is the same at all viewpoints. The degree of change would increase from Medium at View 11 b to High at View 11 c. From all locations the scheme would provide a positive interface with the river frontage and adjacent buildings.

There would be a **Moderate to Major Beneficial** effect on receptors in these locations.



Extract from Viewpoint Location Plan

Image details (11 only)		
Visualisation type	Type 4/ AVR3	
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS	
Date and Time	24/04/14 14:19	24/06/26 08:20
Grid Co-ordinates	E471668.4190 N 174210.5470	
Direction of View	south	
Camera height	37.3390	
Enlargement	Approx 100% @A1	

View 11: Existing (April '24)



View 11: Proposed (April '24)



View 11: Cumulative (April '24)



View 11: Existing (June '24)



View 11: Proposed (June '24)



View 11: Cumulative (June '24)



View 11b: Existing



View 11b: Proposed (illustrative - non verified)



View 11b: Proposed (illustrative - non verified)



View 11c: Existing



View 11c: Proposed (illustrative - non verified)



View 11c: Cumulative (illustrative - non verified)



View 12: Christchurch Meadows

Role of site in view / baseline description

Visibility of site

Filtered and glimpsed views of the northern elevation of the existing building are seen. Due to the extent of screening provided by trees along the Thames Path, views are limited during the summer months.

Key elements in view

The grassed open space within the southern part of Christchurch Meadows which is crossed by paths and partly enclosed by peripheral trees. Play facilities and associated seating and kiosks are also seen together with the tall structure of Christchurch Bridge. The contrasting urban character of the southern bank is seen with glimpsed and filtered views of a mix of late 20th and 21st century buildings on the south side of the River Thames, which have differing height, form and architectural appearance. Reading Bridge House and the 23 storey tower of Thames Quarter are seen above the trees and there are filtered views of Thames Tower and One Station Hill in winter.

Sensitivity

Receptors

Pedestrians/users of Christchurch Meadows.

Value of view

Medium – View across the recreational open space of Christchurch Meadows in which a wider townscape of 20th and 21st century office and residential buildings of varying heights, form, appearance and quality can be seen. View from Christchurch Meadow identified in the RSAF.

Susceptibility

Pedestrians and people using the open space for informal recreation are focussed on visual amenity. Their susceptibility to visual change is High.

Sensitivity

The sensitivity of visual receptors is High (pedestrians/ people using the open space for informal recreation).

Nature of change

The proposed development would replace the existing building with a building of more varied height and stepping from five up to 11 storeys. There would be some screening from intervening trees, particularly during the summer months. The degree of change within the view would be Medium (winter) and Low (summer).

Visual effect

The stepping forms would introduce greater variety and be more consistent with the form and character of the townscape of the wider area. The rectangular profile is appropriate for its townscape context and the materials would complement the lighter tones of Reading Bridge House, Thames Quarter Tower and Clearwater Court which are seen as a group.

The materials of the 11 storey element would be a distinctive addition to the skyline that would enhance legibility and wayfinding. The proposal would complement rather than distract from Christchurch Bridge and the tall buildings towards the station which are screened from this location in summer. The development would be part of an existing urban context seen from this area. Due to this and the sense of separation provided by the trees and river views of buildings are part of people’s perceptions of this stretch of the river and the replacement of an existing building would not detract from this experience.

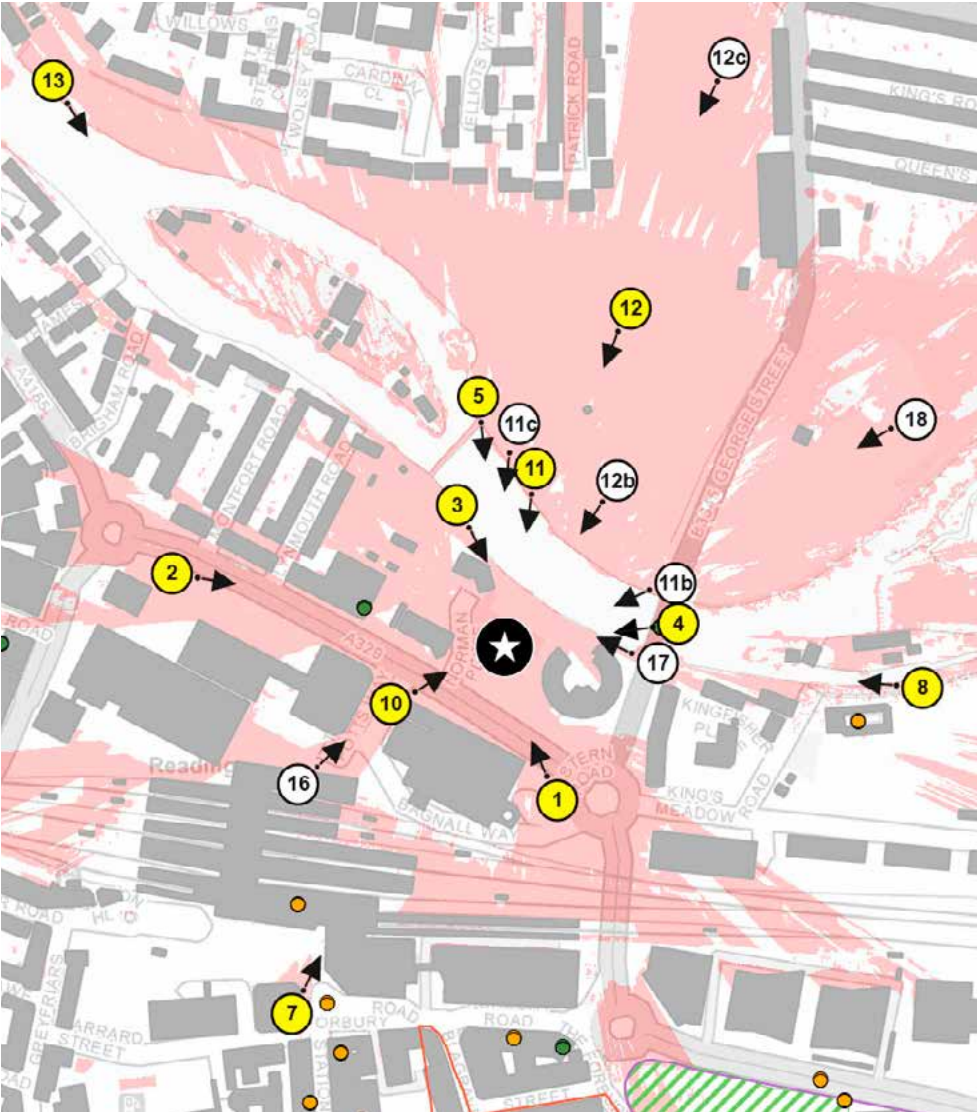
There would be a **Minor Beneficial (summer) to Moderate Beneficial (winter)** visual effect.

Cumulative effect

There would be some limited partial filtered and glimpsed views of 55 Vastern Road (yellow) and part of the Vastern Court scheme (red) on the skyline from this location in the summer with increased views in winter of development beyond Christchurch Bridge in winter. These cumulative schemes would be of comparable form and scale to existing buildings seen in the view although the extent and massing of development seen along and beyond the river frontage would increase. There would be a stepping up in height towards the station. The scheme for 55 Vastern Road has been designed to create a high quality frontage along the river, replacing a current vacant site and marking a route to the station via Christchurch Bridge and is considered to result in a characteristic addition to the view. Parts of the Vastern Court Scheme would be seen beyond marking the station, reflecting the general stepping up in height beyond the river. The proposed development would be a relatively limited, compact and compatible addition when seen in conjunction with these two developments in winter.

Kinetic visual effects

Moving across Christchurch Meadows from north to south towards Reading Bridge, the site and its urban context get closer and become a more prominent element in the views from this area of open space through the trees. The sensitivity of the receptors is the same at all viewpoints. The degree of change would range between Low (at View 12b) to Medium (View 12 c). From all locations, the scheme would be seen between/ through the peripheral trees and would form a well-designed secondary background element that complements the stepping form and rectangular profile of other buildings within the view. It would be a characteristic addition that would be well designed and would increase the extent of greenery along the south side of the river in closer views. There would be a Minor Beneficial to Moderate to Major Beneficial effect on receptors as they move through the space.



Extract from Viewpoint Location Plan

Image details (12 only)		
Visualisation type	Type 4/ AVR2 (single colour render)	
Camera/ Sensor/ Lens	Canon 5D MarkII (FFS)/24mm TS	
Date and Time	24/04/14 09:49	24/06/26 08:29
Grid Co-ordinates	E471756.8310 N 174329.9810	
Direction of View	South-west	
Camera height	36.6900	
Enlargement	Approx 100% @A1	

View 12: Existing (April '24)



View 12: Proposed (April '24)



View 12: Cumulative (April '24)



View 12: Existing (June '24)

