

Appendix 1.2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: Magazine Parade in front of Vale Park entrance looking South-East	<u>Designation:</u> WHS Strategic View 1 <u>Distance:</u> 2.95km	The view is characterised by the River Mersey in the foreground with the Liverpool side riverbank of the Mersey in the background. The existing cluster of city centre buildings lie to the edge of the view.	Open view. High number of viewers.	High	High	High
2: View South-East from the bottom of Wallasey Town Hall steps	<u>Designation:</u> WHS Strategic View 2 <u>Distance:</u> 1.83km	The view is characterised by the River Mersey in the foreground with the cluster of city centre buildings forming the back drop to the view.	Open view. High number of viewers.	High	High	High
3: View East from Birkenhead Ferry landing	<u>Designation:</u> WHS Strategic View 3 <u>Distance:</u> 2.02km	The view is characterised by the River Mersey in the foreground with the cluster of city centre buildings forming the back drop to the view. The three graces and the outline of the existing buildings within the Princes Dock area are clearly visible.	Open view. High number of viewers.	High	High	High
4: View East from Bidston Hill Observatory	<u>Designation:</u> WHS Strategic View 4 <u>Distance:</u> 5.36km	The view is characterised by the landscape of Bidston Hill in the foreground with the industrial areas of Birkenhead, then the Liverpool skyline in the background.	Open view High number of viewers.	Medium	Medium	Medium
5: View Northwards opposite pedestrian crossing on New Quay Street	<u>Designation:</u> WHS Buffer Zone <u>Distance:</u> 0.26km	The view is linear in nature following the alignment of New Quay Street. The right of the view is characterised by the tall office/hotel buildings of the Commercial District on the edge of the City Centre. The left of the view is characterised by industrial/distribution buildings.	Glimpsed view. High number of viewers.	Med/Low	Low	Low
6: View looking West from the corner of Hope Street and Mount Pleasant	<u>Designation:</u> None <u>Distance:</u> 2.01km	The view is framed by the historic buildings lining Mount Pleasant, looking downhill.	Framed view. High number of viewers.	Medium	Medium	Medium
7: View Northwards from the South West corner of the Albert Dock	<u>Designation:</u> WHS General View <u>Distance:</u> 1.43km	The view is dominated by the historic Albert Dock Warehouse buildings and dock water in the foreground. The view out towards the site is framed by the edge of the dock entrance.	Framed view. High number of viewers.	High	High	High
8: View Northwards from Albert Dock entrance/ Strand	<u>Designation:</u> WHS General View <u>Distance:</u> 1.13km	The view is linear in nature looking northwards towards the site, open to the west side and enclosed to the east by taller buildings along the Strand. The Liver buildings are clearly visible within the centre of the view.	Very prominent view. High number of viewers.	High	High	High
9: View Northwards from the Albert Dock entrance/ Gower Street corner	<u>Designation:</u> WHS General View <u>Distance:</u> 1km	The view is dominated by the water of the Salthouse Dock in the foreground. The view is framed by the buildings of the Albert Dock, Mann Island and the Strand.	Open view within the foreground, but site obscured. High number of viewers.	High	High	High
10: View Northwards from the Liverpool Museum/ Pier Head	<u>Designation:</u> WHS General View <u>Distance:</u> 0.9km	The Royal Liver Building and Cunard Building dominate the view to the right and the Mersey Ferry terminal building on the left. The site is not visible from this location.	Very prominent view. High number of viewers.	High	High	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility:	Yes, within (timescale)/No
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance:	Significant, Moderately Significant, Not Significant

Appendix 1.2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
11: View West from Lime Street Station steps	<u>Designation:</u> WHS General View <u>Distance:</u> 1.19km	This view is elevated and is dominated by the edge of St Georges Hall and the edge of St John's Shopping Centre to the left of the view.	Glimpsed view as site largely obscured by existing buildings in the foreground.	High	Low	Medium
12: View Westwards from William Brown Street	<u>Designation:</u> WHS General View <u>Distance:</u> 1.03km	View is framed by the historic buildings along the cobbled street and the edge of St John's Gardens with the buildings of the Commercial District in the background.	Obscured view as site largely hidden by existing buildings in the foreground. High number of viewers.	High	Medium	High/Medium
13: View south from 100 Pall Mall	<u>Designation:</u> None <u>Distance:</u> 0.4km	The foreground view is dominated by road infrastructure of Pall Mall. The high-rise buildings of the Commercial District are visible in the background view.	Open view, obscured with distance from site. Moderate number of viewers.	Low	Low	Low
14: View south-west from junction of Vauxhall Road and Blenheim Street	<u>Designation:</u> None <u>Distance:</u> 2.09km	Views are channelled southwards along Vauxhall Road by a combination of built form, tall trees and vegetation on either side of the road.	Glimpsed view. High number of moving viewers.	Low	Low	Low
15: View South West from St George's Hill, Everton Park	<u>Designation:</u> None <u>Distance:</u> 1.88km	The view is very open with the park in the foreground, residential housing in the mid ground and the city centre skyline in the background.	Open view. High number of viewers.	Medium	Low	Low
16: View south from Great Howard Street	<u>Designation:</u> WHS General View <u>Distance:</u> 1km	Views are framed along Great Howard Street by existing built form and road signage. High-rise buildings on the edge of Liverpool's Commercial District are visible in the background.	Open view. High number of moving viewers.	Low	Medium/Low	Low
17: View Westwards along New Islington Street	<u>Designation:</u> None <u>Distance:</u> 1.83km	The overall view is linear in nature following the route of New Islington Street. The view is framed to the left and right by flats and mature trees. The city centre is visible in the background, with the tallest buildings of the Commercial District visible at the centre of the view.	Framed view. High number of moving viewers.	Low	Medium	Low
18: View east from Waterloo Road along Paisley Street (opposite)	<u>Designation:</u> WHS General View <u>Distance:</u> 0.25km	The view is very enclosed by foreground buildings which frame views along the route of the road opposite towards industrial buildings at the crest of the hill. The 'Plaza' building of the Commercial District is visible to the right of the view.	Open view. High number of moving viewers including vehicles and viewers from the Waterloo Warehouse.	Medium	High	Medium
19: View west along Leeds Street	<u>Designation:</u> None <u>Distance:</u> 0.8km	The view is channelled along Leeds Street by a block of flats to the right and by boundary fencing and trees of housing to the left. The crest of the upward sloping road screens longer distance views towards the site.	Framed view. High number of moving viewers.	Low	Low	Low
20: View southwest from junction of Scotland Road and Wilbraham St	<u>Designation:</u> None <u>Distance:</u> 1.3km	The view is dominated by road infrastructure in the foreground. Long distance views towards the site are screened by tall mature trees and adjacent housing on Raymond Place.	No view. High number of moving viewers.	Low	Low	Low
21: View north along Pall Mall	<u>Designation:</u> None <u>Distance:</u> 0.2km	Private apartments define the right of the view. The left of the view is limited by a tall brick wall and foot bridge associated with the NCP car park. Buildings on the edge of Leeds Street are visible in the background.	Obscured view as site is largely hidden by existing car park infrastructure in the foreground. High number of moving viewers.	Low	Medium	Medium/Low
22: View north along Pall Mall	<u>Designation:</u> None <u>Distance:</u> 0.3km	Views are largely framed along Pall Mall by Pall Mall House to the left of the view and private apartments and offices to the right. Tall trees and parked cars screen views towards Leeds Street.	Obscured view as site is largely hidden by Pall Mall House and vegetation. High number of moving viewers.	Low	Medium/Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility:	Yes, within (timescale)/No
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance:	Significant, Moderately Significant, Not Significant

Appendix 1.2 Visual Effects Table: Description of Change, Magnitude and Significance										
Viewpoint No. and Location	Description of Change	Mitigation	Overall Sensitivity of Receptor (from Table L1 above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: Magazine Parade in front of Vale Park entrance looking South-East	The proposed tower introduces a new vertical element to the existing cluster of tall buildings that make up the skyline of Liverpool's Commercial District. The position of the tower would define the edge of the Commercial District approaching the city from the north.	The proposed tower will be similar in scale and massing to existing high-rise structures in the Commercial District. It would sit as part of a tall building cluster. The materiality of the proposed tower respects the existing surrounding built form.	High	Moderate	Regional	Long term, irreversible	Moderate	Neutral	Moderately Significant	High
Cumulative Impacts	The Princes Reach Tower makes a significant contribution to the character of the view, it sits in a prominent position on the Mersey riverfront. The Via Verde, Vauxhall Road and Bevington Bush Developments become the tallest buildings to the left of the view, raising the height of the receiving roofscape.	Sensitive choice of materials will ensure new development will be cohesive with existing development. New development will be consistent with the scale, massing and roof scape of the Commercial District whilst drawing together the tall building cluster.		Moderate	Regional	Long term, irreversible	Minor	Neutral	Not Significant	High
2. View South-East from the bottom of Wallasey Town Hall steps	The proposed tower forms a prominent vertical element on the skyline, projecting above the roofline of the riverside apartment buildings of the River Mersey. The proposed tower would define the northern tip of the Commercial District.	The proposed tower is smaller than other adjacent tall buildings in the vicinity and is appropriate for its location bearing in mind the aspirations of the LCC to create a cluster of tall buildings within the Commercial District of the city. Materiality blends the development into the surrounding built form.	High	Moderate	Regional	Long term, irreversible	Moderate	Neutral	Significant	High
Cumulative Impacts	The Princes Reach Tower makes a significant contribution to the character of the view, it sits in a prominent position on the Mersey riverfront. The proposed tower will add to the existing tall building cluster at the north of the Commercial District.	Sensitive choice of materials will ensure new development will be cohesive with existing development. New development will be consistent with the scale, massing and roof scape of the Commercial District whilst drawing together the tall building cluster.		Moderate	Regional	Long term, irreversible	Minor	Neutral	Not Significant	High
3: View East from Birkenhead Ferry landing	The proposed tower sits between two existing taller buildings within the Commercial District. Whilst the proposed is sited further behind these two existing buildings, from this viewpoint it forms part of a visual cluster reducing its visual impact from this aspect.	Scale and massing of the proposed tower ensures it sits behind the existing high-rise buildings of the Commercial District, forming a tight visual cluster. No additional mitigation required.	High	Slight	Regional	Long term irreversible	Minor	Neutral	Moderately Significant	High
Cumulative Impacts	The Princes Reach Tower makes a significant contribution to the character of the view, it becomes the dominant high-rise building on the Mersey riverfront. The adjacent 8-storey office building on William Jessop Way maintains a similar roofline with adjacent existing development.	Scale and massing of the proposed tower ensures it sits within the existing tall building cluster. The materiality of both Princes Reach Tower and the proposed tower at Old Hall Street form a cohesive cluster of tall buildings, defining the presence of the Commercial District.		Slight	Regional	Long term irreversible	Minor	Neutral	Moderately Significant	High
4: View East from Bidston Hill Observatory	The proposed building sits as part of a cluster of taller buildings within the Commercial District. The scale and massing of the proposed tower allows it to merge with the existing skyline of Liverpool.	The building will be of similar massing and scale to the existing adjacent high-rise structures of the Commercial District. The building will form part of the overall cluster of tall buildings. Materiality of the proposed tower will blend the development with surrounding buildings.	Medium	Slight	Regional	Long term irreversible	Minor	Neutral	Moderately Significant	High
Cumulative Impacts	The Princes Reach Tower makes a significant contribution to the character of the view, it becomes the dominant high-rise building on the Mersey riverfront. The adjacent 8-storey office building on William Jessop Way maintains a similar roofline with adjacent existing development.	The scale and massing of the proposed tower sits firmly within the cluster of existing tall buildings at the centre of the view. The materiality of the proposed tower and the presence of Princes Reach allow it to merge with its context.		Negligible	Regional	Long term Irreversible	Negligible	Neutral	Moderately Significant	High
5: View Northwards opposite pedestrian crossing on New Quay Street	The proposed building is hidden from view by the Radisson Blu Hotel complex from this viewpoint. There is no change to the view.	N/A	Low	No Change	Local	Long term irreversible	No Change	Not Applicable	Not significant	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
Duration: Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Not Significant

Appendix 1.2 Visual Effects Table: Description of Change, Magnitude and Significance										
Viewpoint No. and Location	Description of Change	Mitigation	Overall Sensitivity of Receptor (from Table L1 above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Cumulative Impacts	The proposed building is hidden from view by the Radisson Blu Hotel complex from this viewpoint. There is no change to the view.	N/A		No Change	Local	Long term irreversible	No Change	Not Applicable	Not significant	High
6: View looking West from the corner of Hope Street and Mount Pleasant	The proposed tower is hidden from view by Liverpool Science Park from this viewpoint. There is no change to the view.	N/A	Medium	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is hidden from view by Liverpool Science Park from this viewpoint. There is no change to the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
7: View Northwards from the South West corner of the Albert Dock	The proposed tower is hidden from view by the Merseyside Maritime Museum from this viewpoint. There is no change to the view.	N/A	High	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is hidden from view by the Merseyside Maritime Museum from this viewpoint. There is no change to the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
8: View Northwards from Albert Dock entrance/ Strand	The proposed tower is screened from view by buildings fronting The Strand. There is no change to the view.	N/A	High	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by buildings fronting The Strand. There is no change to the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
9: View Northwards from the Albert Dock entrance/ Gower Street corner	The proposed tower is screened from view by buildings fronting The Strand. There is no change to the view.	N/A	High	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by buildings fronting The Strand. There is no change to the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
10: View Northwards from the Liverpool Museum/ Pier Head	The proposed building is screened from view by the built form of The Three Graces.	N/A	High	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed building is screened from view by the built form of The Three Graces.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
11: View West from Lime Street Station steps	The proposed tower is screened from view by the Royal Court Theatre building.	N/A	Medium	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
Duration: Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Not Significant

Appendix 1.2 Visual Effects Table: Description of Change, Magnitude and Significance										
Viewpoint No. and Location	Description of Change	Mitigation	Overall Sensitivity of Receptor (from Table L1 above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Cumulative Impacts	The proposed tower is screened from view by the Royal Court Theatre building.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
12: View Westwards from William Brown Street	The proposed tower rises behind the William Brown Library and Museum and the domed roof of 151 Dale Street in the background. The top of the tower is only partially visible from this aspect despite the sensitivity of the viewpoint - from the William Brown Street Conservation Area. The impact of the proposed tower upon the silhouette of the College of Technology & Museum Extension (Grade II*) reduces and eventually disappears the further down William Brown Street pedestrians move.	Materiality and height of the proposed tower responds to the surrounding context, merging the proposed into its built context. There are already two high-rise buildings within the Commercial District that pierce the existing roofscape.	High/Medium	Slight	Regional	Long term irreversible	Minor	Adverse	Moderately Significant	High
Cumulative Impacts	The tip of Princes Reach is just visible to the left of the view, behind 'Western Tower'. The proposed tower and Princes Reach will alter the roofscape from this aspect by introducing two new vertical elements to the view.	Materiality of the proposed merges it with its surrounding context. The majority of the mass of the tower is hidden from view by the foreground buildings, further reducing its impact from this aspect.		Slight	Regional	Long term irreversible	Minor	Adverse	Moderately Significant	High
13: View south from 100 Pall Mall	The proposed tower is highly prominent from this approach, projecting above the brick wall in the foreground. The northern façade of the tower is in full view and would form a new gateway building at the tip of the Commercial District.	The tower is of appropriate scale to adjacent tall buildings and further draws together the existing cluster. The proposed materiality of the tower would aid in visually merging the development with its urban context.	Low	Moderate	Local	Long term irreversible	Moderate	Beneficial	Significant	High
Cumulative Impacts	70-90 Pall Mall will frame the left of the viewpoint, funnelling views towards the proposed tower and tall building cluster at the centre of the view. The tip of Princes Reach is visible above trees to the right of the view, defining the edge of the cluster.	The proposed tower will be similar in scale and massing to existing high-rise structures in the Commercial District. It would sit as part of a tall building cluster. The materiality of the proposed tower respects the existing surrounding built form.		Moderate	Local	Long term irreversible	Moderate	Beneficial	Significant	High
14: View south-west from junction of Vauxhall Road and Blenheim Street	The proposed tower is hidden by mature woodland vegetation to the right of the view.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is hidden by mature woodland vegetation to the right of the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
15: View South West from Everton Park	There is little change to the existing view from this aspect. The proposed tower is visible, however the scale and verticality of the proposed is similar to neighbouring tall buildings, visually merging the proposed building firmly into the cluster.	The proposed tower sits on a similar alignment to the Radison Blu building to the rear, visually merging the two towers into one overall built mass. The tower becomes a part of the overall cluster within the Commercial District. Materiality that echoes treatments to adjacent buildings further merges the proposed tower with its urban context.	Low	Slight	Regional	Long term irreversible	Minor	Neutral	Not significant	High
Cumulative Impacts	Four large developments will dominate the mid-ground view, screening the bottom third of the proposed tower. The combined massing of CD4/CD5/CD6/CD1 raise the overall roofline, visually merging the cluster of tall buildings behind.	The proposed tower will be similar in scale and massing to existing high-rise structures in the Commercial District. It would sit as part of a tall building cluster. The materiality of the proposed tower respects the existing surrounding built form. Taller building heights of cumulative sites strengthen the tall building cluster.	Low	Slight	Regional	Long term irreversible	Negligible	Neutral	Not significant	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
Duration: Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Not Significant

Appendix 1.2 Visual Effects Table: Description of Change, Magnitude and Significance										
Viewpoint No. and Location	Description of Change	Mitigation	Overall Sensitivity of Receptor (from Table L1 above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
16: View south from Great Howard Street	Proposed tower rises above the existing roofline. The scale is in keeping with the built form within the viewpoint. Massing is one singular vertical element, creating additional visual interest in the skyline.	The proposed tower will form part of the cluster of tall buildings to the north of the Commercial District. Materiality of the proposed tower will blend the development with surrounding buildings.	Low	Moderate	Regional	Long term irreversible	Moderate	Beneficial	Not significant	High
Cumulative Impacts	No cumulative sites are seen in the context of this view.	N/A	Low	Moderate	Regional	Long term irreversible	Moderate	Beneficial	Not significant	High
17: View Westwards along New Islington Street	The proposed tower is screened from view by tree planting on A580 New Islington.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by tree planting on A580 New Islington.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
18: View east from Waterloo Road along Paisley Street (opposite)	The proposed tower projects above the roofline of the brick buildings in the foreground. The existing brick chimney partially screens the proposed tower from view. The tower appears prominent from this aspect however it is seen out of context from the adjacent cluster of towers within the Commercial District. The profile of the brick chimney of the foreground industrial building will remain visible against the skyline with movement along Paisley Street (the street opposite where the viewpoint has been taken).	Materiality and built form of the proposed tower respects the surrounding built form of The Plaza, Radison Blu Hotel and West Tower. Materiality blends the development into the surrounding built form.	Medium	Moderate	Local	Long term irreversible	Moderate	Neutral	Significant	High
Cumulative Impacts	No cumulative sites are seen in the context of this view.	N/A		Moderate	Regional	Long term irreversible	Moderate	Neutral	Not significant	High
19: View west along Leeds Street	The proposed tower is screened from view by tree planting on Leeds Street.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by tree planting on Leeds Street.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
20: View southwest from junction of Scotland Road and Wilbraham St	The proposed tower is screened from view by tree planting, landform and built form adjacent to Scotland Road.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by tree planting, landform and built form adjacent to Scotland Road.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
21: View north along Pall Mall	The upper half of the proposed tower projects above the pedestrian footbridge and upper level of the NCP Car Park to the left of the view.	Proposed materiality and built form of the tower will help merge the tower with its context.	Medium/Low	Moderate	Local	Long term irreversible	Moderate	Neutral	Moderately Significant	High
Cumulative Impacts	No cumulative sites are seen in the context of this view.	N/A		Moderate	Local	Long term irreversible	N/A	N/A	Moderately Significant	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
Duration: Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Not Significant

Appendix 1.2 Visual Effects Table: Description of Change, Magnitude and Significance										
Viewpoint No. and Location	Description of Change	Mitigation	Overall Sensitivity of Receptor (from Table L1 above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
22: View north along Pall Mall	The proposed tower is screened from view by Pall Mall House to the left of the view.	N/A	Low	No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High
Cumulative Impacts	The proposed tower is screened from view by Pall Mall House to the left of the view.	N/A		No Change	Regional	Long term irreversible	No Change	Not Applicable	Not significant	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
Duration: Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Not Significant