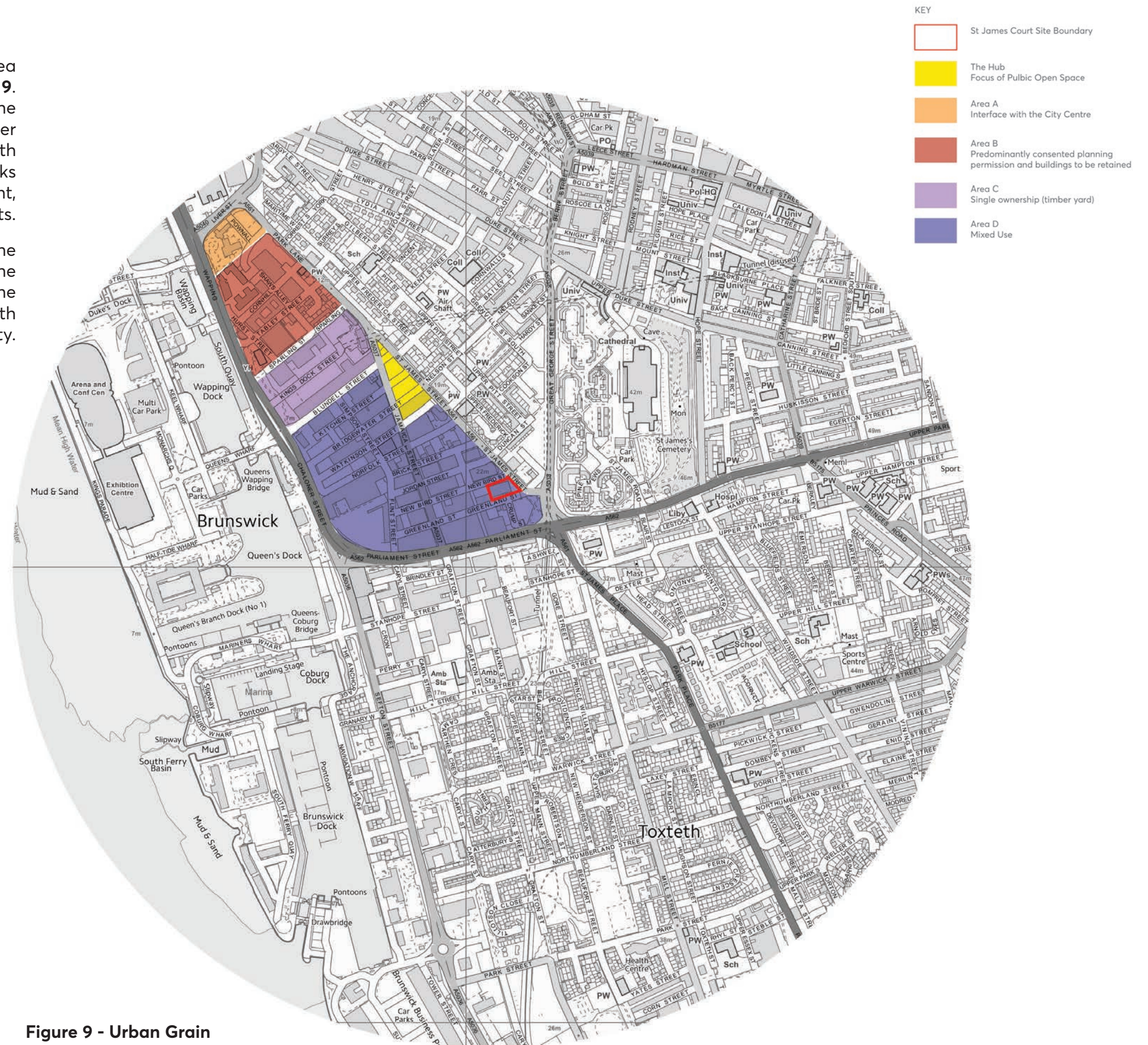


Urban Grain

- 2.1.5 The existing urban grain of the site and surrounding area is established by the existing road layout, see **Figure 9**. The grain is a dense block structure which reflects the its former focus as an industrial area serving the former port. The grid structure is broadly on a north-south / east-west axis with views to prominent landmarks such as the Anglican Cathedral or the waterfront, forming important vistas at the end of the streets.
- 2.1.6 The site is located at a significant 'point' of the triangle close to its south western apex. The Planning Framework states a desire to conserve the historic street pattern and to increase north-south pedestrian permeability and east-west connectivity.



Land Use

2.1.7 Figure 10 illustrates the existing land uses. There exists a mix of land uses around the site and the Planning Framework is explicit in wishing to build upon this.

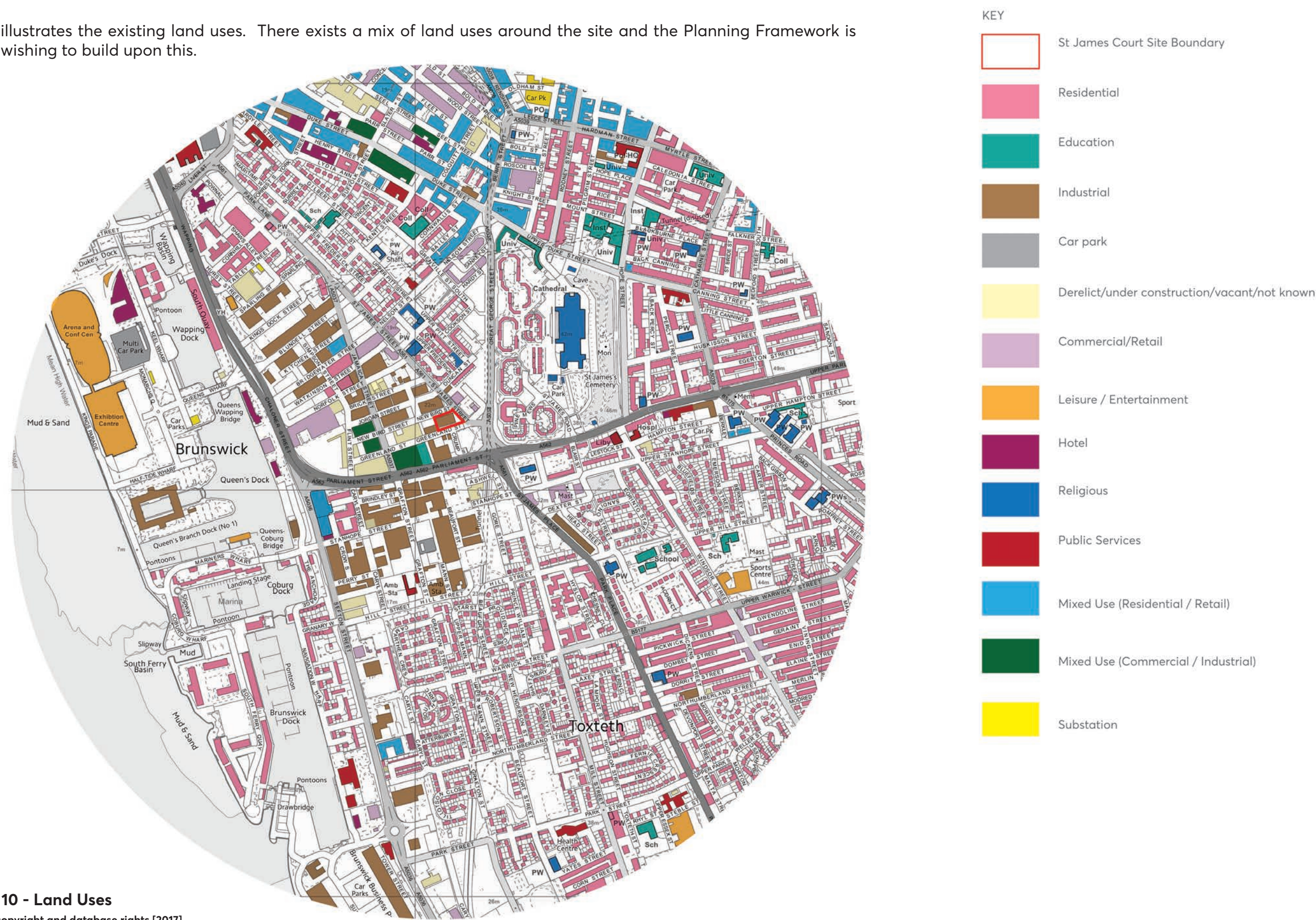


Figure 10 - Land Uses
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Building Heights

2.1.8 Figure 11 illustrates building heights in the local and wider context. The majority around the site and within the environs of this area of the triangle are in the order of 1-3 but there are blocks of 3-7 storeys high including to the south-west of the site. There are currently proposals in place for residential / mixed use developments within proximity to the site. These include;

150/1998 - New Chinatown Phase 2 & 3

- A 20 storey mixed use development containing 673 apartments, 131 bed hotel and a 10,532m² commercial space. The development was granted permission in September 2016;

16F/2922 - New Bird Street

- A 10 storey mixed use development contain 164 apartments and a 1433m² commercial space. The development was granted permission in March 2017; and

16F/2728 - Crump House

- A 6 storey commercial space, which was granted permission in July 2017.

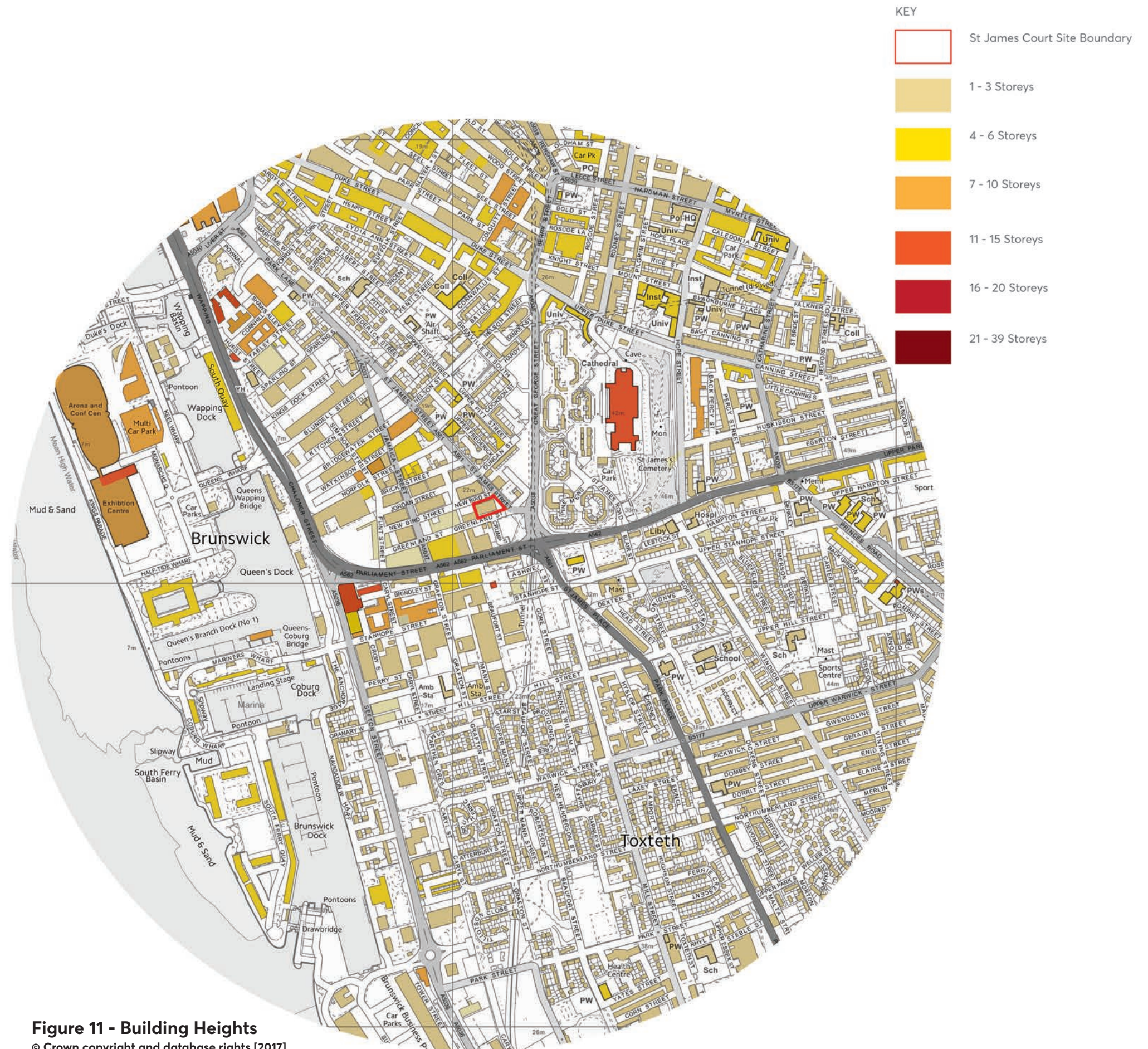


Figure 11 - Building Heights

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Movement and Linkages

2.1.9 The surrounding movement and access is illustrated in **Figure 12**. Vehicle access into the site is currently provided off Newbird Street and Greenland Street with access to St James Street stopped off for the latter. The Planning Framework suggests that this is reviewed to ascertain whether they can be reopened to maximise permeability into the area.

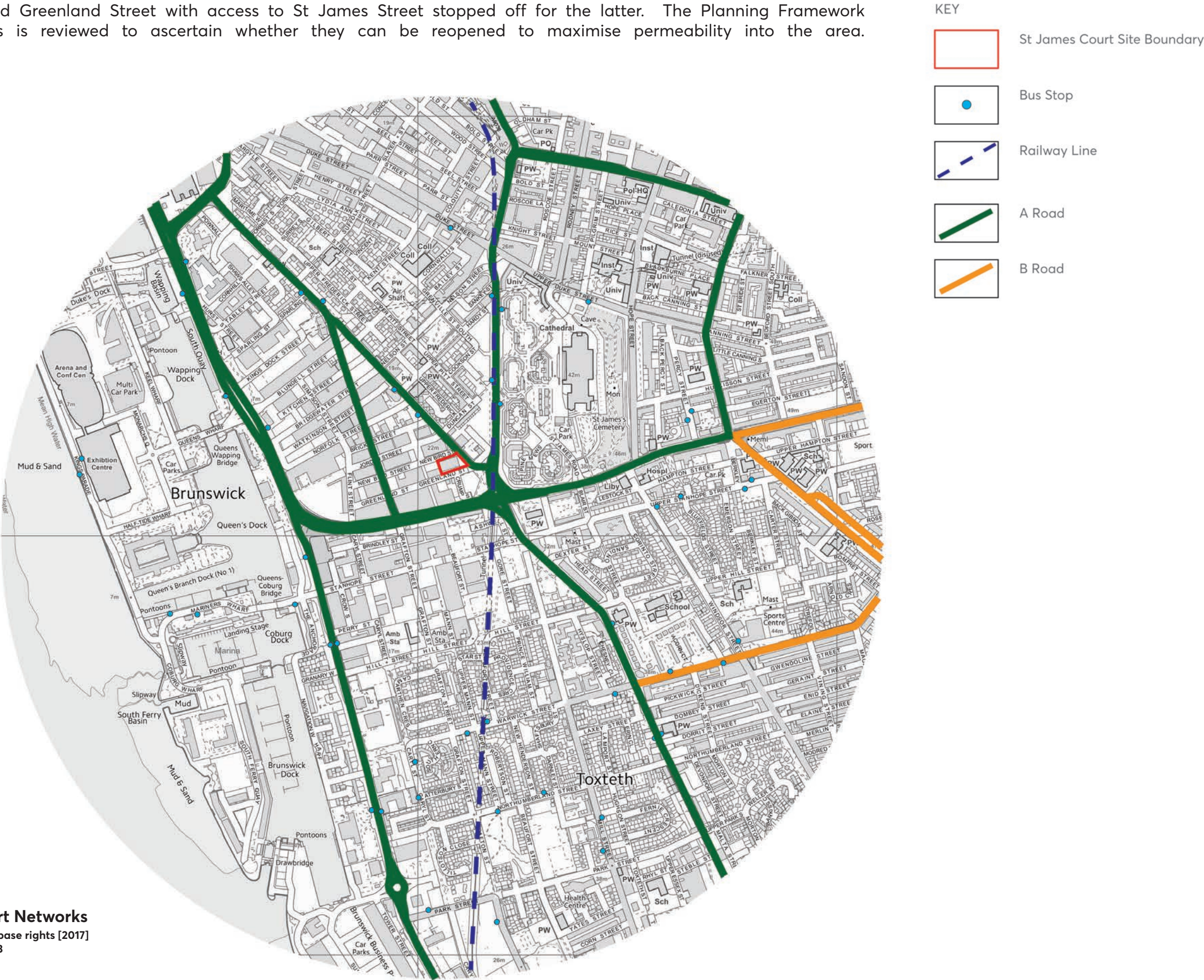


Figure 12 - Transport Networks
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2.1.10 St James Street provides an important north-south axis within the triangle and to the City Centre. The existing east-west streets form important linkages within the triangle and beyond, the Planning Framework identifies these as future 'Pedestrian Lanes' for local access and shared use to provide pedestrian permeability through the area.

2.1.11 The site is served by public transport, with a bus routes along St James St, Jamaica Street and Great George Street. The nearest station is St James Street / Hardy Street approximately 200 metres from the site. Car parking is located with and around the site.

Environmental Designations and Public Open Space

2.1.12 The surrounding public open spaces have been illustrated in **Figure 13**. The site lies in a predominantly urban area with green public open space generally outside of the Baltic Triangle.

2.1.13 With respect to environmental designations the site is not located within a Ramsar Site, Site of Special Scientific Interest (SSSI), Area of Special Conservation, National or Local Nature Reserve or a Green Belt. However, the site is located within a SSSI Impact Risk Zone due to the proximity of the site to the Mersey Narrows SSSI located approximately 2.15km away on the opposite side of the River Mersey.

KEY



Chaloner Street Site Boundary



Green Space
(Not including rear gardens of Residential Properties)



Figure 13 - Public Open Space

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Ordnance Survey 0100031673

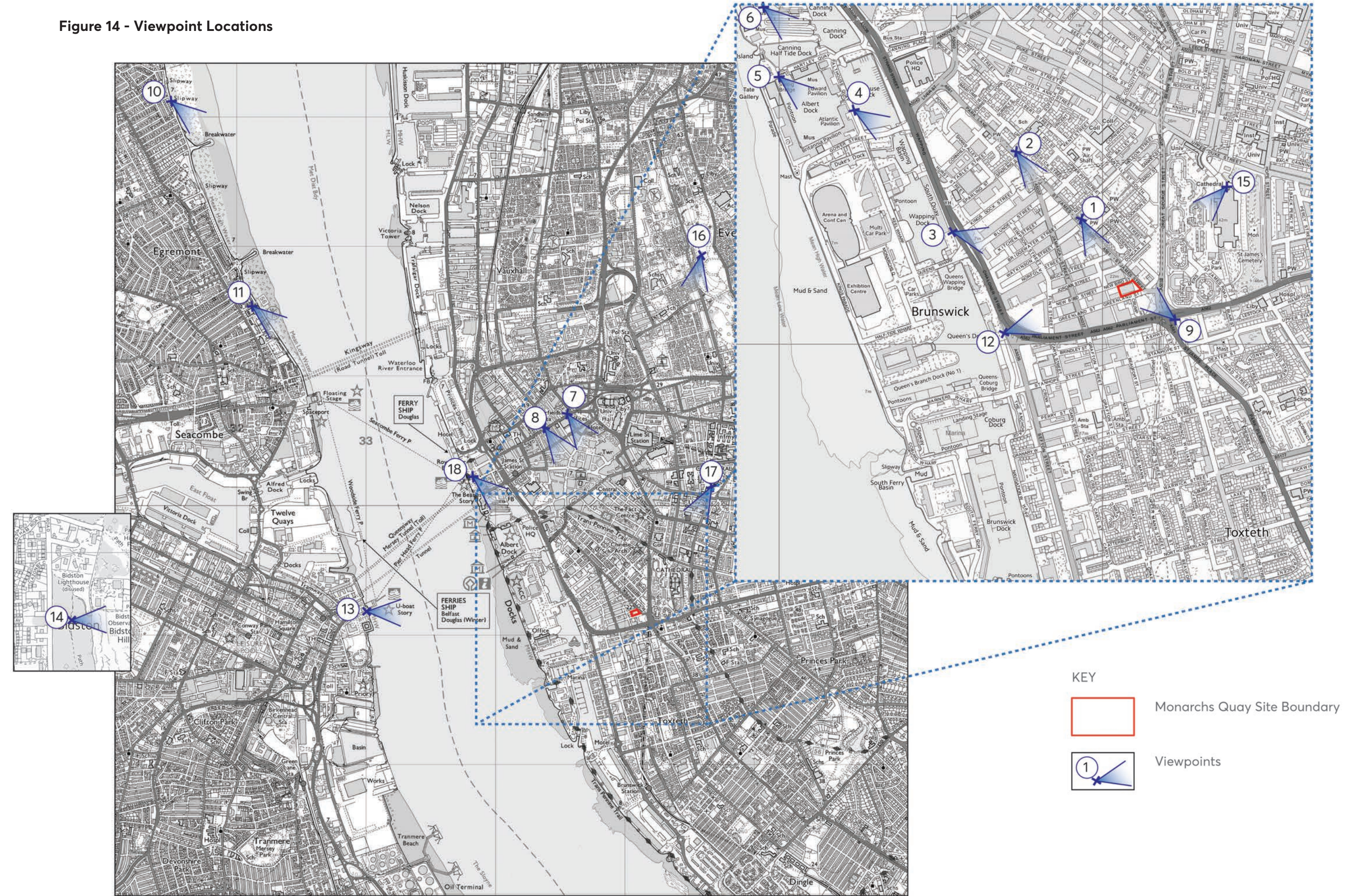
Heritage Designations

- 2.1.14** **Figure 2** indicates the site in relation to the World Heritage Site and Buffer Zone plus listed buildings.

2.2 Visual Baseline**Principal Viewpoints**

- 2.2.1 A total of 18 viewpoints have been identified. The location of the key viewpoints is illustrated in **Figure 14**. The corresponding photography for Photoviewpoints 1 – 18 can be found at **Figure 15**.
- 2.2.2 Viewpoints have been selected on the basis of being representative of the effect upon views from a variety of locations varying from near, local and more distant. They have also been selected to demonstrate the effect upon key views and important vistas that are fundamental to the WHS and the wider city's visual structure.

Figure 14 - Viewpoint Locations



**Viewpoint 1****Viewpoint 1 St James Street – Hardy Street**NGR: **SJ 34928 89389** Distance to Development: **260m**Visual Receptor: **Road users and pedestrians.**

- 2.2.3 From this viewpoint looking south the dominant feature is the listed St Vincent's Roman Catholic Church and the newer development of 54 St James Place, both of which frame the view. Dense tree and maturing tree planting adjacent to the highway largely screen views of adjacent development on either side of the road which is residential to the north-west (left side of view). The largely brick building of the Chung Wah supermarket forms the left foreground. Views in winter when trees are not in leaf will permit filtered views to these areas. The site is not quite visible beyond the trees on the right side of the view.

**Viewpoint 2****Viewpoint 2 Park Lane – Sparling Street**NGR: **SJ 34733 89593** Distance to Development: **540m**Visual Receptor: **Road users and pedestrians.**

- 2.2.4 A dense line of trees runs along the northern side of Park Lane with views towards the Anglican Cathedral possible below the canopies and over the top of residential housing. Newer concrete and brick clad residential accommodation forms the right middle ground. The middle ground is formed by the junction of Park Lane with Jamaica Street and St James Street beyond which the view is backdropped by a combination of new and converted residential accommodation blocks between St James Street and Jamaica Street. The site is not directly visible lying behind the existing buildings in view.

**Viewpoint 3****Viewpoint 3 Wapping – Kings Dock**NGR: **SJ 34545 89348** Distance to Development: **500m**Visual Receptor: **Road users and pedestrians.**

- 2.2.5 The wide expanse of Wapping dominates the fore and middle ground with maturing trees filtering views eastwards and towards the Anglican Cathedral which is prominent in the background. A mixture of derelict, old and new buildings within and on the edge of the Baltic Triangle are visible creating a somewhat mixed and confused view. The site is not visible from this location.

Figure 15 - Photoviewpoints 1 - 18



Viewpoint 4

Viewpoint 4 Salthouse Dock - Salthouse Quay

NGR: **SJ 34237 89717** Distance to Development: **960m**

Visual Receptor: **Pedestrians and access road users, water users.**

- 2.2.6 The view is taken from near the junction of Salthouse Quay and Gower Street looking eastwards. New accommodation blocks around Wapping Dock and the listed Wapping Dock Warehouse building are visible on the right middle ground. A combination of newer high rise accommodation blocks of The Baltic Village adjacent to the Baltic Fleet Public House and older mid rise blocks further north form the back drop to the left of centre view. The Hampton by Hilton is visible in the centre background to the south of the Baltic Fleet. The site is not visible from this location.



Viewpoint 5

Viewpoint 5 Albert Dock

NGR: **SJ 33999 89828** Distance to Development: **1.2km**

Visual Receptor: **Pedestrians and access road users, water users.**

- 2.2.7 The view is south eastwards towards the site which is not visible due to the surrounding former warehouse buildings around the dock. The Liverpool Wheel of Liverpool which is located on Keel Wharf waterfront is visible in the background.



Viewpoint 6

Viewpoint 6 Liverpool Museum

NGR: **SJ 33956 90039** Distance to Development: **1.36km**

Visual Receptor: **Pedestrians and access road users.**

- 2.2.8 Viewed south westerly from a location further north of Viewpoint 5. The Mann Island buildings are just visible in the left foreground with Liverpool 1 development on the Strand in the middle ground. Albert Dock warehouses form the right background with the site located in the centre of the view but not visible from this location.

Figure 15 - Photoviewpoints 1 - 18



Viewpoint 7

Viewpoint 7 Crosshall Street – Dale Street

NGR: **SJ 34550 90702** Distance to Development: **1.56km**

Visual Receptor: **Road users, pedestrians, building occupiers.**

- 2.2.9 View southwards from the city centre with the Municipal Buildings forming the right side fore and middle ground. The Radio City Tower is visible in the background and the Midland Railway Goods warehouse occupied by the National Conservation Centre at Victoria Street forms the focal point to the street vista. The top of the Anglican Cathedral is visible on the horizon but the site is not visible from this location.



Viewpoint 8

Viewpoint 8 Sir Thomas Street – Dale Street

NGR: **SJ 34476 90656** Distance to Development: **1.56km**

Visual Receptor: **Road Users, pedestrians and building occupiers.**

- 2.2.10 The Municipal Building forms the left side fore and middle ground with buildings on Whitechapel forming the focal point at the end of the vista. From this City Centre location the site is not visible.



Viewpoint 9

Viewpoint 9 St James St – Upper Parliament Street

NGR: **SJ 35221 89082** Distance to Development: **130m**

Visual Receptor: **Road users and pedestrians**

- 2.2.11 Located at a busy road intersection and viewing northwards towards the site which is in the middle ground and partly obscured by existing trees in leaf. St Vincents Roman Catholic Church is a clear focal point to the right of the centre middle background and the Great George Street Place building occupied by The Wedding House forms a focal point in the foreground in its isolated location. The Contemporary Urban Centre located in the listed 45-51 Greenland Street building forms notable skyline feature to the left of the view.

Figure 15 - Photoviewpoints 1 - 18

**Viewpoint 10****Viewpoint 10 Slipway on Magazine Promenade**

NGR: **SJ 31494 93125** Distance to Development: **4.55km**

Visual Receptor: **Road users, pedestrians and water users.**

- 2.2.12 View south east towards the site offering a panoramic view of the City Centre skyline. The site is located beyond the Royal Liver Building and Alexandra Tower but is not visible from this location.

**Viewpoint 11****Viewpoint 11 Wallasey Town Hall**

NGR: **SJ 32126 91539** Distance to Development: **3.68km**

Visual Receptor: **Road Users, pedestrians and water users.**

- 2.2.13 Similarly located on the western bank of the River Mersey but further south of Viewpoint 10 the viewpoint offers a more focused view of the Royal Liver Buildings and the southern end of the commercial area with the Unity Residential building also in view. The waterfront area is also more clearly visible with Albert Dock and Liverpool Museum focal points along the waterfront. The site is not visible from this location.

**Viewpoint 12****Viewpoint 12 Sefton Street – Parliament Street**

NGR: **SJ 34701 89037** Distance to Development: **330m**

Visual Receptor: **Road Users and pedestrians.**

- 2.2.14 The view is eastwards and towards the Anglican Cathedral which is prominent on the skyline. New high rise apartment blocks are visible on the corner of Sefton Street and the taller mass of the Contemporary Urban Centre (45-51 Greenland Street) is visible in the centre skyline with the tower to the Cains Brewery visible on the right hand skyline. The foreground is dominated by the wall surround vacant land on the south western edge of the Baltic Triangle area. The site is not visible from this location but is located within the centre of the view.

Figure 15 - Photoviewpoints 1 - 18

**Viewpoint 13****Viewpoint 13 Woodside Ferry Terminal**

NGR: **SJ 33014 89172** Distance to Development: **2km**

Visual Receptor: **Pedestrians and water users**

2.2.15 View from further south on the western bank of the River Mersey with the waterfront and the Three Graces the main focal point on the other side. Albert Dock, the ACCL and ECL are clearly visible with the Anglican Cathedral dominant on the skyline with the Metropolitan Cathedral skyned further to the north or left of centre. The site is located to the south of the cathedral but is currently not visible from this location.

**Viewpoint 14****Viewpoint 14 Bidston Hill Observatory**

NGR: **SJ 28694 89742** Distance to Development: **6.34km**

Visual Receptor: **Pedestrians.**

2.2.16 Bidston Hill Observatory, which is Grade II listed, is located on a prominent ridgeline overlooking Windmill, Park Wood and Bidston Village and is visible from Wales and Liverpool. It is a popular vantage point and the viewpoint shows the view towards the City Centre with the wood forming the lower foreground. The site is located to the south or right of the Anglican Cathedral but is not visible to the naked eye.

**Viewpoint 15****Viewpoint 15 Liverpool Anglican Cathedral**

NGR: **SJ 35387 89497** Distance to Development: **415m**

Visual Receptor: **Access road users and pedestrians.**

2.2.17 Located on the corner of the eastern elevation of the cathedral and viewing south westerly towards the site. From this viewpoint there is little visibility beyond the immediate surrounds of the cathedral and the site is, therefore, not visible.

Figure 15 - Photoviewpoints 1 - 18



Viewpoint 16
Viewpoint 16 Everton Park

NGR: **SJ 35588 91939** Distance to Development: **2.77km**

Visual Receptor: **Road Users and pedestrians.**

2.2.18 A popular park overlooking the City Centre. The park forms the fore and middle ground with the Metropolitan and Anglican Cathedrals clearly skylined on the horizon. The Radio City Tower forms a clear focal point in the centre and is also skylined with residential areas in the closer and lower middle ground. The site is located to the right of Anglican Cathedral but is not visible to the naked eye from this location.



Viewpoint 17
Viewpoint 17 Liverpool Metropolitan Cathedral

NGR: **SJ 35669 90142** Distance to Development: **1.11km**

Visual Receptor: **Pedestrians.**

2.2.19 Located on the southern approach to the cathedral the view is south along Hope Street and towards the Anglican Cathedral which is dominant in the skyline. The site is not visible from this location.



Viewpoint 18
Viewpoint 18 Royal Liver Building

NGR: **SJ 33832 90214** Distance to Development: **1.59km**

Visual Receptor: **Pedestrians.**

2.2.20 Located on waterfront viewing south eastwards towards the site the view is dominated by the Royal Liver Building with the Mann Island Buildings forming the backdrop alongside the Museum of Liverpool. The site is not visible from this location.

Figure 15 - Photoviewpoints 1 - 18

3. Townscape and Visual Assessment

3.1 Townscape and Visual Assessment

3.1.1 This section identifies the likely significant townscape and visual effects (adverse or beneficial) resulting from the proposed development. Construction and operational effects are considered separately. All assessments are considered to have a High level of confidence due to the modelling of the development undertaken and the urban nature of the setting, which does not require seasonal adjustments to be made.

Operational Phase Impacts

3.1.2 The design proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence the evolution of the building and the public realm proposals. As a result, mitigation measures are embedded within the proposals as part of the detailed design of the landscape and surrounding built form. Consideration has been given to alternative designs, and a number of iterations have been amended in order to take account of feedback within the professional team and that received through the community and stakeholder engagement process. A summary of mitigation measures which have been 'designed in' to the proposals in order to reduce or where possible, avoid adverse townscape and visual impacts is provided below, and is described further within the Design and Access Statement that accompanies this application.

3.1.3 The development proposals have been prepared in accordance with good urban design principles, which avoids, reduces or offsets potential impacts on the townscape and views. The key design principles incorporated into the design are outlined below, and are described in full within the Design and Access Statement:

- Mixed use functions in keeping with planning policy and the Baltic Triangle Planning Framework with commercial spaces at ground floor level and residential above.

- Scale, massing and height of building responds to surrounding context and planning framework with respect to gateway/landmark building in this vicinity. Key visual landmark buildings within the World Heritage Site and Buffer Zone have not been compromised by the development.
- Block arrangement maintains current and historic street grid and retains existing vistas.
- The building is designed to provide attractive street frontages with more active edges. The development see the reinstatement of the pavements along Greenland Street and New Bird Street.
- Private amenity space is provided within an internal courtyard rather than as part of the streetscape in keeping with the planning framework.
- The application of materials which are appropriate to contribute to the character of the area. The proposed bronze pressed aluminium cladding and interjecting limestone tiles will provide a contemporary building method similar to other buildings found along St James Street, whilst respecting the colour pallet of the existing buildings situated within the Baltic Triangle.

Mitigation Measures

3.1.4 Mitigation measures for a development of this nature are essentially integral to the design and are termed 'primary measures'. They are, therefore, embedded in the evolution of the design. These measures include setting and the effects at street level.

Construction Phase Effects

3.1.5 The proposed development is at a relatively early stage in the design and construction programme. It is, therefore, difficult to predict with certainty the precise methodology that will be adopted for construction and site management. It is possible, however, to identify some broad impacts that may arise during the construction phase:

3.1.6 The summary of potential construction phase effects

for the application site only, and their significance prior to any supplementary mitigation is provided in the **Table 3.2.3**.

3.1.7 The precise methodology that will be adopted in order to mitigate against potential construction phase impacts will be formulated as part of the ongoing design development. It is anticipated, however, that measures to control construction impacts as outlined below, will be incorporated into a Construction Environmental Management Plan (CEMP), including:

- Site compounds to be positioned close to the proposed access points and as remote from existing developed areas as feasible;
- Use of directional lighting will be used across the site.
- Where possible, hoarding lines will also utilise existing areas of woodland and scrub cover to help visually break up the extent of the fencing.
- Stockpiles will be located on site to limit visual impacts where possible.

3.1.8 Through the adoption of a Code of Construction Practice (CoCP), good site management shall be achieved through the following measures:

- Protection of existing vegetation to be retained where practicable;
- Strict adherence to the self-storage areas and construction access roads;
- Use of site hoarding where appropriate; and
- A phased planting programme.

3.1.9 The implementation of good site management, maintenance and housekeeping would ensure that temporary deterioration to landscape resources, character and visual amenity will be kept to a practicable minimum. Despite these better practice measures, there would still remain inevitable adverse

effects during construction works. In overall terms, however, the residual effects upon townscape features, character and the visual envelope are not anticipated to be significant and the majority of which short term, temporary and local.

Operational Phase

- 3.1.10 A Public Realm and Landscape Management Plan may be employed to provide further mitigation once the site is operational. The Plan would ensure the longevity of planting, and promote the appropriate upkeep of the public realm covering hard and soft landscape materials as well as street furniture and signage.

3.2 Townscape Effects

- 3.2.1 The assessment assumes that all mitigation described in the section above has been implemented. The predicted townscape effects are summarised in **Table 3.2.1**. and are described below. The assessment considers the factors contributing to townscape character and the value of the townscape under consideration. The susceptibility of the townscape to change and the magnitude of the townscape effects is then combined to arrive at an overall level of significance.

**Townscape Character
Heritage Designation**

- 3.2.2 The site does not contain any heritage designations but there are listed buildings within the locality and the site is within the World Heritage Site Buffer Zone. A high quality designed landmark building in this location is considered consistent with the Baltic Triangle Planning Framework and does not compromise the setting of the existing heritage assets or landmark buildings.

Urban Grain

- 3.2.3 The existing site represents a development opportunity which has been identified in planning policy and the Baltic Triangle Planning Framework. The existing road infrastructure is established and has been retained and reinforced in the proposals through the reinstatement of the pavements along Greenland Street and New Bird Street, which will not only reintroduce the historic layout of these road but will also improve the access and flow of pedestrian movement around the site. The building line creates a clear distinction between public and private space which is taken up to the back of pavement.

Townscape Resource	Description of change	Mitigation	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Overall Magnitude of Effect	Nature of Effect
Heritage Designation	No change to existing assets; Represents change within WHS Buffer Zone.	Building heights integrate with existing and consistent with planning framework; scale and massing reflecting existing variety in triangle;	High	Moderate	Low	Permanent	Moderate	Beneficial
Urban Grain	New building introduced into existing historic and dense grain.	Existing road layout retained; continuous building line reinforces existing grain.	High	Moderate	Medium	Permanent	Moderate / Major	Beneficial
Land Use	New building introduced into vacant plot occupied by existing single storey building.	Conforming with planning policy and regeneration vision.	Low	Major	Low	Permanent	Major	Beneficial
Building Heights	New buildings introduced into vacant plots	Conforming with planning policy; variable height and consistent with height envisaged for landmark building in this location.	Medium	Major	High	Permanent	Moderate	Beneficial
Movement and Linkages	Vacant plots developed	Existing street network retained; conforms with planning policy; landmark building increases legibility	High	Low	Low	Permanent	Moderate	Beneficial
Environmental Designations and Public Space	No Change	Private and sheltered courtyard included in development for residents.	Low	Low	Low	Permanent	Minor	Beneficial
Townscape Character	New building introduced into vacant plot occupied by existing single storey building.	Building heights integrate with existing; scale and massing reflecting existing dockland; conforms with planning policies; existing road layout retained; dock layout reinforced; new gateway created; existing building lines retained.	Medium	Major	Medium	Permanent	Major	Moderate / Major Beneficial

TABLE 3.2.1 TOWNSCAPE EFFECTS

Land Use

- 3.2.4 The site currently contains a single storey commercial building. The proposed land use with the inclusion of commercial units at ground level with residential uses above is consistent with the planning policy for the area.

Building Heights

- 3.2.5 The Design and Access Statement provides a detailed commentary of the building heights that have been established for the proposals and following detailed pre-application meetings with Liverpool City Council. The building is stepped from 9 to 12 storeys high, the highest being at the eastern and most prominent, St James Street elevation. The variation in heights reflects the variation in horizontal and vertical planes which exists within the Baltic Triangle. The proposed building height is in line with the parameters for a building along a key movement corridor and with a local landmark status established within the Baltic Triangle Planning Framework of between 7-15 storeys. The majority of developments within the Baltic Triangle are anticipated to be within the range of 1 to 10 storeys.

Movement and Linkages

- 3.2.6 By retaining the current and historic street layout, existing movement and linkages are largely unaffected by the development. Key north - south routes are retained as are east-west routes. Vehicle arrival points will utilise the existing road layout on St James Street and New Bird Street which are separated from the secure residential entrance which is proposed off Greenland Street.

Environmental Designations and Public Open Space

- 3.2.7 The proposal provides a sheltered and private amenity space for residents. The Baltic Triangle Planning Framework identifies areas for potential public realm and open space which are not influenced by this development. The registered park and garden of St James's Garden is to the east side of the Anglican Cathedral, see **Figure 2**

Effect on Townscape Character

- 3.2.8 The site lies on the eastern edge of the Baltic Triangle Character Area within a Area D of the Baltic

Triangle Planning Framework identified for mixed use development. From the discussion of the planning context in section 1 and the townscape baseline, the existing character of the area is anticipated to change and reflect the policies directed at regenerating the area. The site does not have a designated value, but it lies within the Buffer Zone of the WHS. For the purpose of this assessment, the site is deemed to be of **High** value. Its sensitivity to change, however, is considered **Medium** due to the site being available for development but where change could be harmful to townscape character. The magnitude of change is considered significant from the baseline conditions and this is, therefore, assessed as **Major**.

- 3.2.9 The proposed development is considered consistent with planning policy aims and it is appropriate to measure the impact of the development against the existing and desired future character of the area. Accordingly, it is assessed as having a **Moderate/Major Beneficial** effect upon Townscape Character.

3.3 Visual Effects

- 3.3.1 The assessment assumes that all mitigation described above has been implemented. The predicted townscape visual effects are summarised in **Table 3.2.2.** and are described below.

Viewpoint	Description of Change	Mitigation	Size / Scale of Effect	Geographic Extent of Effect	Duration / Reversibility	Value of View	Receptor Sensitivity	Overall Magnitude of Effect	Nature of Effect
1	Partial view of building in streetscape filtered by trees	Building heights, scale and massing in keeping with planning policy; maintaining continuum of building line	Medium	Medium	Permanent	Low	High - Medium	Moderate	Moderate / Major Beneficial
2	Small portion of building skylined in background	Varied roof profile	Minor	Minor	Permanent	Low	High - Medium	Negligible	Minor Beneficial
3	None	N/A	N/A	N/A	N/A	Medium	High - Medium	N/A	No Change
4	None	N/A	N/A	N/A	N/A	High	High	Negligible	No Change
5	None	N/A	N/A	N/A	N/A	High	High - Low	N/A	No Change
6	None	N/A	N/A	N/A	N/A	High	High - Medium	N/A	No Change
7	None	N/A	N/A	N/A	N/A	Medium	High - Low	N/A	No Change
8	None	N/A	N/A	N/A	N/A	Medium	High - Low	Major	No Change
9	Buildings forms major new focal point at busy road intersection	Building heights, scale and massing in keeping with planning policy; consistent with planning framework for landmark building.	Major	Medium	Permanent	Medium	High - Medium	Major	Major Beneficial
10	None	N/A	N/A	N/A	N/A	High	High - Low	N/A	No Change
11	None	N/A	N/A	N/A	N/A	High	High - Low	N/A	No Change
12	Upper storeys visible and skylined	Building heights, scale and massing in keeping with planning policy and existing development; building retains view to cathedral; sign of regeneration.	Moderate	Moderate	Permanent	Low	High - Medium	Moderate	Moderate Beneficial
13	Upper storeys visible and skylined	Varied and stepped roof line; no effect on the existing landmarks	Low	High	Permanent	High	High - Low	Minor	Minor Beneficial
14	Building barely visible in wide city panorama	Distance factor and not skylined.	Low, due to the limited visibility	Low due to the limited visibility.	Permanent	High	High	Negligible	Minor Beneficial
15	None	N/A	N/A	N/A	N/A	High	High - Medium	N/A	No Change
16	Building barely visible in wide city panorama.	Building heights, scale and massing in keeping with planning policy and existing development.	Low, due to the limited visibility	Low, due to the limited visibility	Permanent	High	High	Negligible	Minor Beneficial
17	None	N/A	N/A	N/A	N/A	High	High	N/A	No Change
18	None	N/A	N/A	N/A	N/A	High	High	N/A	No Change

TABLE 3.2.2 VISUAL EFFECTS