

Liverpool Zipwire

Townscape Visual Impact Assessment

Document Title:
Townscape Assessment of Effects
MH-062-APP-D

Refer to document:
TVIA Main Report MH-062-R01



Ratings for Townscape Effects:	
Landscape Value: High Medium, Low	Duration: Long-term, Medium-term, Short-term, Flashing by, Direct, Indirect
Susceptibility to Change: High, Medium, Low	Reversibility: Yes, within (timescale)/No
Overall Sensitivity of Receptor: High, Medium, Low	Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Extent of Effect: (Descriptive)	Significance: Significant, Moderately Significant, Not Significant

Mitigation Measures

Development Stage	Mitigation Measures
During Construction	<p>As the construction period is of a limited duration (approximately 12 months), in 2 phases,</p> <p>Phase 1 Main architectural and engineering changes to Tower and Roof of Library</p> <p>Significant mitigation to limit townscape and visual impacts is not anticipated. However, the following would be applied: Temporary protection of vulnerable features to be retained on adjacent structures would be undertaken in accordance with prevailing best practice; Construction areas would be laid out to minimise adverse impacts arising from temporary structures, construction activities and lighting; Use of construction site lighting outside normal working hours would be restricted to the minimum necessary for workforce and public safety, and for security. Directional luminaries would be used to limit unwanted light spills. Maintenance of tidy and contained site compounds. Hoardings erected around the area of construction works, for reasons of creating a visual barrier to construction activities and also as a safety measure to prevent access to the general public; Location of construction access points to avoid interference with front of/or main façades of buildings where possible. Temporal measures including the removal of all temporary structures and stockpiles when no longer required, and prompt reinstatement of construction areas;</p> <p>Phase 2 Wire installation and testing The installation on the main wires would occurs over the shortest possible reasonable time period to minimise disruption to the city.</p>
On Completion (Non-Operational) Mitigation	<p>The Tower launch site will externally involve the removal of 2 existing windows. The choice of materials and colours for the tower launch area have been designed to match the existing tower colour palette where possible. The Library Roof landing area is constructed using materials and a colour palate to minimise visual intrusion by using a colour palate of light greys to help blend in with skies. The structure has been designed using minimal materials creating a light semi permeable structure to the onlooker. Solid enclosed shelter structures have been avoided on the roof to minimise creating solid silhouette changes except a small utility cabinet to the rear of the landing zone and an accessibility lift. The landing area material choice takes reference from top of building mobile phone masts which are a common city centre element. Lighting has been designed using directional luminaries which would be used to limit unwanted light spills. During hours on non-operation no lighting will be utilised (except dim fire safety lighting), unless in an emergency. The wire thickness is 12 mm and not the usual 28 mm to help reduce visual impact.</p>
On Completion (Operational) Mitigation A culminative of the above ‘On Completion Non-Operational’ and Zip wire Users	<p>Notwithstanding the above ‘Non-Operational’ mitigation measures, additional mitigation has been designed into the proposal during use. The operating time has been limited to reasonable operational hours. As a precedent, the nearest moving wire hung permanent proposal ‘The Emirates Cable Car’ (London) has operation hours which range from 16 hrs during busy periods and a minimum of 13 hrs. The Zipline is planned to be operational for 11 hrs to minimise impact, with its start time at 9 am to 8 pm finish. The suit colour for the normal Zip World brand is red, but specifically for this project a neutral grey has been chosen with some small hardly visible Zip World red badges to minimise skyline and view disruption. Limiting the riders to a maximum of approx. 36 riders per zipwire per hour. Non-operation on special days at allocated time slots for days such as remembrance Sunday, Easter Sunday, Christmas Day see planning statement for full details.</p>
Reversibility of Whole Proposal	<p>The proposal has 3 sections, Launch area, Zip Wire and Landing Site, each of which can easily be dis-assembled within approx. 20 weeks to restore the townscape to its original baseline with no perceivable change to any of the existing structures. This ability to be completely removed without noticeable trace has been factored into the Townscape and Visual Effects assessment as recommended by the Landscape Institute GLVIA3.</p>

The below Townscape Assessment of Effects table is a result of extensive street, urban and citywide surveys and observations which have informed observational diagrams and plans which can be viewed in document ‘TVIA Figures MH-062-F-All Sheets’. These figures help the assessment to articulate the surrounding urban structure, study area size and study area context.

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Overall Sensitivity of Receptor: High, Medium, Low	Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Extent of Effect: (Descriptive)	Significance: Significant, Moderately Significant, Not Significant

Baseline Description and Sensitivity			Assessed Change, Magnitude and Significance			
Townscape/ Landscape Character Area/Type, Townscape Designation	Baseline Townscape Description, Key Characteristics	Value of Feature or Character Area Susceptibility to Change. Overall Sensitivity	Proposed Change	Size / scale, Geographical Position, Duration, Reversibility of View; Overall Magnitude	Nature of Effect	Level of Significance
WHS Area 5 Cultural Quarter UNESCO World Heritage Site And Local Character Area LCA 1 And William Brown Street Conservation Area	Baseline View Description A historic civic campus including Museum, Library, Art Gallery, Concert Hall and the World’s first public train station. Large public square, formal gardens, the grand William Brown Street. The area is mostly formal with injections of a fast-paced modern city i.e. Museum Totem Steel Signs, Queensway tunnel and other busy vehicular routes, several transport hubs, thousands of people travel through this area daily. The public square is flexible to accommodate uses such as Xmas markets, ferrous wheels and Giants Parade. The area was always intended for the people of the city, attracting everyone. As with most transit hubs the area has a certain seedy edge to its borders. Many bars and hotels are in the area. LCA 1 broadly lies within WHS Area 5, its main distinction is the relationship of public spaces and adjoining buildings. LCA 1 is a more pedestrian area and separates itself from the busy Liverpool Lime St area of WHS Area 5 due to this judgement. LCA 8 the western edge of this character area lies within the WHS. William Brown Street conservation area broadly sits within WHS area 5	Value High Susceptibility to Change Medium Overall Sensitivity High	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes. Library roof construction area visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Negligible Adverse	Adverse	Negligible (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible within the area. The change will be additive to a busy and thriving, changing mercantile city. Reminiscent of the crane wires of the ports, the rigging of ships, the proposed form is not an alien form to this port town. The landing zone has a series of structures to restrain the wires. These have been set back of the building to reduce and potential impacts to the main active areas of the WHS as explored in the Viewpoint renders.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance in this busy area. This informative, tourism, fun, vibrant area could see proposals as an entertaining visual enhancement, a new wow factor to an area used to wow factors. The proposal will allow new ways to see the WHS. The proposal will add a new kinetic form to the skyline, becoming an important leisure addition this area of complexity	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Moderate Beneficial	Beneficial	Moderate (Moderately Significant)

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WHS Area 4 Commercial Area UNESCO World Heritage Site And Local Character Area LCA 3 and 6 And Castle Street Conservation Area	Baseline View Description A densely built up historic area of streets with key buildings including the large-scale Town Hall, Municipal building and India building. Two main streets Dale Street and Victoria Street have a busy, complexed historic, yet modern metropolitan street sense, their direction running towards the proposals in easterly direction. Views to the site are very few and framed by high sided often ornate canonising buildings. The far eastern edge of the area opens up dramatically to a much wider panorama of the Cultural Quarter with the grand neo classical buildings having an impressive visual effect alongside more modern tower blocks in the surrounding area. LCA3 broadly lies within the WHS Area 4 LCA 6 Focus's on the Queensway Tunnel and its associated large road scheme currently being demolished in places. The area is very busy with vehicular movement and pedestrian traffic with special focus of student movements around the city centre John Moore's University Campus. Castle Street Conservation Area broadly lies within the WHS area 4	Value High Susceptibility to Change Medium Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Negligible Adverse	Adverse	Negligible (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible within the area only very occasionally, mostly on its eastern section. The change will be additive to a busy and thriving, changing mercantile city. Reminiscent of the crane wires of the ports, the rigging of older ships, the proposed form is not an alien object to this port town. The landing zone has a series of structures to restrain the wires. These have been set back of the building to reduce and potential impacts to the main active areas of the WHS. The landing area is mostly screened from views in this area. LCA6 will receive occasional views from the back of the landing area.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance in this busy area where visibility allows. This vibrant area would see proposals as an entertaining visual enhancement to a static, solid, domineering Tower the proposal will add a new kinetic form to the skyline, becoming an important addition to the area	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Moderate Beneficial	Beneficial	Moderate (Moderately Significant)

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LCA2 Retail Area	Baseline View Description This character area is a mixture of retail, leisure and offices. Very busy with advertising, colourful shop frontages, café and bars. As the central retail area, this place is not averse to gimmicks and strange installations. The streets are partially pedestrianised in places, creating a more people focused ambience away from the noise of vehicles. Buskers and street entertainers jostle for the attention of passers-by. A major bus terminus and 2 theatres in its northern parts are busy pedestrian areas.	Value Medium Susceptibility to Change Low Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Slight Beneficial	Beneficial	Slight (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible within the area only very occasionally. The change will be additive to a busy and thriving, changing mercantile city. Reminiscent of the crane wires of the ports, the rigging of older ships, the proposed form is not an alien object to this port town.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Beneficial	Beneficial	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance in this busy area where visibility allows. This contemporary fun, vibrant area would see proposals as an entertaining visual enhancement to a static, solid, domineering Tower the proposal will add a new kinetic form to the skyline, becoming an important addition to the area and photo opportunity	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Slight Beneficial	Beneficial	Slight (Not Significant)

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Landscape Value: High Medium, Low	Duration: Long-term, Medium-term, Short-term, Flashing by, Direct, Indirect
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LCA5 Residential streets, city edge and University	Baseline View Description This character area is a mixture university, high end apartments and office buildings near Dale Street and a residential estate with 2 storey brick-built houses and two residential tower blocks typical of 1960s inner city developments. The residential area is an island of peace compared to the busy streets beyond towards Dale street. But the area in general marks a step away from the grandeur of Dale street to a more mixed area of building styles, ages and densities. Many new developments have sprung up sporadically in this slowly gentrifying area. The eastern section has the busy A59 and the hi rise John Moore’s University Campus.	Value Medium Susceptibility to Change Low Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes. Library roof construction area may be visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible within the area mostly to the north. The change will be additive to the busy and thriving areas to south. Views of the landing area can be seen from the residential estate which has a city panorama that includes the back of the cultural quarter and several tall buildings. The change will however be barely noticeable due to the complex hi rise urban view.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance where visible, not a distraction.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral (Not Significant)

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LCA7 Northern Residential Streets and Major Road Junction	Baseline View Description A secluded 1 and 2 storey brick-built housing estate which is bounded to the south by a major busy 6 lane city highway route. Substantial tree planting along the route screen near views of the site from residential properties on its boundary. Further into the estate on street views of both the Tower and back of library feature on the immediate horizon e.g. Tom Mann Close. The highway is a vehicular gateway into this part of the city, well landscaped in parts with groups of trees, the route has had several new high-rise buildings on its southern edge.	Value Medium Susceptibility to Change Low Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, possible occasional cranes. Library roof construction area may be visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Negligible Adverse	Adverse	Negligible (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible within the area only very occasionally. Due to the location of the character area the wire will be low level in any skyline views. The addition of the wire will have little change on views and character of the estate. The landing area is visible in places in the area and will be a noticeable slight change to the roof top scape of the back of William Brown Street buildings. The back of Library has a contemporary clad extension which modernises this particular aspect. The gantry system will be seen on occasion in this character area.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be barely visible as a grey blurred object of little significance.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral

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Susceptibility to Change: High, Medium, Low	Reversibility: Yes, within (timescale)/No
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Site Library Roof Character	Baseline View Description Remodelled in 2013, Liverpool Central Library created a large atrium and restructured the building for the modern era. The roof area is a direct result of that remodelling. The roof area can be split into 3 areas:	Value Medium Susceptibility to Change Medium Overall Sensitivity Medium	During Construction The roof area will be closed to public during construction.	NA	NA	NA
	Open public terrace overlooking the city at high level and a feature glazed dome of the atrium below. The roof of the main building, mostly flat with some utilities including air con units The archive building roof with a corrugated sloping roof structure.		On Completion (Non Operational) The wires will descend towards but over the viewer on the roof terrace in a dramatic and thrilling way. The viewer will see a architectural statement as the wires seem to join 2 very different buildings.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Beneficial	Beneficial	Slight (Not Significant)
	Notably the roof terrace is a place to view the city skyline panorama. As a general note, the remodelling has created a place of energy, youth, excitement and modernity.		On Completion (Operational) Riders will be visible as a grey blurred object of great significance as they descend and become more pronounced towards the viewer, then traversing over the heads of terrace onlookers. A camera moment, an awe-inspiring view of something different. The character of this space will be elevated with this unusual experience.	Size / Scale Slight Geographical Position Skyline view Duration Short Term Reversibility of View Yes Overall Magnitude Moderate Beneficial	Beneficial	Moderate (Moderately Significant)

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Townscape/ Landscape Character Area/Type, Townscape Designation	Baseline Townscape Description, Key Characteristics	Value of Feature or Character Area Susceptibility to Change. Overall Sensitivity	Proposed Change	Size / scale, Geographical Position, Duration, Reversibility of View; Overall Magnitude	Nature of Effect	Level of Significance
Public open spaces St Johns Gardens	Baseline View Description An ornate symmetrical tree lined large public garden with many statues and memorials of both large scale and small temporary crosses. A place dedicated to celebration and memorial, a peace garden, a place to visit at lunch time and reflect. Its location between very busy areas, has many passing pedestrians taking a short cut through this green space (Green Flag awarded) which is parallel to the back of St George’s Hall which frames the gardens. Mown grass borders and some neatly planted seasonal flower beds amongst other more mature manicured shrubs and specimen trees within the gardens. A mostly rectangular wall of mature trees encloses its boundary edges	Value High Susceptibility to Change Medium Overall Sensitivity High	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes. Library roof construction area may be visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Negligible Adverse	Adverse	Negligible (Not Significant)
			On Completion (Non Operational) The proposed wires will be visible running over the park near the Gladstone Monument Statue which is an area of memorial to many organisations including veterans of war. During remembrance Sunday this space becomes a major place for reflection. Other parts of the park due to mature trees may have glimpsed or blocked views.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance at first, getting closer, riding over head, through the park at hi level. For some an exciting experience to see. Due to the presence of many modern memorials whose presence must be respected the following mitigation measures have been included in the operation of the zip wire: Mitigation Measures: The planning statement outlines measures to restrict Zip wire riders during sensitive times.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)

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Public open spaces	Baseline View Description	Value High/Medium Susceptibility to Change Medium Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes. Library roof construction area may be visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Negligible Adverse	Adverse	Negligible (Not Significant)
St George's Hall Public Space	An open formal space in a busy part of the townscape. A space that accommodates many uses and functions, a focus of civic attention.					
Queens Square	A busy small food and drink private leisure space, enclosed by surrounding modern built developments					
Williamson Square	A busy open square with a mixture of modern and older buildings offering a new square in the townscape.					
Waterloo Monument	A small space including the domineering Waterloo Monument. Located next to both St George's hall and busy main road junctions at the edge of the townscape.					
Liverpool Lime Street Entrance Area	A busy, contemporary designed open panoramic stepped space which acts as a meeting and resting point adjoining the railway station. Views of St George's Hall and more modern façades of St Johns Shopping Centre which has a large animated advertising screen.					
Adelphi Hotel Public Space	At the entrance to a grand hotel, this space is busy with pedestrians. Noisy and frenetic. In general, these spaces are thriving, busy, eclectic city spaces.		On Completion (Non Operational) The proposed wires will be visible within the areas mostly very occasionally and due to high street buildings, views can be partial of the route. The change will be additive to a busy and thriving, changing mercantile city but barely noticeable. The landing zone will be barely noticable in these areas.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance in this busy area where visibility allows. This vibrant area would see proposals as an entertaining visual, adding a new kinetic form to the skyline. An attractive element in this flexible, modern, changing cityscape. A photographic moment when close up.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Moderate Beneficial	Beneficial	Moderate (Moderately Significant)

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Scale, Mass, Urban Grain	Baseline View Description A complexed historic townscape city centre area which demonstrates many scales and massing within its makeup. A place of historical inventions and developments which sometimes challenge the norm of their time, but have now become an urban language of this area. From the grandeur of William Brown Street, the innovative Lime St Station, the inspiring Queensway tunnel, to busy changing retail spaces of Church St and the mega shopping centre complete with iconic tower of St Johns Shopping Centre, this area has a multitude of urban experiences and embraces future ones within the townscape forms which are eclectic.	Value Medium Susceptibility to Change Low Overall Sensitivity Medium	During Construction Possible slight view of Tower refurbishment scaffolding, at an angle, possible occasional cranes. Library roof construction area may be visible.	Size / Scale Negligible Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral
			On Completion (Non Operational) The proposed wires will be visible within the area. The change will be minor to the more solid and domineering townscape setting.	Size / Scale Neutral Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral
			On Completion (Operational) Riders will be visible as a grey blurred object of small significance in this busy area where visibility allows. This contemporary fun, vibrant city would see proposals as an entertaining visual enhancement and will add a new kinetic form to the skyline, becoming an important addition to the urban grain. The change will be minor to the more solid and domineering townscape setting.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral

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Baseline Description and Sensitivity			Assessed Change, Magnitude and Significance			
Townscape/ Landscape Character Area/Type, Townscape Designation	Baseline Townscape Description, Key Characteristics	Value of Feature or Character Area Susceptibility to Change. Overall Sensitivity	Proposed Change	Size / scale, Geographical Position, Duration, Reversibility of View; Overall Magnitude	Nature of Effect	Level of Significance
Appearance	Baseline View Description The townscape is a rich cosmopolitan mix of manicured, weathered, worn out, feral and developing areas. The townscape accepts a variety of visual aesthetic changes: new shop frontages, experimental cladding on new developments or the wrapping of an unsightly carpark facade near Liverpool Lime Street Station. More preserved aspects of the Townscapes heritage still accept introductions of contemporary life e.g. Museum totem signs. A townscape mostly of good, clean complexity with splashes of urban grit at its edges giving it real character.	Value Medium Susceptibility to Change Low Overall Sensitivity Low	During Construction Any construction elements would just fall into place as a changing space, something this Townscape is used to.	Size / Scale Neutral Geographical Position Skyline edge of tower Duration Short term Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral
			On Completion (Non Operational) The proposed wires will be visible within the area only very occasionally. The wires would not detract from the mosaic of elements within the townscape. The landing zone has a series of structures to restrain the wires. These have been set back of the building to reduce and potential impacts, however some views from the north would see the structures, their composition would not be unusual in the townscape setting.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Slight Adverse	Adverse	Slight (Not Significant)
			On Completion (Operational) Riders will be visible as a grey blurred object offering a new unique urban visual experience anywhere in the country.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Moderate Beneficial	Beneficial	Moderate (Moderately Significant)

Ratings for Townscape Effects:	
Landscape Value: High Medium, Low	Duration: Long-term, Medium-term, Short-term, Flashing by, Direct, Indirect
Susceptibility to Change: High, Medium, Low	Reversibility: Yes, within (timescale)/No
Overall Sensitivity of Receptor: High, Medium, Low	Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Extent of Effect: (Descriptive)	Significance: Significant, Moderately Significant, Not Significant

Baseline Description and Sensitivity			Assessed Change, Magnitude and Significance			
Townscape/ Landscape Character Area/Type, Townscape Designation	Baseline Townscape Description, Key Characteristics	Value of Feature or Character Area Susceptibility to Change. Overall Sensitivity	Proposed Change	Size / scale, Geographical Position, Duration, Reversibility of View; Overall Magnitude	Nature of Effect	Level of Significance
Legibility and Movement	Baseline View Description The townscape has distinct patterns and strong built forms which allow the user to navigate and understand the urban spaces with ease in places. Areas like William Brown Street have strong legibility. The townscape has strong understood routes and highways which are mostly very busy and well used. Several tall structures help one to understand locations and routes more easily.	Value High Susceptibility to Change Medium Overall Sensitivity Medium	During Construction NA	NA	NA	NA
			On Completion (Non Operational) The inclusion of the zipwires will further add to the townscape structure and spatial understanding by highlighting a visual presence within the city scape. The proposals will not inhibit movement or the understanding of movement within the townscape.	Size / Scale Slight Geographical Position Skyline view Duration Long term Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral
			On Completion (Operational) The inclusion of the zipwire users will further add to the townscape structure and spatial understanding by highlighting a visual presence within the city scape. The proposals will not inhibit movement or the understanding of movement within the townscape.	Size / Scale Slight Geographical Position Skyline view Duration Flashing By Reversibility of View Yes Overall Magnitude Neutral	Neutral	Neutral

Townscape Assessment Summary

The townscape is strong and complexed in the study area, from almost chaotic busy high streets and transport hubs to less frenetic surrounding urban transition areas of residential and mixed-use streets. The proposals offer such a small change in this complexed townscape setting as to be insignificant for most criteria. The proposals offer a mixture of adverse, neutral and beneficial effects upon the townscape.

The overall impact on the townscape will be one of a welcome beneficial addition to an already rich city skyline. Furthermore, reversibility totally of the projects visual effects can be achieved.

Conclusion

Therefore, effects are all considered to be **Slight beneficial** for the townscape and its setting.

Ratings for Townscape Effects:	
Landscape Value: High Medium, Low	Duration: Long-term, Medium-term, Short-term, Flashing by, Direct, Indirect
Susceptibility to Change: High, Medium, Low	Reversibility: Yes, within (timescale)/No
Overall Sensitivity of Receptor: High, Medium, Low	Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Extent of Effect: (Descriptive)	Significance: Significant, Moderately Significant, Not Significant