

Liverpool Zipwire

Townscape Visual Impact Assessment

Document Title:

MH-062-APP-F Short View Assessment of Effects

Refer to documents:

MH-062-R01 TVIA Main Report

MH-062-APP-A Theoretical View Locations



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</p>

	<p>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>
<p>On Completion (Operational) Mitigation</p> <p>A culminative of the above 'On Completion Non-Operational' and Zip wire Users</p>	<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>

Short View Assessment of Effects table

View Number	Location	View description, in bold: Sensitivity, Susceptibility, Scale of Sensitivity	Changes on View	Magnitude of Effect of Proposal on View	Notes
S1	A5052 New Quay	<p>Busy dual carriageway dockside road with modern warehouse retail on east side and in the slight distance on the western side the older dockside 9 storey high warehouses WHS. The View has 3 tall, high-rise modern tower blocks and a slightly older plaza tower block complex which acts as a wall to city skyline silhouettes mostly. The Tower launch site is peaking over a modern car showroom building. A modern panorama.</p> <p>Sensitivity Low</p> <p>Susceptibility Low</p> <p>Scale of Sensitivity Low</p>	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Slight Beneficial	Adds to city complexity
S2	A5052 New Quay	<p>A view dominated to the right by the WHS dock wall, distant heritage dock buildings, glimpsed views of modern distant city tower blocks, the impressive modernist tunnel air tower, set to the left amongst open, steel palisade fenced open ground. The Tower launch area just appears above the surrounding warehouses,</p>	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Beneficial	Adds to city complexity

		<p>without announcing its tall, slim slender aspects, merely a disc with a short stem floating above a foreground roof. A view of accepting modern change</p> <p>Sensitivity Low</p> <p>Susceptibility Low</p> <p>Scale of Sensitivity Low</p>			
S3	Blackstock Street	<p>A busy, tidy, but nevertheless back street industrial setting with both modern and post Victorian brick buildings. The proposal can barely be seen above the metal clad roofs as a small blip in the near roofscape. A view of accepting modern change</p> <p>Sensitivity Low</p> <p>Susceptibility Low</p> <p>Scale of Sensitivity Low</p>	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Beneficial	Adds to city complexity
S4	Lime Kiln Lane intersection with Blackstock Street	<p>A post-industrial empty yet walled street, opens up to a slight long view of tower amongst 5 other much heavier tower blocks that strike a lacklustre city edge silhouette. The tower is just above a very uninspiring view of walls and backs of buildings with a few trees. A view of accepting modern change</p> <p>Sensitivity Low</p>	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Beneficial	Adds to city complexity

		Susceptibility Low Scale of Sensitivity Low			
S5	Bevington Hill a residential street	Heavily landscaped area in front of residential properties prevented any views at ground level to proposals	No View	No View	
S6	Rupert Lane Green Open space	An open, elevated green space, with intermittent tree plantings which interfere with any potential open views. Glimpsed views to tower from a distance, other great panoramic views of city and river. A view of accepting modern change Sensitivity Medium Susceptibility Medium Scale of Sensitivity Medium	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Beneficial	Adds to city complexity
S7	Gregson St and Green Open space	An open, elevated green space, with intermittent tree plantings which interfere with any potential open views. Houses share same view. Visibility of Tower is very limited and insignificant in this city panorama Sensitivity Low Susceptibility Medium Scale of Sensitivity Medium	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects	Negligible Beneficial	Adds to city complexity
S8	Mill road Islington	Residential area, cul-de-sac with views across open recreational greenspace towards city. Large boundary wall and 2 storey housing	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects.	Negligible Adverse	

		<p>estate forms a middle distant skyline panorama with occasional taller city structures in distant peaking over. Liverpool Hospital tower a strong feature. Zip Tower Partially visible but not a major view feature. Some tree cover filters views</p> <p>Sensitivity Low</p> <p>Susceptibility High</p> <p>Scale of Sensitivity Medium</p>			
S9	A580 Brunswick Rd	<p>Located on a very busy main city feeder road with 6 lanes. At this point large traffic islands of grass with intermittent trees in foreground. Middle distant views of Zip Tower are now mostly blocked by large new tower block, probably not on Lidar</p> <p>Sensitivity Low</p> <p>Susceptibility Low</p> <p>Scale of Sensitivity Low</p>	Wires not realistically perceivable, zip line users very insignificant, temporary blurred moving objects	Neutral Visual Effect	
S10	A5047 Edge Lane	<p>Located on a very busy main city feeder road with 4 lanes. Central reservation has lighting columns. Forced view down a tree lined and building framed short panorama of a quickly changing, growing, intensively built, high-rise city edge. Tower sits with lower areas screened by intervening high-rise buildings. A modern view, An</p>	Wires barely perceivable, zip line users insignificant, temporary blurred moving objects in a busy modern panorama. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Beneficial	Adds to city complexity

		<p>exciting first look at the modern face of Liverpool along this important main road.</p> <p>Sensitivity Medium</p> <p>Susceptibility Low</p> <p>Scale of Sensitivity Low</p>			
S11	Bronte Street	<p>Residential area of both traditional 2 storey semis and other older 5-6 storey flats. Quiet vehicular street which is a pedestrian cut through. Views to zip tower, intervening high-rise buildings form skyline. Some large trees and local fencing, lamp posts, small paved public space with art, filter and distract views. General a mix of urban forms and land uses give this road less visual cohesion or strong identity. The sound of trains can be heard from the openings in the Lime Street Railway topographical cut and associated bridges</p> <p>Sensitivity Low</p> <p>Susceptibility High</p> <p>Scale of Sensitivity Low</p>	<p>Survey day was a grey cloudy day, in these conditions Zipwire would blend into background. However, wires perceivable, distant zip line users could be confused with a flying seagull in distance to the untrained eye, temporary blurred moving objects in an edge of city transition area. Any evidence of zip wire and motion if seen will add to the city scape</p>	Negligible Beneficial	Adds to city complexity
S12	Liverpool University Entrance Bronte Street	<p>University campus edge with a mixture of inter and post war buildings, some residential flats, others have businesses within. The view is channelled down Bronte Street to a partially framed view of</p>	<p>Survey day was a grey cloudy day, in this conditions Zipwire would blend into background. However, Wires perceivable, distant zip line users would only be visible for seconds,</p>	Neutral Visual Effect	Proposals 80% screened

		<p>the upper parts of the zip tower. A large tree partially screens Tower.</p> <p>Sensitivity Low</p> <p>Susceptibility High</p> <p>Scale of Sensitivity Medium</p>	<p>before being screened by middle distant high-rise built forms, temporary blurred moving objects</p>		
S13	Brownlow Hill	<p>Very busy vehicular and pedestrian route into the city. A mixture of near 2 and 3 storey housing, juxtaposed to a very modern space aged design Liverpool John Moore University building of approx. 4-5 storeys. View is channelled down the street towns a middle distant panorama of large building which form a mosaic of styles. The zip Tower is slightly noticeable amongst the other built skyline.</p> <p>Sensitivity Low</p> <p>Susceptibility Medium</p> <p>Scale of Sensitivity Medium</p>	<p>Survey day was a grey cloudy day, in these conditions Zipwire would blend into background. However, Wires perceivable, distant zip line travels away from viewer slightly, users would only be visible for approx. 12 seconds, before being screened by middle distant high-rise built forms, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape</p>	Negligible Beneficial	Adds to modern city complexity
S14	Liverpool Metropolitan Cathedral	<p>Most views are screened by both topography, local buildings and the imposing modern Cathedral itself. However possible views on the higher open terrace towards the zip Tower are possible, amongst a sea of built high-rise forms. The zip Tower although having a dominance to the panorama, is of little presence when stood next to the towering</p>	<p>Travels away from viewer slightly, users would only be visible for a short while, travelling away from viewer, before being screened by middle distant high-rise built forms, temporary blurred moving objects</p>	Negligible Adverse	

		concrete buttresses of the modernist architectural gem of a cathedral Sensitivity High Susceptibility High Scale of Sensitivity High			
S15	Back Bold Street	Busy built up city centre back street of a main retail and restaurant area, a view towards the zip Tower opens up at a bridge crossing the old railway track of Liverpool Central Station Sensitivity Low Susceptibility Low Scale of Sensitivity Low	Travels away from viewer slightly, users would only be visible for a short while, travelling away from viewer, before being screened by middle distant high-rise built forms, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Benefit	Adds to modern city complexity
S16	St Luke's Church Grounds	In this area due to local screening of buildings most views are screened in this very busy city area. There are a few views of the tower from the church grounds although large modern multi-storey building reduces that view. The view of the zip Tower is only partial as it rises slightly above the built skyline Sensitivity High Susceptibility Medium Scale of Sensitivity Medium	Travels away from viewer slightly, users would only be visible for a short while, travelling away from viewer, before being screened by middle distant high-rise built forms, temporary blurred moving objects. Any evidence of zip wire and motion if seen will add to the city scape	Negligible Benefit	Adds to modern city complexity

S17	Entrance plaza to Liverpool Anglican Cathedral	The Zip Tower briefly appears through a gap in the buildings, in the distance. Local building screen other potential views at this modern grand building Sensitivity High Susceptibility Medium Scale of Sensitivity Medium	Due to distance and the angle of travel, the zip wires and the uses would be barely visible	Neutral Visual Effect	
S18	Great George Street	Very distant, glimpsed view of Zip Tower. Line would not be visible due to angle and local screening	N/A	No Change	
S19	St James Street	Glimpsed views in a residential area through a line of deciduous trees over residential roofs to Zip Tower with sits on the horizon within a complexed built up city panorama Sensitivity High Susceptibility Medium Scale of Sensitivity Medium	Line would not be visible due to angle	No Change	
S20	Gilbert Street	Residential street with school. Local built environment screens views to tower.	N/A	No Change	
S21	Gower Street Albert Dock	View from Within WHS Busy open dock street, tree lined, on street stalls and seating, leading to views of the high-rise, tall wall of city centre prestige developments beyond. Zip Tower appears along this complex modern skyline Sensitivity High	Travels away from viewer slightly, users would only be visible for a short while, travelling away from viewer, before being screened by middle distant high-rise built forms, temporary blurred moving objects	Neutral Visual Effect	Barely perceivable

		Susceptibility High Scale of Sensitivity High			
S22	Salthouse Quay Albert Dock	View from Within WHS Busy open dock street, tree lined, and other vertical street furniture which breaks up view, leading to views of the high-rise, tall wall of city centre prestige developments with a gap at which views to the Tower are possible framed by developments at Liverpool One retail centre beyond. A complex modern skyline of change Sensitivity High Susceptibility High Scale of Sensitivity High	Zipwire bare visible, travels across viewer slightly going behind large buildings in the foreground, users would only be visible for a short while, travelling away from viewer, before being screened by middle distant high-rise built forms, temporary blurred moving objects	Negligible Adverse	Tower is at present cleanly framed by surround middle distant buildings. A slight change to that urban panoramic scene
S23	Liver Building Dockside Plaza	View from Within WHS Very large blocks of built form No View	N/A	No Change	
S24	James Street	View from within WHS Busy retail and commercial street with large public space. View opens up for a very short moment whilst travelling east along James street. Only the very top and Launch area of tower are barely visible through lighting columns, aerial banners, CCTV column Sensitivity High Susceptibility	Possible distant view of zipline over far rooftops, limited views due to building heights and generally urban density. Zip line users would be barely visible	Negligible Adverse	

		High Scale of Sensitivity High			
S25	Victoria St/Castle Street	View from Within WHS Hi sided, compact historic very busy streets. No view of Zip Tower Sensitivity High Susceptibility High Scale of Sensitivity High	Possible distant view of zipline over far rooftops, limited views due to building heights and generally urban density. Zip line users would be barely visible	Negligible Adverse	
S26	Vauxhall rd/ Hatton Garden	Very large blocks of built form No View	N/A	No Change	
S27	Addison St Marybone Youth & Community Association	Open residential streets and community centre, Tower appears briefly between 2 new tower blocks. Landing area would be barely visible to rear of Library Sensitivity High Susceptibility Medium Scale of Sensitivity Low	View of Launch and landing zones visible in views which are filtered and glimpsed through other buildings in the foreground	Negligible Adverse	Tower is at present cleanly framed by surround middle distant buildings. A slight change to that urban panoramic scene
S28	Scotland Road	Large 6 lane road and footways, tree lines, large near to view lampposts. Zip Tower is one of a few key strong city skyline silhouettes. 6 other large buildings mark the edges of the high-rise built developments on the city centre thresholds Sensitivity Low Susceptibility	View of Launch zone is visible in views which are filtered and glimpsed through local street-side trees and other buildings in the foreground	Neutral Visual Effect	Barely perceivable

		Low Scale of Sensitivity Low			
S29	Christian Street	<p>A combination of road orientation, built form and tree cover channels the viewers eye towards a framed singular view of the Zip Tower and the Landing Zone on the Library roof which is seen at the bottom of a residential street. The residential area a mixture of 1 and 2 storey properties which are somewhat dwarfed by both the Liverpool John Moore University and Allerton Police Station.</p> <p>Sensitivity Low Susceptibility High Scale of Sensitivity Low</p>	Launch and landing area visible from location, middle distance, Zip wire users will be identifiable as small animated blurred across the whole journey, although the angle of view almost straight on, limits the skyline inference to a slight deviation from the existing view regarding visual impact.	Negligible Adverse	Slight perceivable change, but the overall view panorama stays intact and unchanged
S30	Soho Street	<p>View from tree-edged highway and adjacent houses which overlook a hardstanding recreational games area through a park with mature trees with partial, glimpsed views towards zip Tower which is in the distance.</p> <p>Sensitivity Low Susceptibility High Scale of Sensitivity Low</p>	Launch area visible at angle, through mature intervening trees. Generally, the localised tree cover and middle-distance buildings including the Liverpool Fire Station screen lower views of the landing area and wire. The proposal will result in a very small barely visible change in view at this very filtered view location.	Negligible Adverse	Slight perceivable change, but the overall view panorama stays intact and unchanged

Short View Summary

The proposals are located on an existing tower and library, the launch area in all views would merely represent a slight change in glazing colour where the two glass panels have been removed to allow for the tie on and launch area which is inside the existing tower. Therefore, views of the tower indicate where the proposal is yet do not signify any justification for the viewer to necessarily see the proposal at high level. The proposals strung from the Zip Tower at high level are 4 x no. 12 mm wires; its presence at beyond 500m (the minimum distance for the short view) would be barely perceivable when non-operational. At the distances discussed, the assessor used the many construction tower crane wires as a visual reference within the environmental conditions of Liverpool city to ascertain the visibility of a crane wire which are usually at least double the thickness (greater than 24 mm+). The results demonstrated that it was difficult to view these thicker wires at 1 km distance, especially on a grey raining day. As the proposed zip wires are half the thickness, the change to the view would be very minor and slight even at 500m.

When operational the moving zip line users operates some 36 riders in pairs per hour. Most short views have glimpsed or partial views where the operational change of view would be for mostly a few seconds occasionally. The skyline over a 24-hr period will possibly have 16 hours of non-animated zipwire views. None of the views focus just on the view to the tower in a framed dedicated way. Liverpool is a complex and dynamic modern location where most of the city is wrapped in layers of building styles, uses and this trend is continuing with great effect. Creating and maintaining a vibrant city such Liverpool has meant that most views towards the Tower are actually an architectural rhythmical skyline of various silhouettes from older more heavy sett buildings of grandeur and scale to more lithe towers and the flexing almost shape shifting styles of angular glazed waterfront structures. With this setting and high-level metropolis in the fore and background, the impact and noticeability of the Proposal is greatly reduced. Any visibility merely affirms this city as having modern recreational options, carrying on a long tradition of Liverpool thrills and spills.

Conclusion

Therefore, effects are all in general considered to be **Negligible** from these assessed view locations.