

Uxbridge College, Park Road

London Borough of Hillingdon

TOWNSCAPE & VISUAL IMPACT ASSESSMENT | AUGUST 2026

On behalf of Harrow, Richmond and Uxbridge Colleges (HRUC)



i | Table of Contents

PARK ROAD, UXBRIDGE, UB8 1NQ | LONDON BOROUGH OF HILLINGDON

1 | INTRODUCTION..... 1

2 | RELEVANT PLANNING POLICY, LEGISLATION & GUIDANCE 4

3 | TOWNSCAPE AND VISUAL BASELINE..... 7

4 | PROPOSED DEVELOPMENT AND ASSESSMENT OF EFFECTS..... 14

5 | CONCLUSION..... 24

APPENDIX | METHODOLOGY..... 25



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Section 1

Introduction.

1 | Introduction

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Overview

- 1.1 This Townscape and Visual Impact Assessment ('TVIA') has been prepared on behalf of Harrow, Richmond and Uxbridge Colleges (HRUC) ('the Applicant') to support a full planning application at Uxbridge College, Park Road, Uxbridge, UB8 1NQ ('the Site') within the London Borough of Hillingdon. It provides an assessment of the anticipated townscape and visual impacts of the proposed development.
- 1.2 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Identify relevant townscape and visual receptors and provide a proportionate and robust analysis of the townscape character of the Site and surrounding area and sensitivity of visual receptors;
 - Assess the effects to the townscape character of the Site and surroundings arising from the proposed development; and
 - Undertake a visual assessment of the effects of the proposed development on visual receptors (people experiencing views and visual amenity) using a selection of key representative viewpoints.
- 1.3 The methodology used in this assessment is set out in Appendix.
- 1.4 The report is produced by Icen Projects. Specifically, it is authored by Georgina Mark BA (hons) MSt (Cantab) - Associate, with guidance and review by Georgia Foy MA MAUD IHBC - Director, Built Heritage & Townscape

Understanding of the Site

- 1.5 The Site is located within the Uxbridge College campus, set back approximately 120m from the public street, nestled amongst academic buildings and vegetation. It is occupied by a single-storey building which is of no architectural merit. Buildings located close to the Site range between two and five storeys in height.
- 1.6 To the south of the Uxbridge College campus exists the railway line, beyond which exists Honeycroft Hill and a residential area. Between the Site and the railway line exists dense vegetation and trees. Park Road bounds the campus to the west and dense vegetation and trees likewise exist between the road and the Site. The existing Site building is understood to be almost completely imperceptible in views of the campus from the road.



Figure 1.1 Site Location (approximate site boundary)

Section 2

Relevant Planning Policy, Legislation & Guidance.

Planning Policy and Legislation

Introduction		Statutory Development Plan		
		Policy Document	Relevant Policy	Summary
2.1	The Statutory Development Plan for the London Borough of Hillingdon includes the following documents relevant to this report: - LB Hillingdon Local Plan Part 1: Strategic Policies (adopted November 2012) - LB Hillingdon Local Plan Part 2: (adopted January 2020). - London Plan (2021)	LB Hillingdon Local Plan Part 1: Strategic Policies (adopted November 2012)	Policy BE1: Built Environment	All new developments should be designed to be appropriate to the identity and context of Hillingdon’s buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings.
2.2	Specific policies which are relevant to this heritage, townscape and visual impact assessment are summarised in Table 2.1 , adjacent..	LB Hillingdon Local Plan Part 2: (adopted January 2020).	Policy DMHB 11: Design of New Development	A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: - scale of development, considering the height, mass and bulk of adjacent structures; - building plot sizes and widths, plot coverage and established street patterns; - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; - architectural composition and quality of detailing; - local topography, views both from and to the site; and - impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
2.3	The new NPPF affirms in Chapter 14 ‘Achieving well-designed places’ the intention to promote good design. Relevant to this report are:			
2.4	Policy DP3(1) requires development proposals to respond to their context (the history, character and features of the site and its setting), so that they integrate with and enhance their surroundings. This should not preclude innovation or change where an increased scale or density of development is justified.			
2.5	Policy DP3(2) requires proposals to reflect relevant aspects of seven further principles as appropriate to the nature and location of the development: Liveability; Climate; Nature; Movement; Built Form; Public Space; and Identity.			
2.6	Policy DP3(3) states that proposals should be refused if, without clear justification, they conflict with the above or with explicit design standards in the development plan. Substantial weight should be given to compliance with relevant design policies (DP3(3)) and to outstanding or innovative designs (DP3(5)).	London Plan (2021)	Policy D3: Optimising site capacity through a design-led approach	Policy D3 requires that ‘all development must make the best use of land by following a design-led approach that optimises the capacity of sites...[Meaning] ensuring that development is of the most appropriate form and land use for the site’. This includes: enhancing local context by positively responding to local distinctiveness through layout, orientation, scale, appearance and shape; providing active frontages, and responding to the existing character of a place.

Table 2.1: Summary of Local Policy

Other relevant guidance

2.7 The following is considered to be relevant national and local guidance and has informed this report:

Draft Design and Placemaking Planning Practice Guidance ('DPPPG', Jan 2026)

2.8 In Chapter 14 of the revised NPPF, policies DP2 and DP3 refer to the DPPPG as providing guidance to implementing the policy. This document remains in draft and is not yet adopted, but key themes of the draft have been reviewed in context with the new NPPF.

Tall Building Policies

2.9 The proposals do not meet the criteria for a tall buildings so policies within the Local Plan and the London Plan are irrelevant.

Section 3

Townscape and Visual Baseline.

3 | Townscape and Visual Baseline

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Scope of Townscape Assessment

- 3.1 The townscape assessment considers the changes to the character and qualities that define the townscape. Scoping an assessment of townscape character can be based on dividing an area into character areas or by analysing visibility. Regardless of method, the emphasis in GLVIA3 and TIN 05/17 is ensuring a full understanding of the many factors influencing the character of an urban context that may be significantly affected by the proposed development.
- 3.2 As such, in this assessment townscape character is considered as two key areas of distinct character, notable within a 500m radius of the Site. These are:
- TCA 1 - Education and Campus; and
 - TCA 2 - Residential
- 3.3 Interspersed amongst these two distinct character area typologies exist areas of light infrastructure such as the railway and road networks, as well as big-box retail development. Open green spaces, such as Uxbridge Common and Dowding Park exist at the periphery of the assessment radius.



Figure 3.1 Townscape Assessment Study Area

3 | Townscape and Visual Baseline

Townscape Character

TCA 1 - Education and Campus

- 3.4 This townscape character area is defined by development associated with educational facilities and plots of land occupied by academic campuses. Within a 500m radius of the Site, such developments include not only Uxbridge College campus, but also the Hermitage Primary School campus, located on Belmont Road and the John Locke Academy campus, located on Bader Way. These developments are characterfully interspersed amongst areas of strong residential character and often present spacious, well-defined plots which differ from the tight urban grain of nearby residential areas.
- 3.5 The education and campus character is further derived from the distinctive building typology found within the aforementioned sites. Specifically, buildings are often medium-large scale and extend up to five storeys in height. Buildings are generally of contemporary design, with those located in the Uxbridge College campus (the largest of these sites) featuring swathes of glazing and metal cladding. Both the Hermitage Primary School and John Locke Academy buildings feature timber cladding.
- 3.6 This character area is also distinguished by its landscaping, which typically consists of areas of car parking and sports facilities such as rubber netball courts and grassed football pitches. The Uxbridge College campus additionally possesses an athletics area, which includes a running track stadium and a lido complex. These open areas of both hard and soft landscaping create characterful breaks amongst the area's otherwise tight urban grain. Nevertheless, in reality, the boundaries of these academic campuses are typically well-planted and buildings are set back from the street, such that pedestrians experience the medium-large scale buildings amongst vegetation.
- 3.7 This TCA possesses a low-medium value, with some areas of good quality design and amenity value, containing some particularly characteristic features. It has a very good capacity to accommodate the type of change proposed, thus possessing low susceptibility to change and being of low sensitivity, overall.



Figure 3.2 Hermitage Primary School, located on Belmont Road
Source: Google Streetview July 2024



Figure 3.5 Uxbridge College Campus, viewed from Park Road
Source: Google Streetview July 2024



Figure 3.3 Uxbridge College Campus, photo from within the campus
Source: Google Streetview April 2018



Figure 3.4 The John Locke Academy, viewed from Masterplan Place
Source: Google Streetview October 2020

3 | Townscape and Visual Baseline

PARK ROAD, UXBRIDGE, UB8 1NQ | LONDON BOROUGH OF HILLINGDON



Figure 3.6 Hermitage Primary School, located on Belmont Road
Source: Google Streetview



Figure 3.9 The Chestnuts (Grade II), located on Honeycroft Hill
Source: Google Streetview July 2024



Figure 3.11 Belmont Road
Source: Google Streetview May 2021



Figure 3.7 Uxbridge Lido (Grade II), located amongst Uxbridge College Campus
Source: Historic England LEN 1323711 Description, 2025



Figure 3.8 Masterplan Place
Source: Google Streetview October 2020



Figure 3.10 Fairfield Road
Source: Google Streetview August 2024

3 | Townscape and Visual Baseline

TCA 2 - Residential

- 3.8 This townscape character area is defined by the sprawling areas of dense residential development, located throughout Uxbridge. These areas comprise densely-packed residential street featuring back-to-back housing, located amongst island-type blocks separated by roads.
- 3.9 Buildings commonly comprise semi-detached dwellings of two storeys, set back from the road behind front gardens. Some variation amongst the design of buildings can be appreciated throughout the townscape, however a limited material pallet and consistency amongst the built form of dwelling groups denotes the area's phased development. For example, dwellings located amongst Honeycroft Hill are distinct from those amongst Morris Avenue, owing to their separated development phase.
- 3.10 The public realm amongst this area offers very limited amenity. Pavements are relatively wide and bounded by the front gardens of dwellings, however the quality of these differs, with some presenting lush hedges and others unbounded driveways. Amongst more recent developments such as those along Masterplan Place and Morris Avenue, pavements are ill-distinguished from the road and there is very limited green boundary treatments to dwellings which are very densely packed. The Chestnuts (Grade II) contributes some amenity value to the area along Honeycroft Hill.
- 3.11 Throughout the character area exist views of medium-large scale development associated with the educational and campus areas interspersed amongst the townscape or big-box development present more widely. Such views are often glimpsed or development is present in the background [Figures 3.10, 3.11 and 3.15], screened by vegetation. These views demonstrate the interwoven nature of two distinct areas of character, present amongst the townscape.
- 3.12 This TCA possesses a low-medium value, with some areas of good quality design and amenity value, containing some particularly characteristic features. It has a very good capacity to accommodate the type of change proposed, thus possessing low susceptibility to change and being of low sensitivity, overall.



Figure 3.12 Honeycroft Hill
Source: Google Streetview July 2024



Figure 3.13 Montague Road
Source: Google Streetview July 2024

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Figure 3.14 Park Road
Source: Google Streetview July 2024



Figure 3.15 Morris Avenue
Source: Google Streetview August 2015

Scope of Visual Assessment

- 3.13 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors).
- 3.14 Views are identified within a 500m radius of the Site.
- 3.15 A Zone of Theoretical Visibility ('ZTV') was prepared to 1km radius using Vu.City 3D modelling software to understand the potential visibility of the proposed development. This considers the maximum possible visibility, taking into account buildings, but excluding trees and small structures (i.e. fences, walls, sheds).
- 3.16 The visual receptors and their sensitivity which may be affected are identified in Table 3.1.

Visual Receptor	Value	Susceptibility to Change	Sensitivity	Representative Viewpoint
Users of TCA 1 - Education and Campus	This receptor experiences general townscape views without designation, and likely of no amenity value for users. An exception to this are users of the lido facilities located on the Uxbridge College campus, which are Grade II listed. However, views amongst these facilities are not designed and are incidental to lido activities. Overall, this receptor experiences very low visual value.	This receptor involves users of educational facilities and academic campuses, or users of public rights of way that interact with these developments where they front onto the road. Views throughout the campuses are incidental to activities such as traversing between academic buildings. Views experienced by users of areas outside the campus boundaries are typically restricted or are likewise incidental to activities such as commuting and dropping children off at school. This receptor has a low susceptibility to change.	Low	Views 4 and 5
Users of TCA 2 - Residential	This receptor experiences general townscape views without designation, and likely of no amenity value for users. An exception is users of Honeycroft Hill, which experience views of The Chestnuts (Grade II). Overall, this receptor experiences low visual value.	This receptor involves people generally undertaking activities such as commuting, walking and using their front gardens, or people in transit such as pedestrians and motorists. Views are generally incidental to the activity of users. The receptor has a low susceptibility to change.	Low	Views 1, 2 and 3

Table 3.1: Visual Receptors

3 | Townscape and Visual Baseline

PARK ROAD, UXBRIDGE, UB8 1NQ | LONDON BOROUGH OF HILLINGDON

Representative Viewpoints

- 3.17 In line with GLVIA, a selection of representative views have been identified from publicly accessible places which are considered to proportionately illustrate the likely effects of the proposed development on identified visual receptors in Table 3.1.
- 3.18 5 representative viewpoints have been identified within the identified Study Area, drawing from ZTV data [Figure 3.16]:
- View 1 - Honeycroft Hill, looking north
 - View 2 - Park Road, looking north
 - View 3 - Park Road, looking south
 - View 4 - Uxbridge College campus entrance
 - View 5 - John Locke Academy, looking north

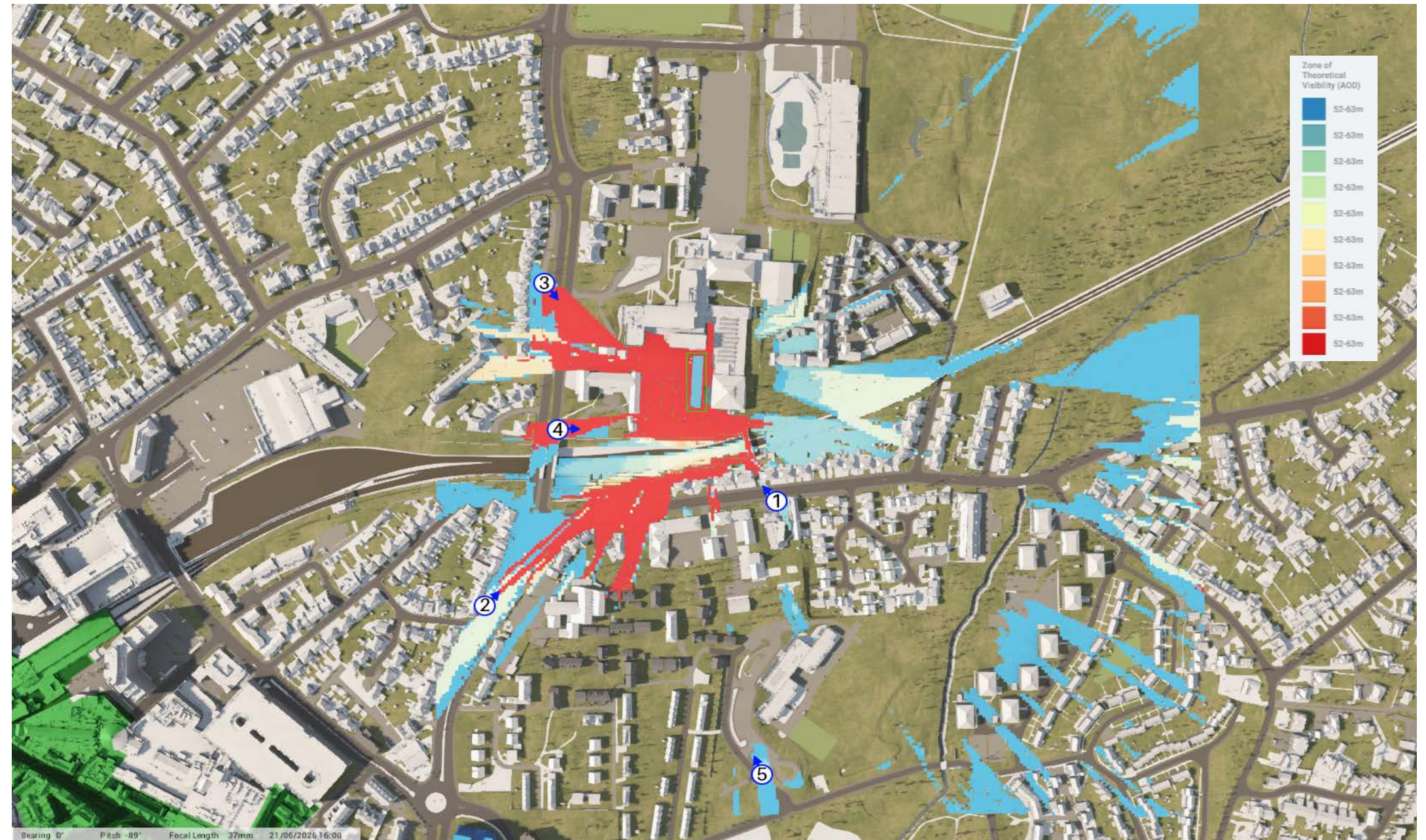


Figure 3.16 View Location Mapping with ZTV

Section 4

Proposed Development and Assessment of Effects.

Summary of Proposed Development

- 4.1

The proposal involves the demolition of the existing single-storey modular building on Site and the erection of a three-storey modular building, with a proposed internal floorspace of 1,287sqm.
- 4.2

The proposed building would extend to a maximum height of 10.5m, width of 9.8m, and length of 50.9m. The building would be known as the Construction Training Centre (CTC). The proposed development utilises a Portakabin modular construction, allowing for rapid installation and operation of the proposed development. This will assist with reducing construction risk, such as through cost inflation, and minimise the disruption to the wider campus.

Technical Assessment

Townscape Receptor	Sensitivity	Magnitude of Impact	Description of Effect	Classification of Effect
Townscape within 500m.	Low	The proposed development will incur a very limited change from the baseline conditions experienced by both townscape character areas. It will generally be obscured from views throughout the townscape, with glimpses of the uppermost levels of the new building being experienced as a characterful addition to the collection of academic buildings amongst Uxbridge College campus. The proposed building is of a typology in keeping with the campus' architectural character and will comprise a subtle addition to the area. The magnitude of impact will be very low.	The proposed new building will be understood as part of the existing character of the Uxbridge College campus, being an academic building of a scale and form in keeping with those located nearby. It will be of an architectural quality and design reflective of that already present amongst the campus and will comprise an uplift in the built quality currently present within the Site. Overall, the effect will be neutral.	Negligible - Neutral

Table 7.1: Effects on Townscape Character

Visual Receptor	Sensitivity	Magnitude of Impact	Description of Effect	Classification of Effect
Users of TCA 1: Education and Campus <i>Representative Views: 4 and 5</i>	Low	Whilst the ZTV suggests that some visibility of the proposed development may be experienced from John Locke Academy, views from this location (View 5), suggest that, in reality, the proposal will be concealed behind existing buildings located between the Site and this area. Views looking into the Uxbridge College campus from the campus boundary may experience a very low level of change owing to glimpsed visibility of the uppermost levels of the new building. More widely within this TCA, from the Hermitage Primary School, the proposal will not be visible. This receptor will experience a very low magnitude of change.	Where the proposed new building may be glimpsed in certain close-distance views from within this TCA, it will be experienced as part of a natural addition to the existing education and campus character. It will comprise a subtle feature which reinforces, though does not distract from, the character of this area, experienced by this receptor. Overall, the effect will be neutral.	Negligible - Neutral
Users of TCA 2: Residential <i>Representative Views: 1, 2 and 3</i>	Low	In representative views 2 and 3, the proposed development will be glimpsed amongst the dense tree coverage and vegetation present amongst the Uxbridge College campus. It will be experienced as part of the existing campus development, featuring amongst existing campus buildings. The new building will be perceived as a building of subtle scale, not projecting above the existing treeline or roofline of buildings present within these views. In views from Honeycroft Hill, the new building will be largely concealed behind existing dwellings and vegetation, however it will be glimpsed between breaks in the building line onto Honeycroft Hill, as shown by representative view 1. In summertime, however, it is likely that the proposal will be completely concealed by tree coverage. Where the new building may be glimpsed amongst the vegetation, amongst breaks in the building line, it will be of a perceived scale that is less than existing dwellings located along Honeycroft Hill. This receptor will experience a low magnitude of change.	Where the proposed development may be glimpsed in the background of views throughout the TCA, it will be experienced as part of the established character of the area, which includes medium-scale academic buildings that backdrop views of residential dwellings. The design of the proposed new building will be simple in form and general appearance, thereby comprising a subtle backdropping feature. In summertime, the majority of the proposal will likely be concealed from view by vegetation, however any glimpses of the proposal will remain characterful of the TCA. Overall, the effect will be neutral.	Negligible - Neutral

Table 7.2: Effects on Visual Receptors



[184317] Bearing 323° Pitch 0° Focal Length 24mm 21/06/2026 16:00

View 1: Honeycroft Hill, looking north - Existing



[184317] Bearing 323° Pitch 0° Focal Length 24mm 21/06/2026 16:00

View 1: Honeycroft Hill, looking north - Proposed



[184217] Bearing 43° Pitch 0° FocalLength 24mm 21/06/2026 16:00

View 2 - Park Road, looking north - Existing

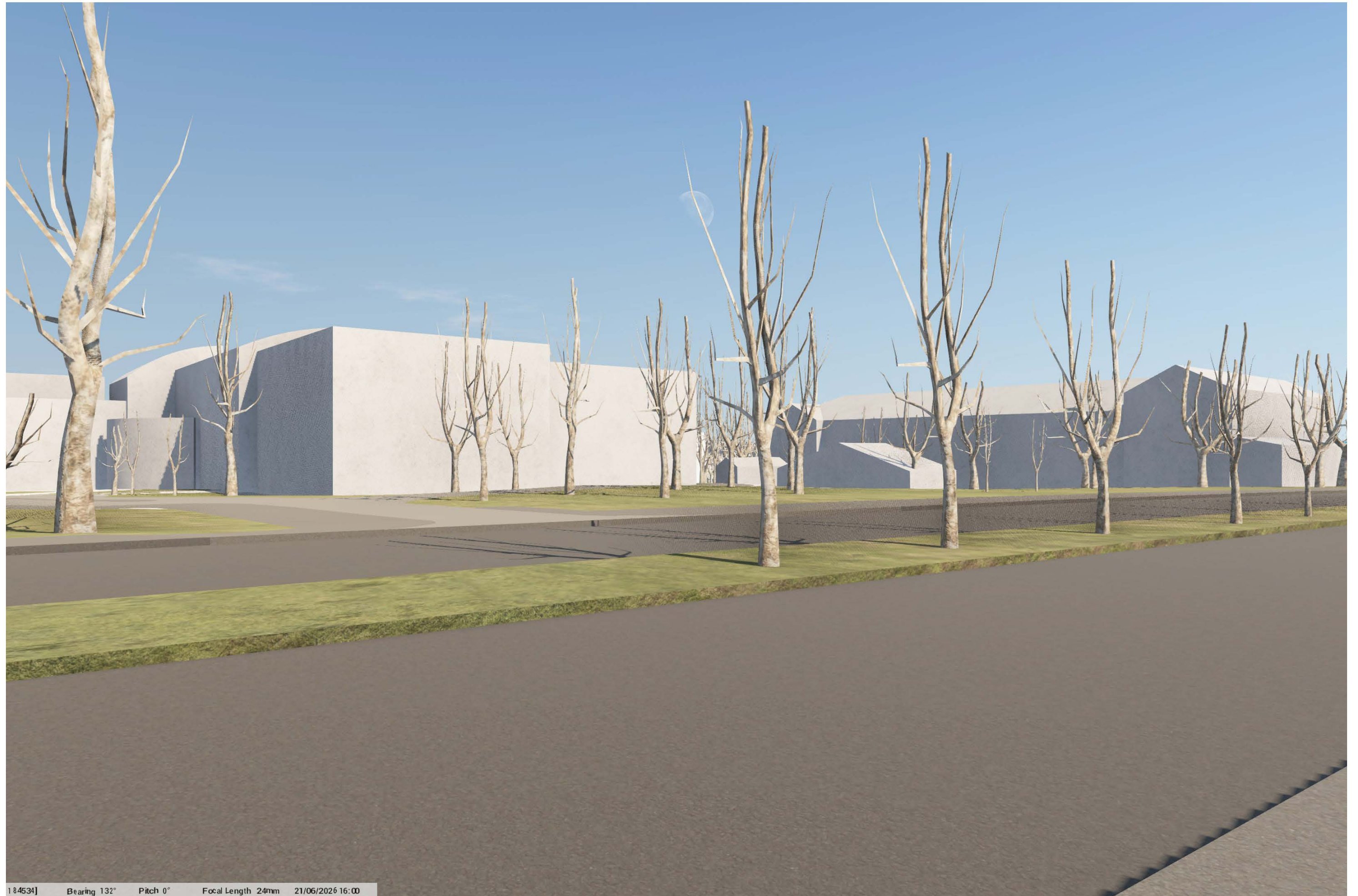


View 2: Park Road, looking north - Proposed



184534] Bearing 132° Pitch 0° Focal Length 24mm 21/06/2026 16:00

View 3: Park Road, looking south - Existing



184534] Bearing 132° Pitch 0° Focal Length 24mm 21/06/2026 16:00

View 3: Park Road, looking south - Proposed

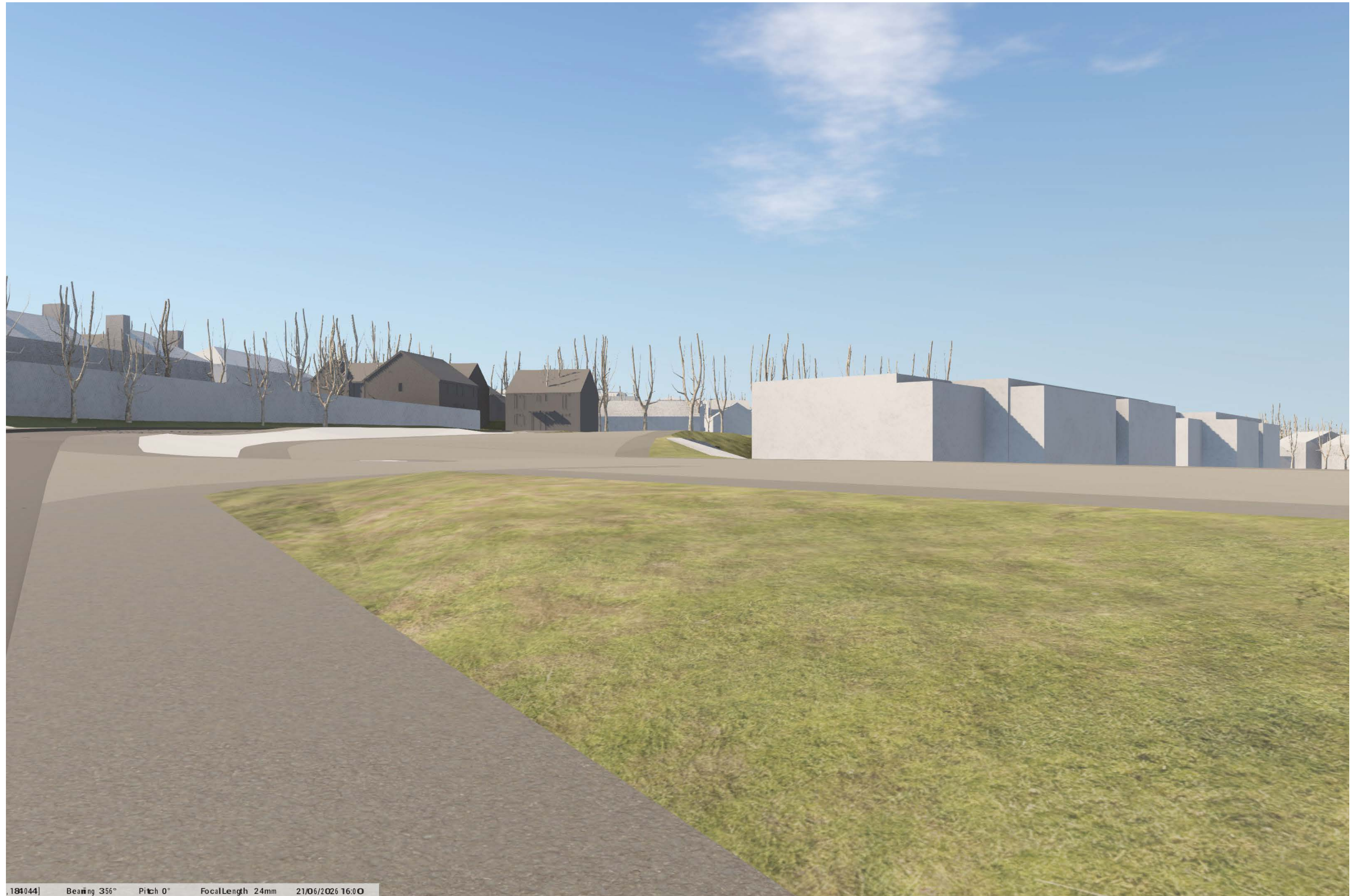


View 4: Uxbridge College campus entrance - Existing



184387 | Bearing 59° Pitch 0° Focal Length 24mm 21/06/2026 16:00

View 4: Uxbridge College campus entrance - Proposed



[181044] Bearing 356° Pitch 0° FocalLength 24mm 21/06/2026 16:00

View 5: John Locke Academy, looking north - Existing



[181044] Bearing 356° Pitch 0° FocalLength 24mm 21/06/2026 16:00

View 5: John Locke Academy, looking north - Proposed

Section 6

Conclusion.

5 | Conclusion

- 5.1 This Townscape and Visual Impact Assessment ('TVIA') has been prepared on behalf of Harrow, Richmond and Uxbridge Colleges (HRUC) ('the Applicant') to support a full planning application at Park Road, Uxbridge, UB8 1NQ ('the Site') within the London Borough of Hillingdon. It provides an assessment of the anticipated townscape and visual impacts of the proposed development.
- 5.2 This report has considered the legislative and policy context, as well as relevant guidance, in which to determine the possible townscape and visual impacts of the proposed development of the Site. It has identified and assessed relevant townscape and visual receptors and their sensitivities to the type of change proposed.
- 5.3 The potential townscape impacts of the proposed development have been assessed in proportionate detail, using Type 2 visual representation of the proposal through Vu.City 3D modelling software to understand how the proposal will be integrated amongst the townscape. In summary, the proposed new building is understood to comprise a characterful and subtle presence amongst the townscape. Its set back location within the Uxbridge College campus mitigates the visual impact of the proposal upon receptors within the public realm, and where glimpses of the proposal will be experienced, it will be understood as part of an established college campus development.
- 5.4 The proposal is judged to be designed in a manner which is appropriate to the identity and context of the area and will protect the amenity of surrounding land and buildings. In doing so, it complies with Policy BE1 of LB Hillingdon's Local Plan Part 1. The proposal is likewise judged to successfully and appropriately incorporate the principles of good design as set out in Policy DMHB 11 of the Local Plan Part 2. Finally, the proposal is judged to achieve a development that is of the most appropriate form and land use for the Site and responds to the established character of the surrounding place, thereby complying with Policy D3 of the London Plan and Policy DP3 of the revised NPPF.

Appendix

Methodology.

Townscape & Visual Assessment

The purpose of the townscape and visual appraisals is to determine the likely townscape and visual effects of the proposal by considering a combination of the townscape or viewer’s sensitivity, and the magnitude of change that will be experienced.

The methodology used by Icení Projects to assess the likely townscape and visual effects of the proposal is based on best practice guidance set out by the Landscape Institute in:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA, Third Edition, 2013);
- Townscape Character Assessment Technical Information Note (TIN 05/17, 2018); and
- Visual Representation of Development Proposals, Technical Guidance Note (TGN 06/19, 2019).

GLVIA states in para.1.1 that when identifying landscape/ townscape and visual effects there is a *‘need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.’*

GLVIA recognises within para. 2.23 that professional judgement is at the core of LVIA/TVIA, and that while some change can be quantified, *‘much of the assessment must rely on qualitative judgements’*. The Landscape Institutes Technical Committee has advised that the 2013 revision of GLVIA *‘places greater emphasis on professional judgement and less emphasis on a formulaic approach’*.

Townscape Character

Townscape is defined in GLVIA at para.2.7 as *‘the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.’*

The assessment of townscape character provides an understanding of the distinctive qualities and characteristics that make up an area of townscape, including an understanding of how a place has evolved over time. Character analysis is supported by materials such as maps, illustrations and photographs.

Townscape Sensitivity

Establishing townscape sensitivity involves combining judgments about: (i) the value of the townscape character; and (ii) the susceptibility of the townscape to the change caused by the proposal.

The value of a townscape character area is defined in TIN 05/17 as its *‘relative importance’* to *‘different stakeholders’*. Value can be influenced by a range of factors including its intactness/condition, scenic quality, rarity, representativeness, conservation interests (i.e. heritage or environmental designations), recreational value, perceptual qualities or communal associations.

The susceptibility of townscape character areas to change is the ability of the townscape receptor to accommodate change without undue consequences for the maintenance of the aspects of the baseline condition that are of townscape value.

Value and susceptibility to change will be described in line with Tables T1 and T2. Overall sensitivity will be calculated by combining the two resulting judgements.

Visual Sensitivity

Assessments of visual effects focuses on the likely effects to visual receptors, i.e. people experiencing townscape views, and considers changes in visual amenity as a result of the proposal.

Establishing visual sensitivity involves combining judgments about: (i) the value of the view; and (ii) the susceptibility of the visual receptor to the change caused by the proposal.

The value attached to views relates to planning designations or their identification in tourist guidebooks, literature, art etc.

For visual receptors (i.e. people), susceptibility to change depends on their circumstances (location, time of day, season, length of exposure to view) and reason for being at this viewpoint (i.e. passing through while commuting or using the area for recreation).

Value and susceptibility to change will be described in line with Tables V1 and V2. Overall sensitivity will be calculated by combining the two resulting judgements.

Townscape Value	Typical Criteria
High	Often featuring or contributing positively to national heritage designations (i.e. conservation areas, listed build-ings), protected view corridors/skylines, designated green spaces or award-winning design. Generally of high quality urban design or amenity value and in good condition, with very few detracting features (if any). A rare example of, or representative of, a particular characteristic townscape element or feature.
Medium	Often featuring or contributing positively to local heritage designations (i.e. locally listed buildings, areas of town-scape value), locally identified view corridors, or locally designated green spaces. In relatively good condition, with areas of high quality urban design or amenity value, or containing some particularly characteristic features. Generally few detracting features overall.
Low	Generally without designations, of low quality and in poor condition with scope for enhancement in terms of appearance and amenity. May contain some positive features, but these do not characterise the whole.
Very Low	Of very low quality and in very poor condition with notable scope for enhancement in terms of appearance and amenity.

Table T1: Townscape Value

Townscape Susceptibility to Change	Typical Criteria
High	Townscapes with a little ability capacity to accommodate the type of change proposed, owing to the interaction of the proposed development with the prevailing character, built form, topography etc, and the limited presence of screening effects (if applicable)..
Medium	Townscapes with a good capacity to accommodate the type of change proposed as it might be reflective of the scale and character of parts of the surrounding townscape. There are opportunities for enhancement that proposals may address and/or some existing screening effects (vegetation, density of development, orientation of streets etc.).
Low	Townscapes with a very good capacity to accommodate the type of change proposed, as the proposed devel-opment may comprise only a small part of the wider townscape, or being in-keeping with the overarching char-acter of the surroundings. There may be distinct opportunities for enhancement and/or a high level of existing screening effects (vegetation, density of development, orientation of streets etc.).

Table T2: Townscape Susceptibility to Change

Visual Value	Typical Criteria
High	Designated or protected viewpoint, vista or panorama. Views related to highly graded heritage designations (i.e. World Heritage Sites, Grade I or II* listed buildings or registered parks and gardens, or of high importance to a conservation area), identified tourist spots or with well-known cultural associations.
Medium	Locally identified viewpoint, vista or panorama. Views related to heritage designations (i.e. conservation areas, Grade II listed buildings, locally listed buildings) or from within designated green/amenity spaces.
Low	General townscape view without designation, although may have some amenity value for local residents.
Very Low	General townscape view without designation, and likely of no amenity value for local residents.

Table V1: Visual Value

Magnitude of Change

The magnitude of change is considered to be a combination of (i) the size and scale of the potential change; (ii) the geographical extent of the area affected; and (iii) the duration of the change of the proposal in operation and its reversibility. Magnitude of change will be described in line with Table M1.

Overall Effect

Table E1 provides a matrix for determining the overall effect based on the sensitivity of the receptor and the magnitude of impact. Consideration is given to the extent mitigation and/or enhancement has been achieved through design and whether the qualitative nature of the resultant effect is, therefore, ‘beneficial’, ‘adverse’ or ‘neutral’.

Many urban developments provide an opportunity to enhance the condition, appearance and functionality of an existing townscape. Urban developments of quality, therefore, often have mitigation built into them by design and are designed to be visible. This can differ somewhat from the approach to Landscape and Visual Impact Assessments (as outlined in GLVIA3) where, generally, the visibility of a scheme can be inherently harmful when it is built development in a rural landscape.

Beneficial effects occur when the Proposed Development would give rise to:

- enhancement of the overall townscape quality or reinforcement of the key characteristics of townscape character; and/or
- enhancement of visual amenity of receptors.

Adverse effects occur when the Proposed Development would give rise to:

- harm to the overall townscape quality or the key characteristics of townscape character; and/or
- harm to the visual amenity of receptors.

As per GLVIA para. 5.37, it is possible for effects to be neutral and this a matter of professional judgement. These include:

- the degree to which the proposal fits with, or preserves, an existing character;
- where a fine balance occurs between beneficial and adverse effects, ‘neutral’ is considered the centre point of the nine-point scale. This assessment is on occasion adopted where a discernible impact

is identified but other benefits are also delivered through the Proposed Development, for example, high-quality design in its own right.

The meaning of ‘neutral’ is distinct from the meaning of ‘negligible’ and these terms should not be conflated.

Cumulative Effect

The assessment takes the following approach as set out in GLVIA: “the additional changes caused by a proposed development in conjunction with other similar developments” (para. 7.3). This “additional” approach focuses on the additional effects of the project being assessed, on top of the cumulative baseline (as per para. 7.18) and has been selected to ensure that the scope of the assessment is reasonable and proportionate to the nature of the project (as per para. 7.5 and para. 7.18).

Zone of Theoretical Visibility

A Zone of Theoretical Visibility was prepared to 1km radius using Vu.City 3D modelling software to understand the potential visibility of the proposed development.

The term “theoretical visibility” used here implies that the analysis does not account for situational obstacles like standing in an archway where only certain parts of the building are visible or certain small structures (i.e. walls, fences). The analysis assumes an unobstructed line of sight. This considers the maximum possible visibility, taking into account buildings, but excluding trees coverage.

Visualisation

The visualisations within this report have been prepared in general conformance with the Landscape Institute’s TGN 06/19. This advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.

In this case, Type 2 visualisation (3D wireline / 3D model) have been prepared in Vu.City.

Use of AI

AI was not used in the development of this report.

All content, analysis and conclusions within this document have been developed by the named author, a qualified professional with expertise in Built Heritage and Townscape. AI was not used for any substantive content generation, research or analysis. The professional judgements, analysis and recommendations in this document are the judgements of the named author.

Visual Susceptibility to Change	Typical Criteria
High	Users of public rights of way, open spaces or outdoor recreational facilities where the purpose of the recreation is the enjoyment of visual amenity, such as visitors to heritage assets (such as National Trust properties, Conservation Areas), tourist spots or parks with generally open or unspoilt views.
Medium	Users of public rights of way, open spaces or outdoor recreational facilities where visual amenity is secondary to activity (e.g. sports pitches, golf courses, shopping). Open views but from less sensitive areas. Residents of an area more likely to notice change in their surroundings when travelling to or from home.
Low	Users of public rights of way, open spaces or outdoor recreational facilities where the view is restricted or incidental to the activity. People in transit (pedestrians, cyclists, motorists, public transport) or undertaking activities (i.e. commuting, working) where any views are incidental to the activity or capacity to take in views is restricted.

Table V2: Visual Susceptibility to Change

Magnitude of Impact	Typical Criteria
High	Total loss, major alteration or fundamental change to key characteristics or features of the baseline.
Medium	Partial loss, material alteration or visible but contextual change to key characteristics or features of the baseline.
Low	Minor loss, alteration or discernible but non-material change to key characteristics or features of the baseline.
Very Low	Barely distinguishable or very limited change from baseline conditions.
No Change	No change from baseline conditions

Table M1: Magnitude of Impact

Overall Effect	Magnitude of Impact				
Sensitivity	High	Medium	Low	Very Low	No Change
High	Major	Moderate	Moderate / Minor	Minor	No Effect
Medium	Moderate	Moderate	Minor	Minor / Negligible	No Effect
Low	Moderate / Minor	Minor	Minor / Negligible	Negligible	No Effect
Very Low	Minor	Minor / Negligible	Negligible	Negligible	No Effect

Table E1: Overall Effect



Delivery | Design | Engagement | Heritage | Impact Management | Planning
Sustainable Development | Townscape | Transport

Edinburgh : 11 Alva Street | Edinburgh | EH2 4PH

Glasgow : 177 West George Street | Glasgow | G2 2LB

London : Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

Manchester : This is The Space | 68 Quay Street | Manchester | M3 3EJ

Birmingham : The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

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