

Appendix 1 Calculating the Ambient Height - Methodology

Data background

In order to establish an accurate estimate for the ambient height of Leicester an online mapping software, with data compiled by the firm Emu Analytics, called “building heights in England” was used.

The software contains the heights and simple building outlines for 12 million buildings in England. This data is sourced by Emu Analytics from Ordnance Survey Open Map in combination with Light Detection and Ranging (LiDAR) data from the Environment Agency to produce height information. The raw data was collected in 2015, some of the LiDAR data was collected 2014/15. Buildings under construction or built after this time may not have accurate heights data.

Leicester Character Area Townscape Analysis

To get an ambient height reading using the building heights software, a custom area (with the boundary of the Character Areas) was drawn over the software’s map of Leicester. The boundary of this area encompasses the character areas being analysed.



Figure 1. Leicester Character Area custom map. Building Heights in England.

The software then calculates the total number of buildings within the Character Areas (730), the maximum height that is recorded within the custom area and the number of buildings for each 10m height interval.

The results of the 10m height intervals are as follows:

- 0 – 10m 293 buildings
- 10 – 20m 355 buildings
- 20 – 30m 90 buildings
- 30 – 40m 21 buildings
- 40 – 50m 13 buildings

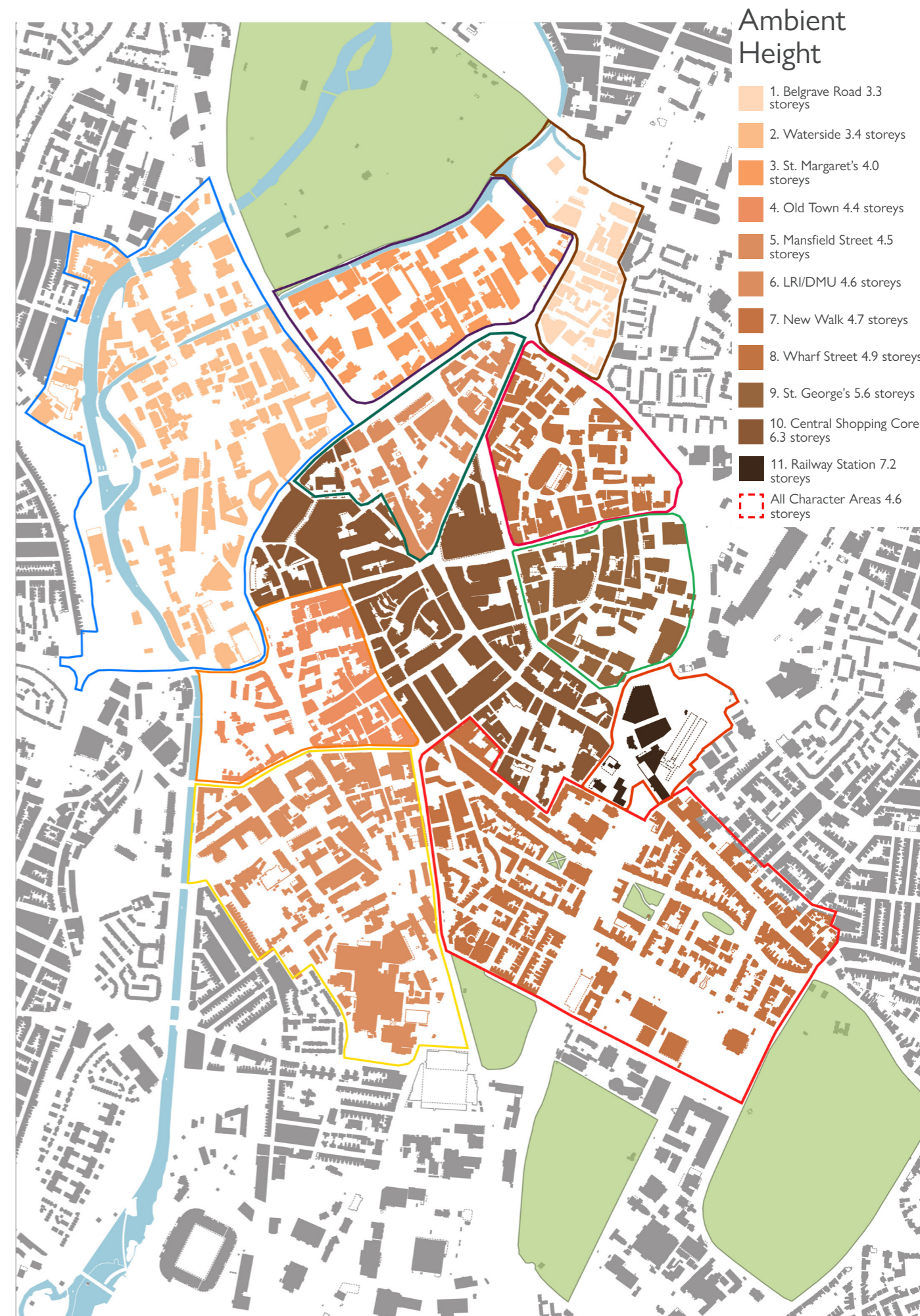
- 30 – 40m 21 buildings
- 40 – 50m 13 buildings
- 50 – 60m 5 buildings
- 60 – 70m 0 buildings
- 70 – 80m 0 buildings
- 80 – 90m 2 buildings.

Most buildings within the custom area are below 20m. In order to determine the average height for the custom area, the average of the range intervals (i.e. 5, 15, 25 etc.) was multiplied to the number of buildings in that range. The total of the products is then divided by the total number of buildings in the custom area (779). This gave an average height 13.87m. The assumption of 1 storey being the equivalent to 3m means that 13.87m is equivalent to 4.62 storeys - i.e. 4 to 5 storeys is the ambient height for Leicester.

| Average of the range intervals | Number of buildings | Product of the range interval and number of buildings |
|---------------------------------|---------------------|---|
| 5 | 293 | 1465 |
| 15 | 355 | 5325 |
| 25 | 90 | 2250 |
| 35 | 21 | 735 |
| 45 | 13 | 585 |
| 55 | 5 | 275 |
| 65 | 0 | 0 |
| 75 | 0 | 0 |
| 85 | 2 | 170 |
| 95 | 0 | 0 |
| 100 | 0 | 0 |
| Total | 779 | 10805 |
| Average height (m) | 13.87 | |
| Ambient Height (storeys) | 4.62 | |

To confirm this result, a visual analysis and site visits were undertaken along key roads to see if the buildings were predominately between 4 or 5 storeys.

The same methodology was then applied separately to each of the individual character areas; please see plan on the following page.



**Appendix 2:
List of 11 Tallest Developments in
Leicester with heights**

| Name | Location | Height (m) (3m= 1 storey) |
|--|--------------------------------|---------------------------|
| Cardinal Exchange (80-90m) | Humberstone Road | 85 |
| St George's Tower (80-90m) | St George's Way | 79 |
| The Summit (Outside Character Area boundary) | Eastern Boulevard | 67 |
| St Martin's Cathedral (50-60m) | Peacock Lane | 61 |
| Thames Tower (50-60m) | Navigation Street | 58 |
| Attenborough Building (50-60m) | University of Leicester Campus | 52 |
| St Mark's Church (50-60m) | Foundry Lane off Belgrave Gate | 51 |
| De Montfort House (50-60m) | Oxford Street | 48 |
| Elizabeth House (40-50m) | Waterloo Way | 46 |
| Midland House (40-50m) | Charles Street | 45 |
| Merlin Heights (40-50m) | Bath Lane | 43 |

**List of Tallest Structures in Leicester
with heights**

| | Name | Location | Height (m) (3m= 1 storey) |
|----|--|-------------------------------|---------------------------|
| 1 | St Martin's Cathedral (spire) | Peacock Lane | 61 |
| 2 | St Mark's Church (spire) | Foundry Lane | 51 |
| 3 | Lewis's' Tower | Humberstone Gate | 41 |
| 4 | 38 Granby Street Tower | Granby Street | 37 |
| 5 | Town Hall Clock Tower | Town Hall Square | 37 |
| 6 | St Margaret's Church (Tower) | St Margaret's Way | 36 |
| 7 | Luke Turner Factory Chimney | Henshaw Street | 36 |
| 8 | Corah Chimney 1 | Friday Street | 36 |
| 9 | Chimney at Frog Island Mills | The rear of 20 Frog Island | 34 |
| 10 | Chimney on the site of the former Frisby Jarvis Building | Slater Street | 32 |
| 11 | Former Grand Hotel Tower | Granby Street | 30 |
| 12 | 1 Peat House | Waterloo Way | 29 |
| 13 | St George's Church | Rutland Street | 28 |
| 14 | Minster House | 9-11 Northampton Street | 27 |
| 15 | Corah Chimney 2 | Friday Street | 26 |
| 16 | A E Charlesworth & Co Ltd Chimney | Rugby Street | 26 |
| 17 | Corn Exchange | 1 Corn Exchange, Market Place | 25 |
| 18 | St John's Chambers Spire | East Street | 25 |
| 19 | Alexandra House Dome | Rutland Street | 24 |
| 20 | St Mary de Castro Church Tower | Castle View | 24 |
| 21 | Queen's Building Towers | Mill Lane, DMU | 24 |

**Appendix 3:
Table of approved planning
applications with elements 8 storeys
and above (24m) with use classes**

| Application Number | Location | Height (m) (3m= 1 storey) | Use Class | Description |
|--------------------|--|--|---|---|
| 20162521 | Bath Lane | 52 | Part C (C3), Part A (A1), (A2, (A3) | Construction of one 10 storey, one 14 storey and one 16 storey tower with a 5, 8 and 9 storey podium providing 413 dwellings (59 x studios, 221 x 1 bed and 133 x 2 bed) with ancillary leisure facilities, parking and amenity space; ground floor commercial unit and all associated works (outline application - matters relating to landscaping reserved) (amended plans) |
| 20162182 | Vaughan Way | 42 | Part C (C3), Part A (A1, A2, (A3, A4), Part B (B1a) | Construction of a 5, 7, 10 and 12 storey building providing a mixed use development to include 750 sqm commercial floorspace (Class A1, A2, A3, A4 or B1a), 300 flats (176 x 1 bed, 124 x 2 bed) (Class C3) and associated car parking, amenity space, plant and servicing. (amended) |
| 20180450 | Welford Road, Freemans Common and Putney Road, Nixon Court | 43, 40.5, 34.5, 26.2, 25, 23, 19.5, 13.5 | Sui Generis, Part D (D1) | Demolition of buildings; construction of eight blocks of between four and fourteen storeys high to provide 1200 student bed spaces (sui generis); five storey academic building (class D1); nine storey multi-storey car park with 550 spaces (sui generis); vehicle access from Putney Road; extension and alterations to Grade II listed building; removal of trees covered by tree protection orders (amended plans) |
| 20110540 | 57 Rutland Street, Humberstone Gate, Wimbledon Street (Former International Hotel) | 41.26 | Sui Generis, Part A (A1), (A3), (A4), Part B (B1) | Change of use from hotel to student accommodation (no use class) (454 beds); retail (A1), cafe/restaurant (A3/A4), creative work space and business use (B1); external alterations (amended plans) (subject to unilateral undertaking under section 106 and section 278 agreement) Extant |
| 20171085 | Great Central Street | 37 | Part C (C1), Part B (B1), Part D Non-residential institution (D1) | Demolition; construction of an 11 storey building providing two hotels (252 bedrooms) (class C1), a 5 storey building providing 4,019sq.m of office accommodation (class B1); the refurbishment, alteration and change of use of the former great central railway station from general industrial (class B2) to a unit of 1,828sq.m floorspace (class D1) , pedestrianisation of part of great central street, public realm and landscaping improvements. (amended plans) |
| 20150866 | Morledge Street | 36.8 | Part C (C3), Part D (D2) | Demolition of warehouse; construction of seven, eight and eleven storey block with a dance studio (class D2) and 115 flats (19 x studio, 75 x 1bed & 21 x 2bed) (class D3) (amended plans received 15/4/16) (s106 agreement to secure affordable housing and improvement of green space) |

| Application Number | Location | Height (m) (3m= 1 storey) | Use Class | Description |
|--------------------|-----------------------|---------------------------|--|--|
| 20171254 | Sandacre Street | 35 | Part C (C3) | Construction of 267 residential flats for the private rented sector. Block one: five and eight storeys (71 x 1 bed, 72 x 2 bed); block two: seven and eleven storeys (67 x 1 bed, 57 x 2 bed) (Class c3). Car parking, landscaping. Demolition (amended plans 25/04/19) |
| 20160361 | 27 Wharf Street South | 34 | Part C (C3), Part B (B1), Part A (A3) | Variation of condition 13 (plans) of planning permission 20071365 (ten storey block of flats) to create a ten storey block of 70 flats (32 x studio, 38 x one bed) (class C3) with office (class B1) or cafe (class A3) to ground floor (plans and amended plans dated 22/2/16 and 26/4/16) (extant) |
| 20170634 | All Saints Road | 32 | Part C (C3), Part A (A1, A2, A3, A4, A5), Part B (B1), Part D Non-residential institution (D1) | Construction of 322 residential units (174 x 1 bed, 137 x 2 bed, 11 x 3 bed) (class C3); approximately 410 sq.m of flexible commercial space (classes A1, A2, A3, A4, A5, B1 and D2); ground level car parking, associated ancillary works and landscaping |
| 20180801 | Jarrom Street | 25 | Part C (C3), Part D (D1), Part A (A1), (A3) | Demolition of existing building; construction of five and eight storey mixed use building comprising of 159 residential studio flats (class c3); ground floor unit for nursery/retail/restaurant (class D1/A1/A3) |

**Appendix 4:
Views Assessment**



Views and vistas of city - wide significance



CW VP 1 - For the collection of views please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document



CW VP 2



CW VP 3



CW VP 4



CW VP 5



CW VP 6 One viewpoint from a sequence of views



CW VP 7



CW VP 8



CW VP 13



CW VP 9



CW VP 10



CW VP 14



CW VP 11



CW VP 12

Local Character Area Views (within assessment criteria)

St Margaret's



ChA SM VP 1



ChA SM VP 2



ChA MS VP 6



ChA MS VP 7



ChA VP 3



ChA SM VP 4

Wharf Street



ChA WS VP 1



ChA WS VP 2

Mansfield Street



ChA MS VP 1



ChA MS VP 5



ChA WS VP 3



ChA WS VP 7



ChA WS VP 8



ChA WS VP 9



ChA WS VP 12



ChA WS VP 13

Belgrave Gateway



ChA BG VP 1



ChA BG VP 2



ChA BG VP 3



ChA BG VP 4



ChA BG VP 6



ChA LD VP 1



ChA LD VP 2



ChA LD VP 7



ChA LD VP 8 (holding photo)



ChA LD VP 3



ChA LD VP 4



ChA LD VP 9



ChA LD VP 10



ChA LD VP 5



ChA LD VP 6



ChA LD VP 11



ChA LD VP 12



ChA LD VP 13



ChA SG VP 6



ChA SG VP 7

St. Georges



ChA SG VP 1



ChA SG VP 2

Old Town



ChA OT VP 1



ChA OT VP 2



ChA SG VP 3



ChA SG VP 4



ChA OT VP 3



ChA OT VP 4



ChA OT VP 5



ChA OT VP 6



ChA OT VP 12



ChA OT VP 13



ChA OT VP 7



ChA OT VP 8



ChA OT VP 14



ChA OT VP 15



ChA OT VP 10



ChA OT VP 11



ChA OT VP 16

New Walk



ChA NW VP 1



ChA NW VP 2



ChA NW VP 9



ChA NW VP 10



ChA NW VP 3



ChA NW VP 4



ChA NW VP 11 One of a potential sequence of views



ChA NW VP 5



ChA NW VP 8

Conservation Area Views.

All Saints Conservation Area



CA AS VP1



CA AS VP2



CA AS VP3



CA CS VP3



CA CS VP4



CA CS VP5



CA CS VP6

Castle Conservation Area



CA CS VP1



CA CS VP2



CA CS VP7



CA CS VP8



CA CS VP9



CA CS VP10



CA CG VP3



CA CG VP4



CA CS VP11

Greyfriars Conservation Area



CA GF VP1



CA GF VP2

Church Gate Conservation Area



CA CG VP1



CA CG VP2

Granby Street Conservation Area



CA GS VP1



CA GS VP2



CA GS VP3



CA GS VP4



CA HS VP3



CA HS VP3



CA GS VP5



CA HS VP4



CA HS VP5

High Street Conservation Area



CA HS VP1



CA HS VP2



CA HS VP6

Market Place Conservation Area



CA MP VP1



CA MP VP2



CA MP VP7



CA MP VP8



CA MP VP3



CA MP VP4

Market Street Conservation Area



CA MS VP1



CA MS VP2



CA MP VP5



CA MP VP6



CA MS VP3



CA MS VP4

Town Hall Square Conservation Area



CA THS VP1



CA THS VP2



CA THS VP4



CA THS VP5

New Walk Conservation Area



CA NW VP1



CA NW VP2



CA NW VP3



CA NW VP4



CA NW VP5



CA NW VP6 (holding photo)



CA NW VP7



CA NW VP8



CA SG VP3



CA SG VP4



CA NW VP9

St. Georges Conservation Area



CA SG VP1



CA SG VP2



Orton Square



Jubilee Square



All Saints Churchyard (Leicester City Council)



St George's Churchyard



Town Hall Square



Market Square



Cathedral Square



Foundry Square



New Walk



St Margaret's Churchyard (Leicester City Council)

Assessment of Views

For photographs of views not reproduced for this assessment please refer to the Townscape Analysis and Design Guidance Evidence Documents for each character area and the Conservation Area Appraisals.

Table 1: Views and vistas of city-wide significance

| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
|---------|---|---|--|-----------------------------------|
| CW VP 1 | A collection of viewpoints from locations within the Registered Historic Park and Garden of Abbey Park looking towards the city centre. Includes view of industrial heritage (chimneys) of locally listed Corah site. <i>For more detail on the collection of viewpoints please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document.</i> | Historical Sense of Place / Legibility | Specific view from a special place Townscape Panorama | High |
| CW VP 2 | Mid-range view of approach into city centre looking south. Tower of Grade I listed St. Margaret's Church dominant in the view | Historical Sense of Place / Legibility | Linear mid | High |
| CW VP 3 | Mid-range view of approach into city centre from the south on Northgate Street. Grade I listed All Saints Church dominant in the view, but not full focal point. | Historical Sense of Place / Legibility | Linear mid | High |
| CW VP 4 | Mid-range view looking north down Highcross Street. Grade I listed All Saints Church important in the view, but not as dominant or full focal point. | Historical Sense of Place / Legibility | Linear mid | High |
| CW VP 5 | Mid-range view from Clocktower terminated by Grade II listed St. Mark's Church. | Historical Sense of Place / Legibility | Linear mid Specific view from a special place | High |

| | | | | |
|----------|--|---|--|--------|
| CW VP 6 | Sequence of views (mid-range to short range) looking north along Church Gate. Important reveal of Grade I listed St. Margaret's Church which terminates the view and short-range views at the end of Church Gate where St. Margaret's Church dominates the setting (although affected by ring road) | Historical Sense of Place / Legibility | Sequential views | High |
| CW VP 7 | Mid-range view of Grade II listed Clock Tower from Gallowtree Gate. Clock Tower is a focal point for the view. Former location of the East Gate in Leicester. | Historical Sense of Place / Legibility Cultural | Linear mid | High |
| CW VP 8 | View of Grade I listed St. Nicholas Church from the new public space, Jubilee Square. The new public space creates a townscape panorama with St. Nicholas Church prominent in views, although tall development in the Waterside has had an impact on the church setting. | Historical Sense of Place / Legibility | Townscape Panorama | Medium |
| CW VP 9 | Mid-range view from New Walk looking towards the Grade II listed Lancaster Place which terminates the view. | Historical Sense of Place / Legibility | Linear mid Specific view from a special place | High |
| CW VP 10 | Long-range view of the Grade I listed War Memorial. The War Memorial terminates the view. Building lines and the framing of the view are of importance. The development of Opal Court has had a detrimental impact on this view. View beyond the railway bridge could also be included as sequential views. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear long Sequential views (possible?) | High |
| CW VP 11 | Long-range view from London Road looking north-west towards the city centre. | Historical | Linear long | High |

| | | | | |
|---|--|---|---|------|
| | The view is from an elevated position and is terminated by the ridge of Bradgate Park. The view of Leicester with Bradgate Park in the background has been the subject of southern prospect paintings from the 17 th Century and Victorian postcards. | Sense of Place / Legibility Cultural | Townscape Panorama | |
| CW VP 12 | View south-west of Grade I War Memorial from Grade I listed Gatehouses with three University of Leicester buildings in the background. View takes in a number of heritage assets in the foreground, midground and background of the view. | Historical Skyline and Panoramas Cultural | Townscape Panorama Specific view from a special place | High |
| CW VP 13 | View of the three University Buildings from across the Historic Park and Garden of Victoria Park. The three buildings; Grade I listed Engineering Building, Grade II Attenborough Tower and locally listed Charles Wilson building provide a 'set piece composition' alongside Victoria Park. | Historical Skyline and Panoramas Cultural Image of Leicester | Townscape Panorama | High |
| CW VP 14 | Panorama of the west part of the city centre from an elevated position in the Registered Historic Park and Garden of Welford Road Cemetery. Although the view contains few heritage assets, there are limited townscape panoramas in the city centre from elevated positions. | Historical Skyline and Panoramas | Townscape Panorama Specific view from a special place | |
| Possible Additions to city-wide views: | | | | |
| | View of Grade I listed St. Margaret's Church from Sanvey Gate Route and relationship established during medieval era. | Historical | Linear mid | High |

| | | | | |
|----------------------------------|--|---|--|---|
| | View of North Bridge from Wood Gate Street looking south. North Bridge is a long established gateway and route into the city of Leicester dating back to, at least, the Roman era. | Historical | Linear approach | Medium |
| | View of West Bridge looking east towards city centre. West Bridge is a long established gateway and route into the city of Leicester dating back to the Roman era. | Historical | Linear approach | Medium |
| | Views of the cathedral with potential for upgrading to views and vistas of city wide significance. | | | |
| ChA LD VP 2 (also CA MS VP 3) | Mid-range view looking north from Lower Browne Street terminated by Grade II* listed Cathedral and framed by street frontages. | Historical Sense of Place / Legibility | Linear short View of Cathedral (potential sequential views) | High (potential city-wide view) |
| ChA OT VP 1 | Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral | Historical Sense of Place / Legibility | Linear mid View of Cathedral | High (potential for city wide view) |
| ChA BG VP 3 | Long view which in combination with VP 4 provides a unique place where both the Grade II* listed Cathedral Tower and Grade II* listed St. Mark's Church terminate views. Views from Russell Square, a long established public space / node. | Historical Sense of Place / Legibility | Linear long View of Cathedral Specific view from a special place | High (in combination with VP 4 potential city wide view) |
| ChA OT VP 10 | Mid-range view looking west from Carts Lane with Grade I listed Cathedral and Grade I listed Guildhall in view | Historical Sense of Place / Legibility | View of Cathedral Important view within urban fabric | High (potential for city wide view) |
| | | | | |
| ChA SM VP 1 | Mid-range view from Foundry Square terminated by Grade II* listed St. Mark's Church. | Historical | Linear mid | High |

| | | | | |
|--------------|--|------------|------------------------------------|---|
| | Foundry Square long established node / public space. | | | <i>(potential for city wide view)</i> |
| ChA OT VP 16 | Short view west towards Grade I listed Castle Great Hall Part of significant 'set piece' of heritage assets | Historical | Specific view from a special place | High <i>(potential for city wide view)</i> |

Table 2: Conservation Area Views

| All Saints Conservation Area | | | | |
|------------------------------|--|------------|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA AS VP1 | Mid-range view looking south-east, looking onto the strong corner property at Highcross Street / Great Central Street junction, with views onto the Grade I Listed All Saints Church Part of significant 'set piece' of heritage assets | Historical | Specific view from a special place (tbc) Townscape panorama | High |
| CA AS VP2 | This long range linear view south down Great Central street has some historical importance due to the historic buildings located within the street but generally lacks visual coherence, a mixture 19 th Century brick buildings and low lying 20 th century industrial buildings, nor does the view terminate in a landmark structure. Localised attention should be given the former Great Central Station itself, a low lying structure. Combined with other taller 19 th century structures nearby, makes this view of medium sensitivity to high rise structures. The corner building at 178 Highcross street/ Great Central street is of historic interest and creates an effective visual hinge within the setting of All Saints Church, the church setting being of High sensitivity to high rise structures. | Historical | Townscape panorama | High |
| CA AS VP3 | Mid-range view looking east towards the primary elevation of the Grade I Listed All Saints Church and the Grade II Listed Nos 107-109 Highcross Street | Historical | Linear short view (Grade I Listed asset as a landmark) | High |

| Castle Conservation Area | | | | |
|--------------------------|---|------------------------------|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA CS VP1 | Mid-range view looking south from St Nicholas Circle along Castle Street onto the Scheduled Monument of the Castle, with direct view onto the Grade I Listed St Mary De Castro | Historical | Specific view from a special place Linear approach | High |
| CA CS VP2 | Short-range view from The Castle courtyard onto / through the Castle House / Gate House ensemble, with adjacent Grade I Listed Church Part of significant 'set piece' of heritage assets | Historical Sense of Place | Specific view from a special place Important view within urban fabric | High |
| CA CS VP3 | Mid-range view looking south-east from the Castle courtyard onto the Grade I Listed Turret Gateway, framed by a designated terrace along Castle View, enhanced by enclosed cobbled street Part of significant 'set piece' of heritage assets | Historical Sense of Place | Specific view from a special place Linear short view | |
| CA CS VP4 | Mid-range view from Magazine Square looking west onto the row of facades of the Grade II* Listed Newark Houses, with glimpses onto the Grade I Listed Church (tower) and the Grade II Listed Trinity Hospital Part of significant 'set piece' of heritage assets | Historical Sense of Place | Important view within urban fabric | High |
| CA CS VP5 | Short / mid-range view from Castle Street looking south-west onto the Scheduled Monument of the Leicester Castle (Grade I Listed Church and the Grade II listed assets) Part of significant 'set piece' of heritage assets | Historical Sense of Place | Important view within urban fabric | Medium |
| CA CS VP6* | Short-range view onto the Grade I Listed Castle, as viewed from the Castle Gardens, looking east. An | Historical Sense of Place | Important view within the urban fabric Specific view from a special place | High |

| | | | | |
|-------------|--|--|--|---------------------------------|
| | important internal view of a Scheduled Monument. Showcasing group value / historic association between the assets; Part of significant 'set piece' of heritage assets | | | |
| CA CS VP7 - | Long-range view along the Newark (from the Grade II Listed Newark bridge), looking north-east, revealing glimpses onto the Castle Gardens and the Grade I Listed Church of St Mary De Castro Part of significant 'set piece' of heritage assets. Ephemeral view through tree canopy. | Historical Sense of Place | Important view within the urban fabric Specific view from a special place | High |
| CA CS VP8 | Mid-range view eastwards, along the Newark, looking onto the historic enclave; visual stop of the Hawthorn Building Part of significant 'set piece' of heritage assets | Historical Sense of Place | Sequential view | High |
| CA CS VP9 | Mid-range view looking north-west along The Gateway onto the Grade II Listed Trinity Hospital elevation Part of significant 'set piece' of heritage assets | Historical Sense of Place | Linear short view | High |
| CA CS VP10 | Mid-range looking north-west along Castle View onto the Scheduled Monument, with paired 'vista' of the Grade I Listed Turret Gateway and Grade I Church of St Mary De Castro, with directionality / linearity of the view enhanced by flanking boundaries / elevations along Part of significant 'set piece' of heritage assets Arguably the most picturesque view onto this contained medieval ensemble | Historical Image of Leicester Sense of Place | Linear mid view Important view within the urban fabric Sequential view Specific view from a special place | High (potential city-wide view) |
| CA CS VP11 | Mid-range view north-east along The Newark from The Gateway junction, looking onto the Grade I Listed Magazine Gateway (also | Historical Sense of Place | Linear mid view | Medium |

| | | | | |
|--|--|--|--|--|
| | <p>scheduled monument), allowing appreciation of the complimentary heritage assets along The Newarke</p> <p>Part of significant 'set piece' of heritage assets</p> | | | |
|--|--|--|--|--|

| Church Gate Conservation Area | | | | |
|-------------------------------|---|---|-------------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA CG VP1 (see CW VP 6) | Sequence of views (mid-range to short range) looking north along Church Gate. Important reveal of Grade I listed St. Margaret's Church which terminates the view and short-range views at the end of Church Gate where St. Margaret's Church dominates the setting (although affected by ring road) | Historical Sense of place | Sequential views | High |
| CA CG VP2* | Short-range view looking north-east along Butt Close Lane, showcasing the totality of the Grade II Listed medieval wall and its relationship with the associated Grade II Listed Great Meeting Unitarian Chapel Part of significant 'set piece' of heritage assets | Historical | Linear short view | Medium |
| CA CG VP3 | Mid-range view looking east along Causeway Lane, onto the Grade II Listed Great Meeting House and historic corner pub Part of significant 'set piece' of heritage assets | Historical | Linear mid view | Medium |
| CA CG VP4 | Short-range view looking south along East Bond Street, allowing exposed vista onto the Grade II Listed Great Meeting Chapel and associated wall (medieval) Part of significant 'set piece' of heritage assets | Historical Sense of place / legibility | Linear short view | Medium |

| Greyfriars (Old Town) Conservation Area | | | | |
|--|--|---|------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA GF VP1 – doubled up as CHA OT VP1 | Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral, linearity enhanced by narrow cobbled pavement flanked by historic elevations, along the Greyfriars Scheduled Monument Significant framing of a heritage asset | Historical Sense of Place / Legibility Image of Leicester | Linear mid | High |
| CA GF VP2 | Mid-range view looking north-east along Millstone Lane (Pocklington Walk junction), with dominant tower of the Grade II* Listed Town Hall and the prominent corner of the Grade II Listed former Barclays Bank Part of significant 'set piece' of heritage assets | Historical Sense of Place / Legibility | Linear mid | High |

| Granby Street Conservation Area | | | | |
|---------------------------------|--|---|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA GS VP1 | Long-range linear view looking north-west along High Street, onto Gallowtree Gate, defined by ragged and animated skyline, punctuated by prominent historic facades, defined by a picturesque gentle eastward curve | Historic Sense of place / legibility | Important view within the urban fabric Linear long view | Medium |
| CA GS VP2 | Long-range view looking south-east from the top of Granby Street onto the Grade II Listed London Road Railway Station Showcasing historic relationship between Granby Street (entryway onto the city) and the railway station | Historic Sense of place / legibility | Important view within the urban fabric Specific view from a special place | High |

| | | | | |
|-----------|--|---|---|--------|
| CA GS VP3 | Mid-range view looking north-west onto Granby Street, with prominent visual stop of the Grade II Listed Blunts, marking the entry onto the High Street Conservation Area | Sense of place / legibility | Linear mid view Important view within the urban fabric | High |
| CA GS VP4 | Short to mid-range view looking south-west from bottom of Rutland Street onto the Grade II Listed Grand Hotel | Historic Sense of place / legibility | Important view within the urban fabric | Medium |
| CA GS VP5 | Mid-range view south from the top of Gallowtree Gate, onto the Grade II Listed former National Westminster Bank, with the Grand Hotel in the background | Historic Sense of place / legibility | Important view within the urban fabric | Medium |

| | | | | |
|-----------|--|--|---|------|
| CA HS VP4 | Mid-range view west onto the prominent corner of the Grade II Listed 8-10 High Street Strong visual statement marking an entry into a conservation area | Historic | Linear mid view Important view within the urban fabric | High |
| CA HS VP5 | Long-range south-west view from the bottom of Silver Street onto the spire of the Grade II* Listed Cathedral | Historic Sense of place / legibility View of Cathedral | Linear long view Sequential view Important view within the urban fabric | High |
| CA HS VP6 | Mid-range view east / north-east from the Highstreet / Silver Street junction onto the Clock Tower Part of significant 'set piece' of heritage assets | Historic Sense of place / legibility | Linear mid view | High |

| High Street Conservation Area | | | | |
|-------------------------------|--|--|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA HS VP1 | Mid-range view looking south-east across Jubilee Square, with exposed views onto the prominent spire of the Grade II* Listed Cathedral, Grade II Listed High Cross, Grade II* Listed Wigston's House and Grade II St Nicholas Centre Part of significant 'set piece' of heritage assets set within an important urban space | View of Cathedral Sense of place / legibility Cultural Skyline and panorama | Important view within the urban fabric | High |
| CA HS VP2 | View looking up Highcross Street towards Ascot house at corner of High Street and Jubilee Square | tbc | tbc | tbc |
| CA HS VP3 | Mid-range view east and west along the pedestrianized High Street, showcasing the ragged skyline of the commanding line of predominantly historic facades (mostly early 20 th century) A unified / comprehensive streetscene of high architectural merit Part of significant 'set piece' of heritage assets | Historic Sense of place / legibility | Sequential views Linear mid view | High |

| Market Place Conservation Area | | | | |
|--------------------------------|--|---|---|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA MP VP1 | Mid-range view looking along Market Approach west onto the Grade II Listed Former Co-operative Bank & 10 Greyfriars – prominent visual stop, framed by consistent line of historic facades | Historic | Linear mid view | Medium |
| CA MP VP2 | View along Millstone Lane, showing taller 19 th / early 20 th Century buildings nearest market Street, lower 19 th Century Buildings in the distance, visual stop at Newarke Houses at the end. | Sense of place / legibility Historic | Linear long view | High |
| CA MP VP3 | Short-range view looking south-east onto the façade of the Grade I Listed Assembly Rooms | Sense of place / legibility Historic | Important view within the urban fabric Linear short view | High |
| CA MP VP4 | Short-range view looking north-west onto the City Council Officer from the Berridge Street / Friar Lane junction showcasing a strong corner frontage to junction | Sense of place / legibility Historic | Linear short view | Medium |

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| CA MP VP5 | Mid-range view from Market Approach, looking west onto the Corn Exchange (Grade II* Listed) | Historic Sense of place / legibility | Specific view from a special place Important view within the urban fabric | High |
| CA MP VP6 | Mid-range view from top of Cank Street towards St Martin's, looking onto the prominent elevation / façade of the Grade II* former bank at No. 2 St Martin's | Historic Sense of place / legibility | Important view within the urban fabric | Medium |
| CA MP VP7 | Long range view from the Corn exchange looking SE through the new cut-through over Town Hall Square towards the Methodist Chapel on Bishop street | Historic Sense of place / legibility | Specific view from a special place Important view within the urban fabric | High |
| CA MP VP8 | Mid-range view looking north-east from the bottom of Market Place onto the Grade II* Listed Corn Exchange, with view onto its elevation enhanced by the new public space of the New Market Square Complimentary view onto an important heritage asset / landmark | Historic Cultural Sense of place / legibility | Important view within the urban fabric Linear mid view | High |

| Market Street Conservation Area | | | | |
|---------------------------------|---|--|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA MS VP1 | Long-range view looking south-east along Market Street, onto the prominent corner property at King Street / New Walk junction Significant view stop and landmark 'entry point' onto the New Walk Conservation Area | Historic Sense of place / legibility Skyline and panorama | Linear long view Important view within the urban fabric | High |
| CA MS VP2 | North-west view along Rupert Street, with a good visual stop of the Georgian elevation of | Skyline and panorama | Linear long view | High |

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| | Grade II Listed 20 Millstone Lane and the dominant feature of the Cathedral's spire (Grade II* Listed) | Historic Sense of place / legibility View of the Cathedral | | |
| CA MS VP3 | Long-range view looking north along Lower Brown Street, onto the dominant Cathedral's spire (Grade II* Listed building), framed by the continuous line of elevations flanking the narrow street, creating a picturesque vista | Historical Sense of Place | Linear approach Linear long range | High |
| CA MS VP4 | Mid-range view looking south along Bowling Green Street, looking south, with a prominent visual stop of the Grade II Listed United Baptist Church, framed by continuous line of prominent elevations lining the pavement | Skyline and panorama Historic | Linear mid view | High |

| Town Hall Square Conservation Area | | | | |
|------------------------------------|---|--|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA THS VP1 | Short-range view across Town Hall Square, looking south-east onto the Grade II* Listed Town Hall, capturing its relationship with the designated fountain and memorial, and the grandeur of the historic public square, with a terrace of Grade II Listed building lining Bishop Street Part of significant 'set piece' of heritage assets | Historic Sense of place / legibility Image of Leicester | Important view within the urban fabric Specific view from a special place | High |
| CA THS VP2 | Mid-range view looking north from the Town Hall Square across to the Corn Exchange (through the newly open link) Part of significant 'set piece' of heritage assets Notable urban connection between important urban public spaces | Historic Sense of place / legibility | Important view within the urban fabric Specific view from a special place | High |

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| CA THS VP3 | See <u>CA MS VP4</u> | | | |
| CA THS VP4 | Mid-range view looking east along Bishop Street, with the streetscene dictated by the strong frontages of the Grade II Listed buildings, animated by the skyline features; good visual stop at Granby Street Part of significant 'set piece' of heritage assets | Historic Sense of place / legibility | Important view within the urban fabric Linear mid view | High |
| CA THS VP5 | Mid-range view looking west along Bishop Street, with the street scene dictated by the strong frontages of the Grade II Listed buildings opening out onto Town Hall Square | Historic Sense of place / legibility | Important view within the urban fabric Linear mid view | High |
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| New Walk Conservation Area | | | | |
|----------------------------|--|------------|---|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA NW VP1 | Long-range view east along New Walk over Waterloo Way pedestrian bridge with mixture of modern and historic building types, modern landscaping mixed with historical street lighting on the pedestrian bridge. (Whilst it is important that tall buildings are restricted in the new Walk CA, this particular view does not provide the best 'typical' view of the Historic New Walk streetscape, being considerably impacted by modern buildings and Waterloo Way underpass.) | Historic | Sequential view Linear long view | High |
| CA NW VP2 | Long-view looking north-east along West Street, with a prominent visual stop of Grade II Listed New Walk Museum, elevated in relation; linearity enhanced by a uniform line of elevations that flank the public highway | Historic | Linear long view | High |
| CA NW VP3 | See CW VP 10 Long-view looking south-east along Lancaster Road, onto the Grade II Listed gates and | Historic | Linear long view | High |

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| | Gate Piers to memorial and the Grade I Listed Memorial and Grade II Registered Historic park and Garden beyond Part of significant 'set piece' of heritage assets Not a New Walk Conservation Area view. | | | |
| CA NW VP4 | Short range view within the contained Museum Square, framed by Grade II Listed buildings from north, west and east, creating an enclosed enclave of intricate character and high heritage and visual merit Part of significant 'set piece' of heritage assets | Historic Sense of place / legibility | Important view within the urban fabric | High |
| CA NW VP5 | See CP NW VP4 | | | |
| CA NW VP6 | Mid-range view looking north-along King Street onto the Grade II Listed Fenwicks, a corner landmark asset, neatly framed by the elevations to top of the street A significant visual stop in the streetscene | Historic Sense of place / legibility | Important view within the urban fabric Linear mid view | High |
| CA NW VP7 | Long-range view looking south along King Street onto the Grade II Listed Church of the Holy Trinity, with the spire dominating the local skyline, read as a prominent local landmark | Historic | Linear long view | High |
| CA NW VP8 | Short-range view onto the prominent elevation of the Grade II Listed Royal Infirmary, looking west from the Infirmary Road / Welford Road junction, dominating the skyline of the locality. Not a New Walk Conservation Area view. See Table 3 New Walk Character Area views. | Historic | Important view within the urban fabric | High |

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| CA NW VP9 | Short range view looking north-east onto the Grade II* Listed Crescent Most notable terrace development of a unique curved shape, of significant historic / architectural merit | Historic | Important view within the urban fabric | Medium |
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| CA SG VP4 (see view ChA SG VP6) | Mid-range view onto the Grade II* Listed St George's Church and the associated curtilage, complimented Part of significant 'set piece' of heritage assets | Historical | Specific view from a special place | High |
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| St. George's Conservation Area | | | | |
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| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| CA SG VP1 | Long-range view along the historic thoroughfare of Humberstone Gate, with the streetscene punctuated by notable heritage assets, with the Grade II Listed former Taxi Centre accentuated as visual 'punctuation' / landmark (Whilst this thoroughfare is punctuated by heritage assets such as the old Taxi centre Secular Hall and other historic brick buildings, the setting is already considerably punctuated by modern tall buildings and thus the view has an incoherent urban grain). | Historic Sense of place / legibility | Linear long view | Medium |
| CA SG VP2 | Mid-range view looking south along Wimbledon Street, with a unique narrow street enclosed by uniform historic facades of industrial heritage, creating a comprehensive streetscene of significant visual merit and enclosure Part of significant 'set piece' of heritage assets | Sense of place / legibility | Sequential view Important view within the urban fabric | High (some adverse impact by the skyscraper to south is notable) |
| CA SG VP3 | Mid-range view looking north along Rutland Street from Orton Square, capturing the relationship between the Grade II Listed Odeon Theatre, the Grade II Listed Alexandra House and the Curve Part of significant 'set piece' of heritage assets, a complementary and animated vista | Sense of place / legibility Cultural Historical | Important view within the urban fabric Specific view from a special place | High |

Table 3: Local Character Area Views

Railway Station - considered under other views; CA SH VP 1, CA GS VP 2, ChA NW VP 3

| St. Margaret's | | | | |
|----------------|--|------------|------------------------------------|--|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA SM VP 1 | Mid-range view from Foundry Square terminated by Grade II* listed St. Marks Church. Foundry Square long established node / public space. | Historical | Linear mid | High (potential for city wide view) |
| ChA SM VP 2 | Short view from Friday Street terminated by the northern elevation of Grade I listed St. Margaret's Church. | Historical | Linear short | High |
| ChA SM VP 3 | See CW VP 2 | | | |
| ChA SM VP 4 | Mid-range view looking west along Canning Street from adjacent to locally listed Corah building, Grade I listed St. Margaret's Church within view. | Historical | Important view within urban fabric | High |

| Mansfield Street | | | | |
|------------------|---|------------|------------------------------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA MS VP 1 | View along St. Peter's Lane and Mansfield Street forming sequential views with VP 2 and 3. To be considered in future development of area. | Historical | Important view within urban fabric | Medium |

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| | Setting on Church Gate Conservation Area a consideration. | | | |
| ChA MS VP 2 | See VP 1 | Not within criteria | Not within criteria | |
| ChA MS VP 3 | See VP 1 | Not within criteria | Not within criteria | |
| ChA MS VP 4 | View north from Sandacre Street To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA MS VP 5 | View south-west along Gravel Street towards Church Gate Conservation Area Setting on Church Gate Conservation Area a consideration. | Historical | Important view within urban fabric | Medium |
| ChA MS VP 6 | See VP 5 | | | Medium |
| ChA MS VP 7 | Mid-range view from Belgrave Gate looking west down Orchard Street terminated by locally listed Corah factory. | Historical | Important view within urban fabric | Medium |
| ChA MS VP 8 | Mid-range view north from Charles Street terminated by Abbey Gate car park. To be considered in future development of area. | Not within criteria | Not within criteria | |

| Wharf Street | | | | |
|--------------|---|---|------------------------------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA WS VP 1 | Viewpoint along Wharf Street South forming sequential views with VP 3 and 8 Exchange Building (in St. George's Conservation Area) prominent within views | Historical Sense of Place / Legibility | Sequential views | Medium |
| ChA WS VP 2 | Mid-range view from Erskine Street looking west terminated by Exchange Building | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA WS VP 3 | See VP 1 | | | |

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| ChA WS VP 4 | Mid-range view looking west from Grafton Street West towards poor termination at present. To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA WS VP 5 | Viewpoints (including VP 5) from Belgrave Gate along Jubilee Street. To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA WS VP 6 | See VP 5 | | | |
| ChA WS VP 7 | Mid-range view from Charles Street terminated by the locally listed Lee Circle Car Park. | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA WS VP 8 | See VP 1 | | | |
| ChA WS VP 9 | Mid-range view across surface car park terminated by locally listed Fleet House. | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA WS VP 10 | Mid-range view from Charles Street To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA WS VP 11 | Long view from Bedford Street South of existing tall buildings Crown House and Epic House. To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA WS VP 12 | Mid-range view of the Grade II listed Spa Place (36-42 Humberstone Road) and locally listed former Zion Chapel | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA WS VP 13 | Mid-range view looking up Hill Street terminated by locally listed Lee Circle car park and with the Grade II listed former girls school on Humberstone Gate. | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |

| Belgrave Gateway | | | | |
|------------------|----------------------|------------|------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
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| ChA BG VP 1 | Mid-range view west along Lower Willow Street terminated by the locally listed Transformer Station. | Historical | Linear mid | Medium |
| ChA BG VP 2 | Mid-range view looking north from Russell Square terminated by 1 Junction Street (building making a positive contribution) Russell Square is a long established public space / node. To be considered in future development of area. | Historical | Important view within urban fabric | Low |
| ChA BG VP 3 | Long view which in combination with VP 4 provides a unique place where both the Grade II* listed Cathedral Tower and Grade II* listed St. Marks Church terminate views. Views from Russell Square, a long established public space / node. | Historical Sense of Place / Legibility | Linear long View of Cathedral Specific view from a special place | High <i>(in combination with VP 4 potential city wide view)</i> |
| ChA BG VP 4 | Mid-range view looking east terminated by Grade II* listed St. Marks Church. Views from Russell Square, a long established public space / node. | Historical Sense of Place / Legibility | Linear mid Specific view from a special place | High <i>(in combination with VP 3 potential city wide view)</i> |
| ChA BG VP 5 | Mid-range view looking west from Melton Street terminated by 1 Junction Street (building making a positive contribution) To be considered in future development of area. | Not within criteria | Not within criteria | |
| ChA BG VP 6 | Short view along Shackleton Street terminated by the locally listed former Boots and Shoe Factory on Woodboy Street. | Historical | Linear short | Low |

| LRI and DMU | | | | |
|-------------|---|------------|------------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA LD VP 1 | View along Jarrom Street forming sequential views with VP 9 looking both east and | Historical | Sequential views | High |

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| | west. Grade II* listed St. Andrews Church within view, although not terminating view | Sense of Place / Legibility | | |
| ChA LD VP 2 <i>(also CA MS VP 3)</i> | Mid-range view looking north from Lower Browne Street terminated by Grade II* listed Cathedral and framed by street frontages. | Historical Sense of Place / Legibility | Linear short View of Cathedral <i>(potential sequential views)</i> | High <i>(potential city-wide view)</i> |
| ChA LD VP 3 | Mid-range view looking west along Newarke Street terminated by the Grade I Magazine Gateway. Location of Magazine Gateway a long established node / public space. | Historical Sense of Place / Legibility | Linear mid | High <i>(potential city-wide view)</i> |
| ChA LD VP 4 | Short view south across Oxford Street towards the Grade II listed Royal Infirmary Building. Infirmary Square long established key space / node. | Historical Sense of Place / Legibility | Important view within urban fabric | Low |
| ChA LD VP 5 | Short view north from Jarrom Street terminated by the Grade II listed former Luke Turner factory. | Historical Sense of Place / Legibility | Linear short | Medium |
| ChA LD VP 6 | Mid-range view south towards the Grade II listed Leicester Prison. | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA LD VP 7 | Short view north from Welford Road terminated by the Grade II listed No. 9 Welford Place. Welford Place long established key space / node. | Historical Sense of Place / Legibility | Linear short | Medium |
| ChA LD VP 8 | Short view north west along Oxford Street towards the locally listed Swan and Rushes pub. | Historical Sense of Place / Legibility | Linear short | Medium |
| ChA LD VP 9 | See VP 1 | | | |
| ChA LD VP 10 | Mid-range view east of Mill Lane (significant new public space) with locally listed Queens Building in view. | Sense of Place / Legibility Cultural | Important view within urban fabric | Medium |

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| | | Image of Leicester | | |
| ChA LD VP 11 | Short view towards the Grade II listed former Gateway Boys School. | Historical | Important view within urban fabric | Medium |
| ChA LD VP 12 | Short view south towards the Grade II listed Leicester Prison. | Historical Sense of Place / Legibility | Important view within urban fabric | Medium |
| ChA LD VP 13 | Short view terminated by the Grade II listed Newark Chantry Building | Historical | Linear short | Medium |

| St. George's | | | | |
|--------------|--|---|------------|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA SG VP 1 | Mid-range view looking west from Southampton Street terminating by Curve Theatre. Streetscape framed by numerous heritage assets including Grade II listed former Odeon Theatre and No. 47 Rutland Street. The Curve theatre has cultural importance within the Leicester townscape. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | Medium |
| ChA SG VP 2 | Mid-range view looking west from Queen Street terminating by Curve Theatre and Orton Square (a public space 'set piece'). Streetscape framed by buildings within St. George's Conservation Area. The Curve theatre has cultural importance within the Leicester townscape. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | Medium |
| ChA SG VP 3 | Mid-range view looking South from Rutland Street terminated by Orton Square and the Grade II listed No.37-43 Rutland Street. Buildings within the St. George's Conservation Area and listed buildings also frame the view. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | High |

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| | The Curve theatre is also prominent within the view | | | |
| ChA SG VP 4 | Mid-range view looking north from Yeoman Street terminated by Grade II listed Clarence House (No.46 Humberstone Gate). | Historical Sense of Place / Legibility | Linear mid | Medium |
| ChA SG VP 5 | Mid-range view looking south from Yeoman Street towards 41 Halford Street (within St. George's Conservation Area) | Not within criteria | Not within criteria | |
| ChA SG VP 6 | Short view from Orton Square appreciating the setting of Orton Square and the Grade II* listed St. George's Church. | Historical Sense of Place / Legibility Cultural | Linear short Specific view from a special place | High |
| ChA SG VP 7 | Mid-range view looking north-east from Rutland Street terminated by Grade II listed former Odeon Theatre and Orton Square. Streetscape framed by buildings within St. George's Conservation Area and Grade II listed No.29 Rutland Street. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | High |
| ChA SG VP 8 | Mid-range view looking south-west from Rutland Street from Orton Square. Connection towards city centre clear. | Not within criteria | Not within criteria | |

| Old Town | | | | |
|-------------|---|---|------------------------------------|--|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA OT VP 1 | Mid-range view looking north along New Street terminated by the Grade II* listed Cathedral | Historical Sense of Place / Legibility | Linear mid View of Cathedral | High (potential for city wide view) |
| ChA OT VP 2 | (See ChA LD VP 3) | | | |
| ChA OT VP 3 | Short range view looking east from Jubilee Square towards Grade II* listed Cathedral and Grade I listed Guildhall | Historical Sense of Place / Legibility | Important view within urban fabric | High |

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| ChA OT VP 4 | Mid-range view looking west from the Grade I listed Magazine Gateway towards the Grade II listed Trinity House | Historical Sense of Place / Legibility | Important view within urban fabric | High |
| ChA OT VP 5 | Short view looking west from St. Martins with Grade I listed Cathedral and Grade I listed Guildhall in view | Historical Sense of Place / Legibility | Important view within urban fabric | High |
| ChA OT VP 6 | Mid-range view looking south along St. Martins East towards King Richard III Memorial. Significant heritage assets within view. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 7 | Mid-range view looking north along St. Martins West between Grade II* listed Cathedral and Grade I listed Guildhall. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 8 | Mid-range view looking south along St. Martins West between Grade II* listed Cathedral and Grade I listed Guildhall. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 9 | Short view looking north from Carts lane towards High Street. | Not within criteria | Not within criteria | |
| ChA OT VP 10 | Mid-range view looking west from Carts Lane with Grade I listed Cathedral and Grade I listed Guildhall in view | Historical Sense of Place / Legibility | View of Cathedral Important view within urban fabric | High <i>(potential for city wide view)</i> |
| ChA OT VP 11 | Mid-range view looking west along St. Martins. Cathedral Gardens seen from view. | Historical Sense of Place / Legibility | View of Cathedral Important view within urban fabric | Medium |
| ChA OT VP 12 | Mid-range view along Grey Friars. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 13 | View north along Wycliffe Street. | Historical | Important view within urban fabric | Medium |

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| ChA OT VP 14 | Short view terminated by Grade II listed No.18-28 Friar Lane. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 15 | View across Grand Union Canal from Castle Gardens towards Grade II listed West Bridge Mills. | Historical | Important view within urban fabric | Medium |
| ChA OT VP 16 | Short view west towards Grade I listed Castle Great Hall Part of significant 'set piece' of heritage assets | Historical | Specific view from a special place | High <i>(potential for city wide view)</i> |

| New Walk | | | | |
|-------------|--|---|--|-----------------------------------|
| View | Potential / Priority | Importance | Type | Sensitivity (to tall development) |
| ChA NW VP 1 | Sequence of views (with ChA NW VP 11) moving south-east towards Victoria Park and north-west towards the city centre. New Walk is a Registered Park and Garden and is a long established space and route dating back to the 1750's. | Historical Sense of Place / Legibility | Sequential views | Medium |
| ChA NW VP 2 | Mid-range view south along King Street terminated by the Grade II Church of the Holy Trinity. View also includes glimpse of the Grade II* Crescent. | Historical Sense of Place / Legibility | Linear mid | High |
| ChA NW VP 3 | Mid-range view looking north-east from New Walk terminated by the Port Cochere of the Grade II listed Railway Station | Historical Sense of Place / Legibility | Linear mid Specific view from a special place | Medium / Low |
| ChA NW VP 4 | Short view across De Montfort Square on New Walk looking directly at De Montfort Square Nos. 1-11. | Historical Sense of Place / Legibility | Linear short | Medium |
| ChA NW VP 5 | See CW VP 9 | | | |

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| ChA NW VP 6 | Short view south-east terminated by locally listed Regent College | Not within criteria | Not within criteria | |
| ChA NW VP 7 | Mid-range view looking north-east from Regent Road towards Upper New Walk. | Not within criteria | Not within criteria | |
| ChA NW VP 8 | See CW VP 12 | | | |
| ChA NW VP 9 | See CW VP 10 | | | |
| ChA NW VP 10 | View created from new development connecting New Walk to Pocklington Walk. | Not within criteria | Not within criteria | |
| ChA NW VP 11 | See ChA NW VP 1 | | | |

Waterside – See Waterside SPD (adopted 2015) – to be reviewed