



Clock Tower



Leicester Corn Exchange



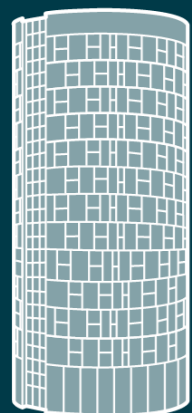
Leicester Cathedral



St Mark's Church



Friars Mill



The Summit



New Walk Museum



Abbey Pumping Station



St Margaret's Church



St Nicholas Church



National Space Centre

Tall Development in Leicester



Engineering Building



Jain Centre



Curve



The Guildhall

Evidence Base Document

November 2022

Contents



1. Curve Theatre
2. St. George's Church
3. Town Hall
4. Cathedral
5. Queens Building DMU
6. Castle Buildings
7. Haymarket Bus Station
8. Clock Tower
9. St. Margaret's Bus Station
10. Railway Station
11. Welford Road Rugby Stadium
12. King Power Football Stadium

| | |
|---|-----------|
| 1. Introduction | 4 |
| 1.1 Scope of the Study | 4 |
| 1.2 Context & Study Area | 4 |
| 1.3 Report Structure | 7 |
| 1.4 Methodology | 7 |
| 2. Tall Development Strategy | 8 |
| 2.1 Introduction | 8 |
| 2.2 Policy Context | 8 |
| - National Planning Policy Framework | 8 |
| - National Design Guide | 9 |
| - National Model Design Code | 9 |
| - Historic England - Tall Building Advice | 10 |
| - Tall Building SPD | 10 |
| 2.3 The Necessity & Role of a Tall Development Strategy | 11 |
| 2.4 Theoretical Framework for Tall Development | 12 |
| - Understanding Tall Development | 12 |
| - Landmark Buildings & Landmark Development | 13 |
| - Clusters of Tall Buildings | 13 |
| - Townscape Character | 14 |
| - Heritage & Visual Impact | 14 |
| 2.5 Setting the Basis: Existing Tall Development in Leicester | 15 |
| - Existing Tall Development | 15 |
| - Assessing Tall Development | 17 |
| - Land Uses of Tall Development | 18 |
| - Tall Structures | 20 |
| 3. Character Areas: Issues & Opportunities | 22 |
| 3.1 Character Areas & Managing Growth | 22 |
| 3.2 Topography | 23 |
| 3.3 Transport Hubs | 26 |
| 3.4 Building Heights | 27 |
| - Existing Building Heights | 27 |
| - Prevailing/ Ambient Building Heights | 28 |
| - Street Sections/ Streetscape | 28 |
| - Heights of Existing & Approved Tall Development | 30 |
| 3.5 Heritage | 32 |
| 3.6 Views | 35 |

Figure 1. Leicester Context

| | |
|---|-----------|
| 4. Regeneration Areas & CDA Fringe: Issues & Opportunities | 37 |
| 4.1 Introduction | 37 |
| 4.2 Topography | 38 |
| 4.3 Connections, Links & Transport Hubs | 40 |
| 4.4 Land Uses | 42 |
| 4.5 Building Heights | 44 |
| - Existing Building Heights | 44 |
| - Prevailing/ Ambient Building Heights | 44 |
| 4.6 Heritage | 48 |
| 4.7 Views | 50 |
| 4.8 Green Infrastructure | 54 |
| 4.9 Draft Local Plan Allocations | 56 |
| 4.10 Flooding and Flood Management | 56 |
| 4.11 Managing Growth | 56 |
| 5. Policy Position | 60 |
| 5.1 Defining 'Tall' for Leicester | 60 |
| 5.2 The Constraints Merged | 61 |
| 5.3 Areas Offering Potential for Tall Development | 65 |
| 5.4 Constraints & Areas Offering Potential for Tall Development | 67 |
| 5.5 Assessing Tall Development | 69 |
| 6. Future Considerations / Tall Development SPD | 71 |
| 7. Glossary & Appendices | 72 |
| Glossary | 72 |
| Appendix 1: Calculating the Ambient Height - Methodology | 74 |
| Appendix 2: Tallest Developments & Structures in Leicester | 77 |
| Appendix 3: Table of Approved Planning Applications (8 Storeys & Above (24m), with use classes) | 78 |
| Appendix 4: Understanding the Historical Context & Map Regression | 79 |
| Appendix 5: Image of Leicester & Cultural Importance | 89 |
| Appendix 6: Views Assessment | 91 |
| - Views & Vistas of City-Wide Significance | 93 |
| - Local Character Area Views: Character Areas | 100 |
| - Conservation Area Views: Character Areas | 116 |
| - Local Character Area Views: Regeneration Areas & CDA Fringe | 133 |
| - Conservation Area Views: Regeneration Areas & CDA Fringe | 140 |



1. Introduction

1.1 Scope of the Study

Cities and skylines evolve. In the right place, tall development can make positive contributions to the townscape and life within a city. They can be excellent works of architecture.

Individually, or in groups, they affect the image and identity of a city. In the right place they can assist with regeneration and stimulate further investment. However, by virtue of their size and prominence, such buildings can also harm the qualities that people value about a place. They can be located and designed with a lack of appreciation or understanding of the context in which they sit. They can also be poorly designed, detailed and maintained.

Despite its unique and rich historic and heritage background, Leicester is familiar with tall buildings and tall development. The increased demand for land supply, together with new housing needs and targets, especially within the Central Development Area (CDA) of Leicester, have resulted in tall development proposals that stimulate debate in the city. Furthermore, the Council is reviewing its Local Plan. As part of this process, the Council would like to review and update its current policy regarding tall development. This document is intended to outline the evidence base for the Tall Development Policy DOP02 and Chapter 9 Central Development Area in the Draft Local Plan. The document details the research, observations and conclusions which have informed the LCC's position on tall development within the city.

It is important that this document is read alongside;

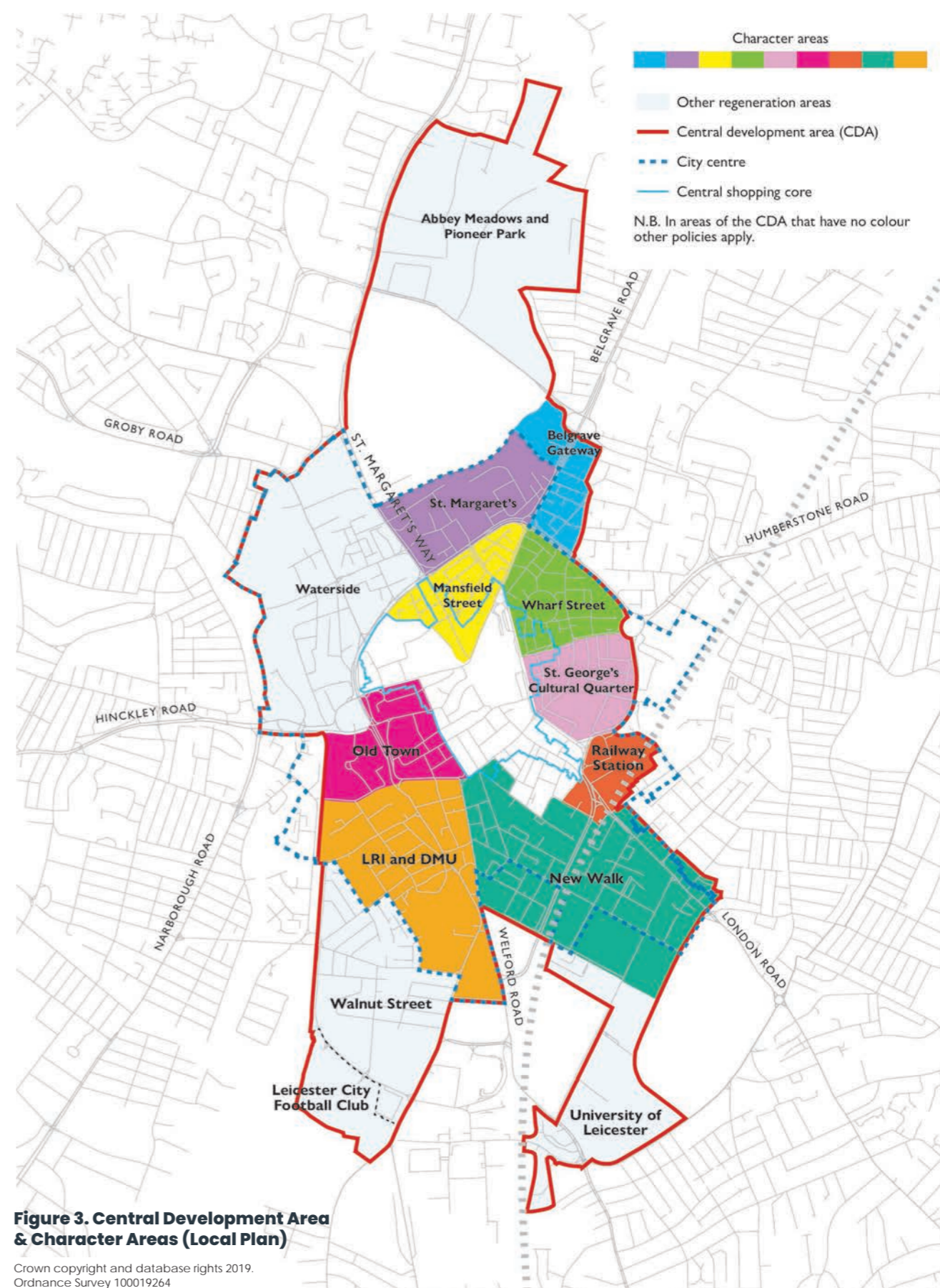
- Townscape Analysis and Design Guidance Evidence Documents for each Character Area (9 documents in total), and
- Draft Local Plan, in particular Chapter 9 (Central Development Area) and Chapter 8 (Delivering Quality Places, including the Tall Development Policy).

The Tall Development evidence base study aims to provide a comprehensive understanding of tall development in relation to Leicester. It is intended to identify areas in the city where tall development could be harmful to Leicester's identity and places that are most valued. At the same time, the study recognises the positive contribution of tall development; identifying potential areas within which to be accommodated. The height and location of future development can be optimised to bring regeneration and economic growth, while appropriately responding to the city's image and heritage.

The evidence presented is primarily an urban design/ townscape study which is a major consideration given the impact and prominence that tall development, whether positive or negative, can have on the character, image and identity of a place. This document will refer to 'tall development' rather than 'tall buildings'. This is because tall buildings are often associated with elegant, well-proportioned tall structures and pieces of architecture. On the contrary, tall development can also have significant scale and mass i.e. it is both tall and wide, and therefore does not necessarily reflect the aforementioned view of the .

This evidence document has been updated to address comments received during the Regulation 18 consultation on the Draft Local Plan. In particular, a new chapter has been added for the CDA 'fringe' and Regeneration Areas to widen the scope of the area of study.

1.2 Context & Study Area



The regeneration of Leicester is a key theme of Leicester's development plan. Thus, areas have been identified which have distinctive and different characters and context, identity, opportunities, potential and challenges and therefore different development objectives. These areas will also make a very important contribution to addressing the city's future housing needs.

Much of the needed development activity, to enable the economy's restructuring, will occur in the area within and around the city centre (the CDA - see figure 3). At the same time the area at the outskirts of the CDA will need to be assessed, examining opportunities and potential for future housing accommodation and further development. Leicester's future economic prosperity will depend on making sure that it has the right appeal to a skilled and mobile workforce as well as being an attractive place to live and work. The quality of life, environment, housing, jobs and the cultural, leisure and retail offer of the city and central area in particular, will play a major role in this. The CDA and even its immediate, surrounding area will enable LCC to direct, optimise and encourage investment, whilst managing development appropriately within a local context, so that high quality development is delivered, which in turn creates certainty and developer confidence.

The focus of this study will be the CDA and its fringe/ outskirts. The following map (figure 5) illustrates the overall study area, which is divided into 9 Character Areas, 5 Regeneration Areas and the CDA's Fringe, recognising the individual context of each particular area, while establishing the upcoming policy upon local distinctiveness.

Nine (9) Character Areas

1. Railway Station
2. Mansfield Street
3. St. Margaret's
4. Wharf Street
5. Belgrave Gateway
6. LRI and DMU
7. St. Georges Cultural Quarter
8. Old Town
9. New Walk

Five (5) Other Regeneration Areas

1. Abbey Meadows and Pioneer Park
2. Waterside
3. Leicester City Football Club
4. University of Leicester
5. Walnut Street Area

CDA's Fringe

In understanding and defining urban areas and their activities, the term "rural-urban fringe" is commonly met. It designates the landscape interface between town and country. Otherwise known as the "outskirts", it refers to the transition zone between urban and rural areas, heavily characterised by the mix or clash of the different uses (rural and urban). The fringe area can be also understood as a landscape typology of its own right, created from the interaction of urban and rural land uses.

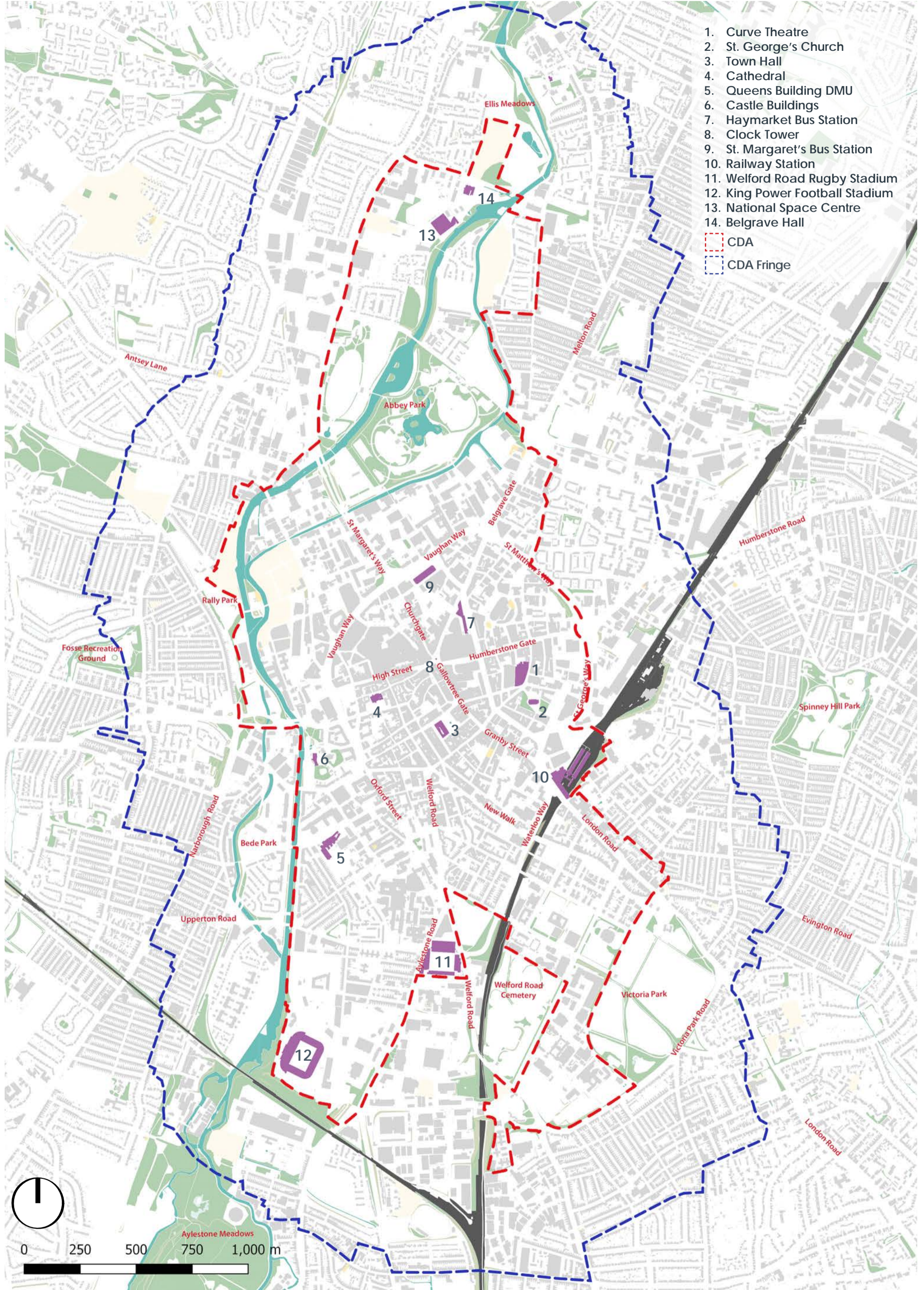
Subsequently, using the analogy of the rural-urban fringe, the CDA fringe refers to the transition zone between the CDA, an area characterised by a mix of uses and development opportunities, and the predominantly residential neighbourhoods that compose the rest of the city of Leicester. Due to the changing development landscape and the new housing needs, LCC explores the potential, through adequate evidence, of tall development within the CDA fringe. The fringe area is a zone of 500m width from the immediate surroundings of the CDA (CDA boundary), where a mixture of city centre uses meet residential space (see figure 5).

It is the Council's view and experience that proposals for tall development are most likely to be received within the aforementioned areas, a result of expected significant change and growth. Well-located and well-designed tall development could contribute to the character and identity of those areas.



Figure 4. The Summit

Figure 5. Leicester & Fringe Context



- 1. Curve Theatre
- 2. St. George's Church
- 3. Town Hall
- 4. Cathedral
- 5. Queens Building DMU
- 6. Castle Buildings
- 7. Haymarket Bus Station
- 8. Clock Tower
- 9. St. Margaret's Bus Station
- 10. Railway Station
- 11. Welford Road Rugby Stadium
- 12. King Power Football Stadium
- 13. National Space Centre
- 14. Belgrave Hall
- ▭ CDA
- ▭ CDA Fringe

1.3 Report Structure

The present report is structured as follows:

Chapter 1 – Introduction

Defines the scope of the study, illustrating and explaining the study area and greater context through which the present report should be read. Furthermore, Chapter 1 presents the document's structure and the methodology that shapes the study.

Chapter 2 – Tall Strategy Development

Discusses the national and local policies that are relevant to the study, while providing the reader with the adequate, high-level narrative and theoretical framework that explain and characterise tall development and describe its role, need and impact. This chapter concludes setting up Leicester's current landscape with regards to tall development.

Chapter 3 – Character Areas: Issues & Opportunities

Sets out a detailed analysis of the elements that will influence, impact and later define tall development potential within the Character Areas.

Chapter 4 – Regeneration Areas & CDA Fringe: Issues & Opportunities

Sets out a detailed analysis of the elements that will influence, impact and later define tall development potential within the Regeneration Areas and the CDA Fringe.

Chapter 5 – Policy Position

Presents the evaluation of the overall analysis, defining both areas offering potential for tall development and areas where potential tall development will have a negative impact to the townscape and existing built and unbuilt environment. Also, defines 'tall' in the Leicester context.

Chapter 6 – Future Considerations / Tall Development SPD

Provides considerations to be taken on board when tall development is proposed and the basis of a future Tall Development SPD.

Appendices

Further information is given with regards to historic and heritage context, the examined views, and the calculation of the ambient height.

1.4 Methodology

This study follows a proactive planning approach, composed of:

- A robust policy review, covering the national and local planning policy context.
- A framework, providing a high-level, yet comprehensive, theoretical understanding of tall development, establishing crucial tall development objectives and principles and exploring the potential influence and impact tall development can have on a place's identity, character and future growth.
- A detailed overview of existing tall development in Leicester, exploring and assessing its characteristics and elements.
- A comprehensive understanding of the elements that shape the Character Areas, the Regeneration Areas and the CDA Fringe, together with the relevant physical and planning imperatives and development pressures. A detailed mapping of topographical data, transport links, land uses, and existing building heights has been undertaken, together with the presentation of listed buildings, conservation area designations, local views, landmarks and heritage and blue and green infrastructure assets.
- Identification of sensitive areas to tall buildings, such as designated heritage assets and their setting, conservation areas, local and skyline views and distinctive characters and townscapes.
- Exploring and evaluating areas where potentially tall development could be appropriate as part of a place's overall vision and its future growth.
- Identification of areas appropriate for tall development.
- Future considerations that provide clarity on potential tall development proposals.

2. Tall Development Strategy

2.1 Introduction

Tall buildings and tall development, in general, are controversial typologies that divide opinions. Some people are strongly in favour of them, while others are highly sceptical about them. Objectively, tall development can have both beneficial and adverse impacts. This chapter gives an overview of the meaning, importance and impact of tall development, while presenting existing overarching policy documents. Specifically, the current chapter:

- Presents national and local policy guidance, discussing their relevance to tall development and the present study. Covered topics are:
 1. the National Planning Policy Framework,
 2. the National Design Guide,
 3. the National Model Design Code,
 4. the Historic England Tall Building Advice,
 5. the Tall Building SPD adopted LCC (2007)
- Discusses the necessity and role of a tall development strategy and comprehensive approach as a way to coordinate design, minimising potential adverse impacts.
- Provides a comprehensive review of the theoretical foundations, impacts and opportunities for tall development, setting out robust principles that should govern tall development planning and design. Covered topics are:
 1. Tall Development Definition,
 2. Landmark Buildings & Landmark Development,
 3. Clusters of Tall Buildings,
 4. Townscape Character, and
 5. Heritage & Visual Impact.
- Examines and assesses the current situation of tall development within the context of Leicester.

2.2 Policy Context

National Planning Policy Framework

The revised NPPF February 2019 in paragraphs 126 – 129 under Section 12. Achieving Well-designed Places, states the importance of plans creating a clear design vision and expectations, at an early stage, tailored to the context and an area's defining characteristics. This will support the creation of high-quality buildings and spaces and give applicants some certainty on what is likely to be acceptable.

To support the Local Plan policies, further clarification will be outlined within appropriate Supplementary Planning Documents (SPDs) that are to follow (post adoption of the Local Plan). The future Tall Development SPD for Leicester, in combination with the nine Townscape Analysis and Design Guides for each Character Area will be part of a 'Quality Design Framework' for Leicester to provide further clarification and expand upon on aspects of design policies within the Local Plan.

It should also be noted that NPPF policies apply to tall development just as much as any other development in the requirement to create well-designed places.

NPPF paragraph 130 states that planning policies and decisions should ensure that developments:

- will function well and add to the quality of the overall area, not just for the short term but over the lifetime of the development,
- are visually attractive because of good architecture, layout and appropriate and effective landscaping,
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities),
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit,

- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks, and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

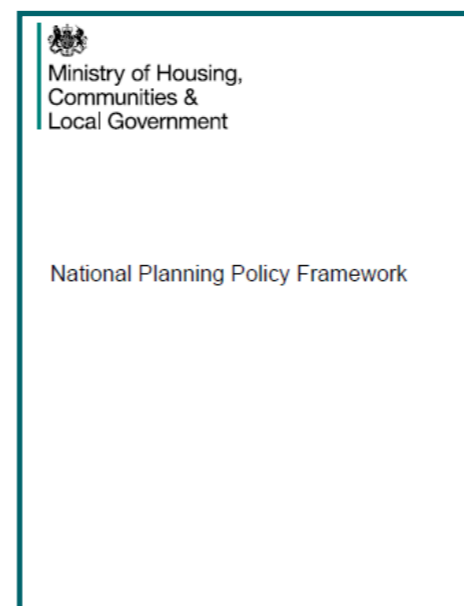


Figure 6. NPPF Cover, MHCLG 2021

12. Achieving Well-Designed Places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, which reflect local character and design preferences. Design Guides and codes provide a local framework for creating beautiful and distinctive places with a high level of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

NPPF Extract (July 2021): Paragraphs 126- 128

National Design Guide

Further, the Ministry of Housing, Communities and Local Government (MHCLG) (now the Department for Levelling Up, Housing and Communities) published the National Design Guide in October 2019 which expands upon the NPPF and seeks to clarify what the Government considers to be 'well-designed places.'

The National Design Guide recognises that well-designed places have individual characteristics which work together to create an identity, sense of place and community. The guide outlines 10 characteristics of a well-designed place that all contribute towards the cross-cutting themes for good design set out in the NPPF. They are:

- Context – enhancing the surroundings
- Identity – attractive and distinctive
- Built Form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

The National Design Guide also states in paragraph 70 that; 'proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and sky; and environmental impacts such as sunlight, daylight, overshadowing and wind'.

Proposals should be assessed in terms of both the contribution and any adverse impacts they will bring. Proposals for tall development should be considered as pieces of architecture in their own right, and as pieces of urban design sitting within a wider context; and in this respect they should be assessed in the same way as any other scheme, and against the most demanding standards of quality. However, given their prominence and design it is important to further expand on the general National and local policy context and be more explicit on the criteria for evaluating tall development proposals. Outlining these criteria will be a further objective of a Tall Development SPD for Leicester.



Figure 7. Extract from National Design Guide, MHCLG 2019

National Model Design Code

The National Model Design Guide was published by the Ministry of Housing, Communities and Local Government (MHCLG) (now the Department for Levelling Up, Housing and Communities) in 2021 and expands on the ten characteristics set out in the National Design Guide, providing further detailed guidance on how local authorities should regulate upcoming development through the design codes production. Aligned with the NPPF the National Model Design Code states the importance of reflecting local character and townscape, while providing the appropriate framework for high-quality places creation.

In Part 1 of the National Model Design Code it is stated that "the existing built-up area to be covered by the code needs to be identified as an area type or a mixture of area types". Through that area identification some of the potential types to be identified are "high rise city" areas, "town/ city centre" areas, "industrial" areas, "local centre" areas, "urban neighbourhood" areas etc. Thus, the identification of appropriate areas for tall development is in alignment with the overarching planning framework, taking into account all peculiarities and specificities of each place, where appropriate development is identified in keeping with the existing local character and the future growth aspirations.

Furthermore, within part 2 of the National Model Design Code the following are stated:

"113. Building heights influence the quality of a place in terms of its identity and the environment for occupiers and users. Consistent building heights, or variation within a relatively narrow range, can help to make an area type feel coherent. Large variations in height can make an area feel dynamic."

"114. The identity of an area type may be influenced by building heights, including its overall scale, its skyline, key views and vistas and the relative prominence of landmark buildings. Building height may also have an impact on local environmental conditions in neighbouring properties, amenity spaces and public spaces in terms of daylight, sunlight, overshadowing, wind and micro-climate. The placing of tall buildings needs to maximise user comfort of spaces between buildings by taking into account their impact on orientation and overshadowing of public and private spaces, quality of external spaces at ground level, wind tunnel effect, noise pollution and enable safe dispersion of pollutants."

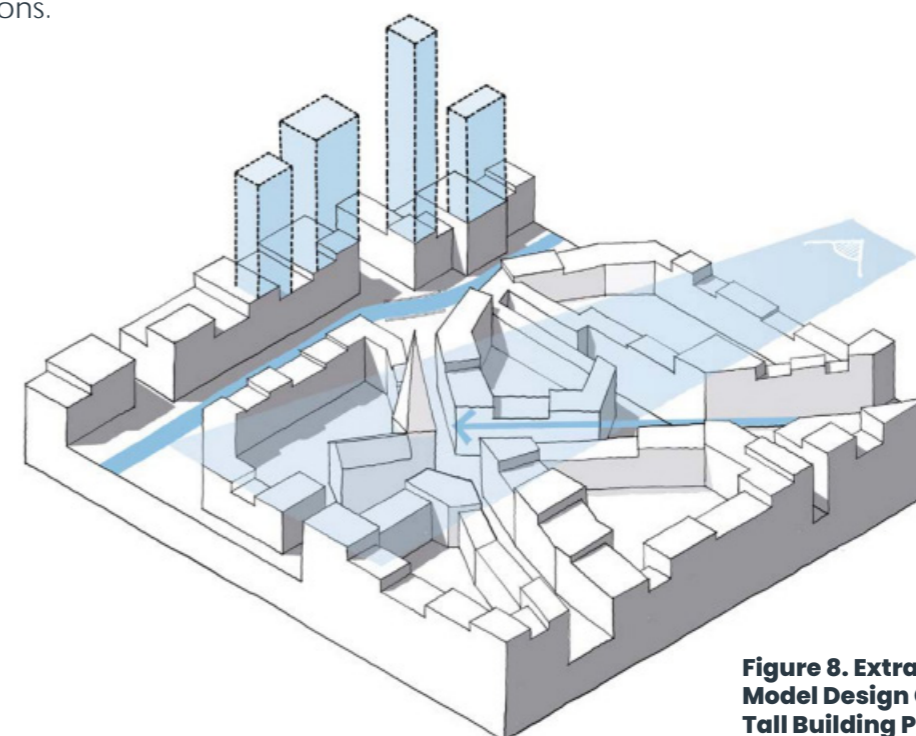


Figure 8. Extract from National Model Design Code, MHCLG 2021: Tall Building Principles

Historic England – Tall Building Advice

In March 2022 Historic England published a revised Advice Note (HEAN4) providing advice on planning for tall buildings within the historic environment. This note supersedes 'Historic England Advice Note 4: Tall Buildings, first edition (2015) to recognise changes to national planning policy and guidance. Advice Note 4 focuses on the impact of tall development on heritage assets, providing several guidelines for its the design and location.

The document does not oppose tall development, but rather states that tall buildings can be excellent works of architecture with a positive contribution to urban areas. However, Advice Note 4 draws attention to the fact that measures to control the location and design of tall development must be embedded in local planning documents to safeguard the tall development's success. A plan-led and specific to each area approach should be created identifying the location and steering the design of tall development, while including a tall development local definition that is appropriate to its specific context.

Local Plans will be expected to:

- identify the role and contribution of tall development as part of place's overall vision,
- ensure that the setting of heritage assets is protected from any potential tall development negative impact,
- identify areas that are appropriate for tall development, equally areas where the potential impacts upon the historic environment will be difficult to overcome.
- express design requirements for tall development,
- encourage a mix of uses that are required in the local area,
- ensure early and effective engagement is undertaken,
- reduce inappropriate applications for tall development in the wrong places,
- ensure that tall development applications fully consider the impacts on local people,

- identify sites where removal of existing tall development may enhance the environment; and
- identify whether tall development is the most appropriate way to deliver high densities or whether another solution is more appropriate.

Advice Note 4 proposes the use of characterisation and building height studies as well as heritage, townscape, and urban design assessments to identify appropriate tall development locations and future policies. It is stated that tall development should have a positive relationship with a place's topography, character, heritage assets, urban grain and streetscape, open spaces and rivers, important views and skylines and height and scale of the surrounding development. Environmental impact and the cumulative, combined impacts on heritage assets from existing, consented and proposed tall buildings should be considered.

The 2022 updated version of Advice Note 4 has placed greater emphasis on the importance of a plan-led approach, acknowledging changing technologies and tools to provide evidence on tall development proposals (e.g. 3D modelling, urban design, townscape analysis and views studies) and the use of case studies to support tall development guidance.

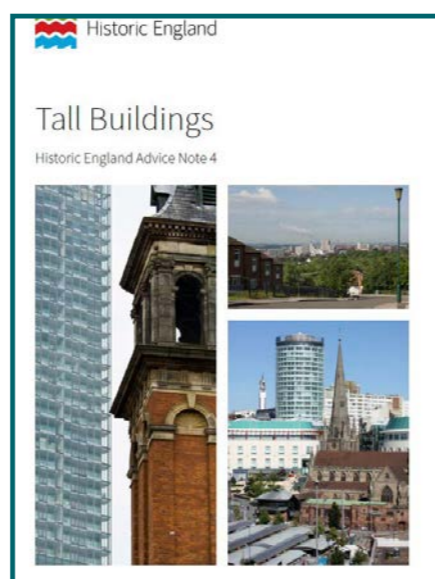


Figure 9. Historic England 2022 Tall Buildings: Advice Note 4 Cover, 2022

Tall Building SPD

The most recent Council policy concerning tall development has been the Tall Buildings SPD which was adopted in 2007. The SPD was mainly focussed on the criteria for achieving high quality tall development. This remains vitally important and will be a necessary area in a revised future SPD. However, it was very generic and did not consider locations where tall development would or would not be appropriate in Leicester by undertaking a detailed urban design analysis of the city.

The Council is of the view that a revised policy for tall development is needed for the following reasons:

- There is a need for a Leicester specific policy.
- To ensure tall developments are properly planned, considering place-making, and informed by a comprehensive long-term vision, rather than in a reactive, piecemeal manner.
- The Council recognises that some tall development can contribute to areas undergoing significant change in the city.
- Leicester receives speculative applications for tall development.
- To build on the adopted Waterside SPD.

The Waterside SPD, which was adopted in August 2015, has been very successful in identifying areas appropriate for tall development and those areas for which it is not appropriate. The Waterside SPD identified appropriate building heights within the Regeneration Area which was intended to 'recalibrate' expectations regarding scale and land values. Planning applications that have been approved after the adoption of the SPD are in general compliance with the building height parameters outlined within the SPD. In addition, the Council is also able to quickly reply to proposals that are not in compliance with the SPD.

Alongside this study the Council has considered future growth and the need for new homes within and outside the CDA over the plan period which will be an important component of Leicester's housing supply.

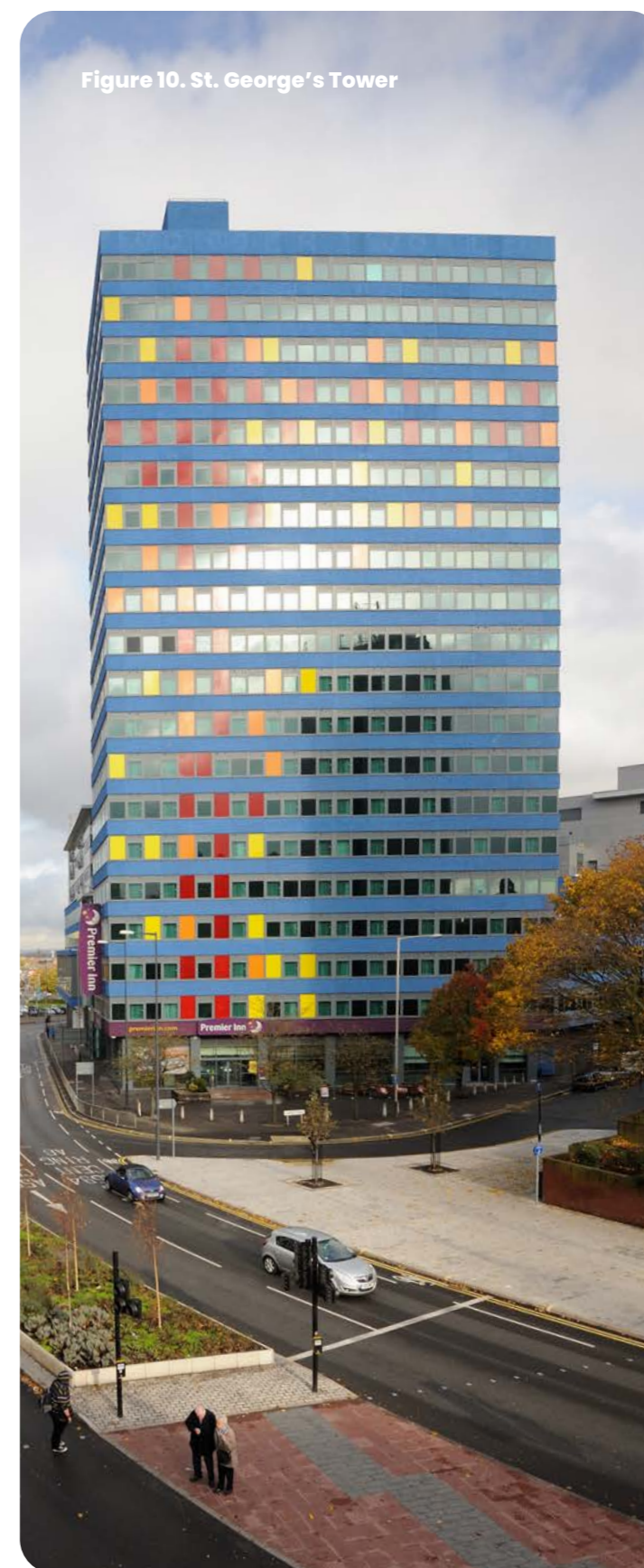


Figure 10. St. George's Tower

2.3 The Necessity & Role of A Tall Development Strategy

Tall development can be detrimental to a place's skyline, townscape, and character, due to its scale, massing, form and height. Appropriate location and high-quality design, when placing tall development, can have a transformative and lasting-positive impact on a place's character and identity. On the other hand, failing to identify the 'right location', together with poor design quality (within the development's characteristics) can make tall development be resented by the community, negatively impacting and detracting from a place's character and identity. Therefore, there is an imperative need to define 'appropriateness' when considering tall development proposals, carefully balancing all beneficial and adverse, potential impacts to their immediate and greater surroundings.

Things to consider are:

- a place's characteristics,
- a place's sensitivities,
- visual impact,
- environmental impact,
- design response to the surrounding streets, spaces and urban fabric,
- wider development objectives,
- wider planning objectives,
- development interest and
- development's deliverability.

The main objectives of a tall development strategy for Leicester will be to:

- consider areas which have some potential for tall development,
- provide the basis for protection of parts of the city along with views and vistas that are deemed to be of value because of their character and the qualities which make Leicester and its areas special,
- ensure proposals for tall development add positively to the townscape and the vision for the city centre,
- promote market confidence through a clear strategy,
- provide Design Guidance and Criteria for Evaluation for consideration in the detailed design of any tall development proposals,
- enable proper consultation at the plan-making stage on key principles,
- reduce the scope for speculative applications in the wrong places, and
- provide a coherent, three-dimensional, urban design/ heritage led policy framework that encourages place-making and within which the suitability of any development proposals can be assessed.

Figure 11. Leicester City Wide View



2.4 Theoretical Framework for Tall Development

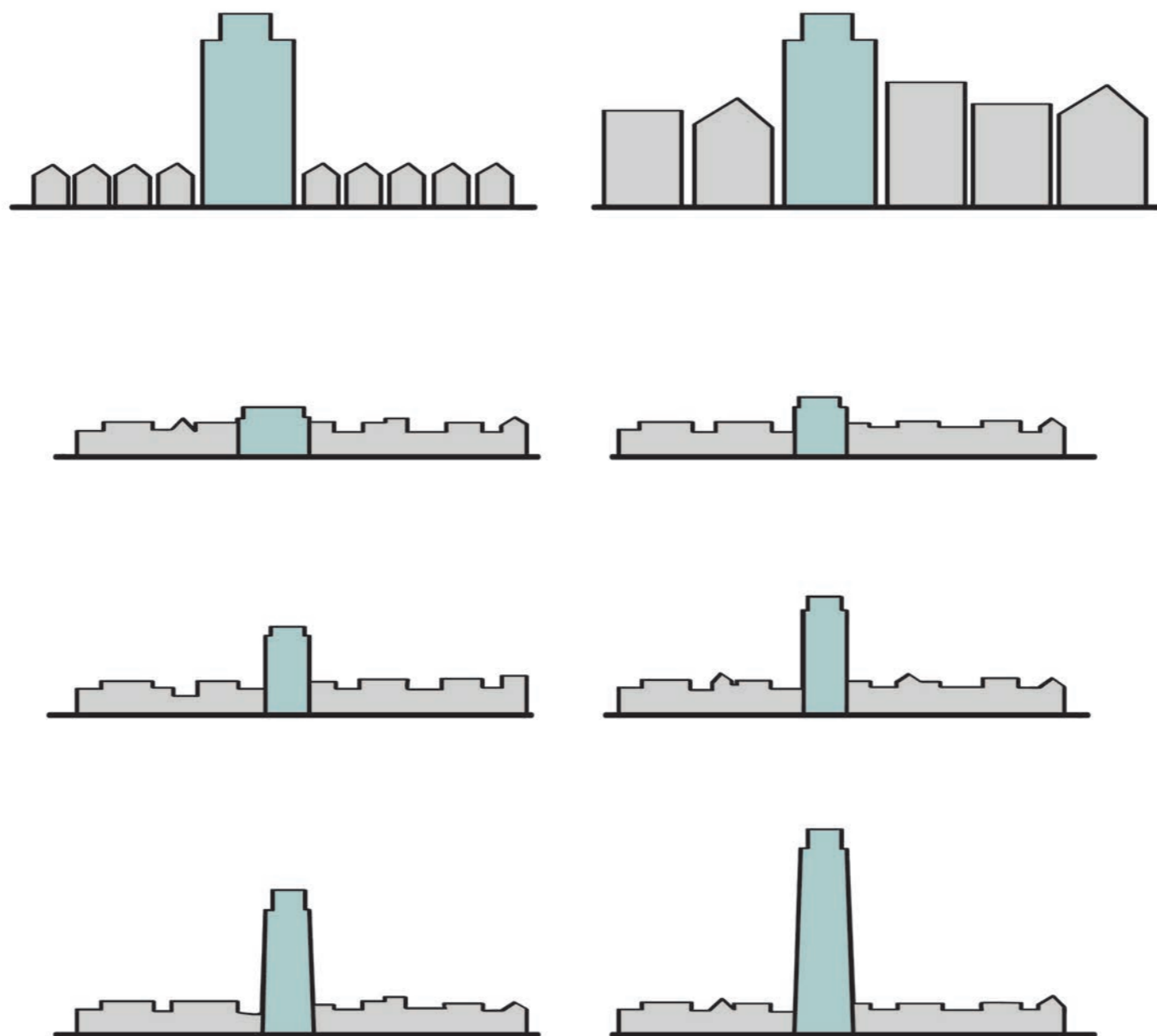
Understanding Tall Development

The term 'tall building' is relative, dependant to its surrounding environment. An eight-storey building might be a tall one within a two-storey suburban area, yet it would be perceived only as a high point in a six-storey, urban context. Thus, all tall development must be considered in relation to its local context.

The taller the development the greater is its presence and impact, both locally and on the skyline. The ratio of the tall development height to the prevailing contextual height / ambient height is a useful indicator of development 'tallness' within its specific context. The prevailing height in an area and the degree of variation or coherence in building height, are important physical attributes that shape the experiential quality, while defining an area's character. These attributes are the contextual references against which the height of tall development is recognised and appreciated within the urban environment. Proactive tall development management will need to ensure that permitted proposals are meaningful and proportionate to their context, reviewing their cumulative impact on the skyline and views, and where appropriate becoming a distinct skyline feature and marking important places of special character.

It is recognised that other contextual factors may also influence how the relationship of a taller building with its context is perceived. These include local topography, existing context height variations, form, scale and roofscape of surrounding buildings, other tall buildings in the vicinity, tall element's location within the street block, structure of the area and from where a tall building can be seen.

Figure 12. Tall Development within Surrounding Context



The previous policy position regards height for a tall building in Leicester is as outlined in the Tall Building SPD (adopted 2007);

- a building over 20m in height,
- a building of any height which is substantially higher than the predominant height of the buildings in the surrounding area; and /or
- a building which would make a significant impact on the skyline of the city.

In reviewing the policy position, it did not seem appropriate to simply repeat the definition of the past. Even if the conclusions were to be the same, an evidence base for this position needed to be understood.

In establishing this definition for Leicester, the Council have considered the following:

- existing building heights,
- ambient or prevailing building heights,
- street sections and streetscape,
- heights of existing and approved tall development and
- existing tall building development theoretical framework.

It should be noted that heights are predominantly expressed in metres throughout the document given the variations that can occur for different uses and their associated storey heights. For example, commercial buildings will have a greater floor to ceiling height than residential buildings as would many historic buildings. In some instances references to storeys are considered helpful and 3m is broadly equivalent to 1 residential storey.

Landmark Buildings & Landmark Development

Landmark buildings or landmark development usually refers to a tall or taller structure/ built element with great visibility and a significant impact on its surroundings. They offer distinctiveness to locations within the urban fabric, contributing to an area's character and making it memorable.

Landmarks with a prominent spatial location and a clear form, contrasting with their background, are more easily identifiable and significant. Potential locations where tall buildings can act as landmarks in the urban fabric and assist legibility and orientation are:

- nodal points,
- arrival and departure points,
- gateway locations at the edge or border of neighbouring urban areas and
- prominent focal points at the end of vistas or important streets, emphasising the importance of a route or destination.

As building height increases tall buildings become visible on the wider city scale, being notable markers on the skyline that affect panoramic views and the urban image.

Historically tall buildings and structures were associated with landmarks that stood out as symbols of public life, dominating the skyline. In the British context, tall buildings have remained a relatively recent phenomenon. Thus, we still associate greater height and prominence with civic importance. However, prominence should be meaningful and proportionate, having a coordinated and strategic approach to tall development. Legible towns or cities are those where the prominence of tall development corresponds to a clear meaning as special places in the urban fabric or as an important function.

Being a 'landmark' and 'enhancing the legibility' are common arguments for taller structures. However, not every tall building or tall development will qualify as a landmark. Further, not every landmark has to be expressed in 'tallness' or height. Therefore, it is important to guide the location and height of tall buildings and tall development with respect to an area's character, function and structure.

Clusters of Tall Buildings

When several tall elements are grouped in a constrained area, such as a town centre or a central business district, a cluster of tall buildings is formed. Tall building clusters can produce significant and distinctive skyline characteristics, being a positive way of combining tall elements that should bring higher density development, activity intensification and a strong sense of urbanity.

Tall building clusters should have a coordinated location/ position and height to be and remain prominent features on the skyline. A tall cluster's identification and further perception within the skyline may be influenced by competition amongst sites for the 'tallest' development. Outside of a cluster, tall buildings might detract from its strength and readability. Clusters can rapidly morph into an uncontrolled sprawl of taller elements if not carefully managed, reducing their impact and uniqueness on the skyline.

The tallest elements should ideally be located at the cluster's centre. The further the distance from the centre, the lower the height of the taller elements. At the same time, they must be near enough to be read as one entity on the skyline. Appropriate spacing and arrangement of tall development will allow the individual built forms in the cluster to be read as one entity on the skyline and avoid a merging of built forms to create an overbearing monolithic impact. The cumulative impact of tall development over time should be considered.

The city's skyline articulation is heavily connected to tall building clusters. A planned or accidental aesthetic arrangement of various developments, structures, topographic and landscape characteristics that together constitute a distinctive spatial composition, such as a waterfront vista, is what this term refers to. A large skyline composition is typically a feature of the city image, highly cherished by its people. Therefore, uncoordinated tall structures can detract from its distinguishing traits.

Heights within a cluster should respond to the relative importance, role and function of the cluster's location within the wider urban settlement. Heights should vary so they contribute to a lively skyline and an aesthetically pleasing form.

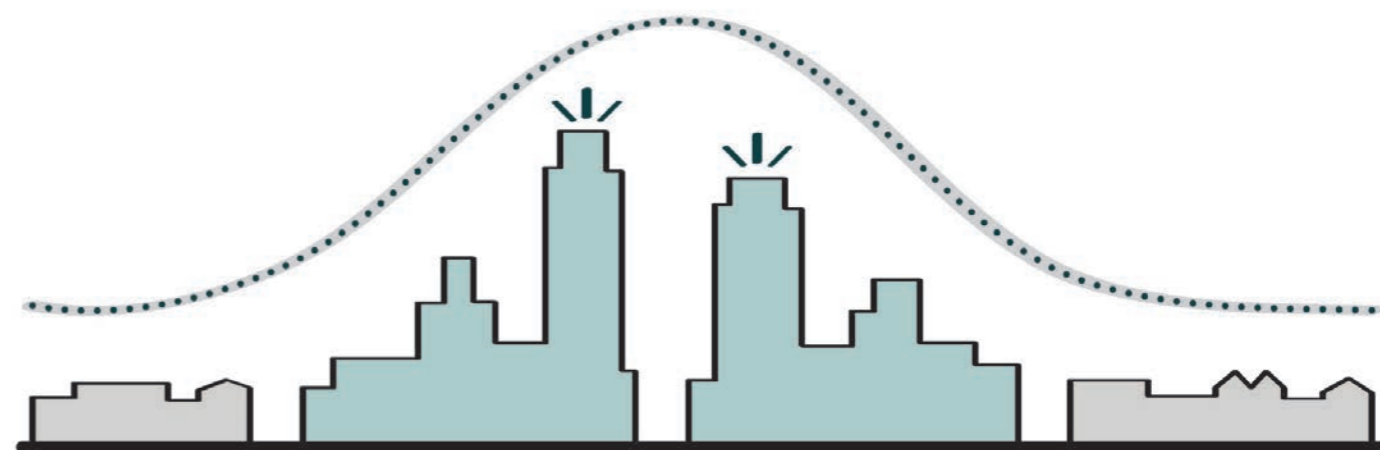


Figure 13. Leicester Cathedral



Figure 14. Curve

Figure 15. Tall Development Cluster within the Townscape



Townscape Character

Tall development can be transformational and detrimental, bringing considerable and irreversible change to the townscape, character, and activities of a place. As a result, the suitability of tall development on the local townscape and character will need to be thoroughly examined. The following contextual aspects must be evaluated and adequately addressed when tall development proposals are considered:

- building height, scale and massing,
- urban grain and townscape,
- streetscape,
- building composition, silhouette and skyline characteristics,
- built form and building elements articulation,
- architectural language, materials and details, and
- spatial response to special features as open spaces and railway lines.

According to the NPPF development should be *"sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation"* (para. 130c) and *"establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit"* (para. 130d).

As a result, tall development should favourably respond to its surroundings, not being viewed as 'out of character' with the area's overall townscape. It is desirable to maintain and enhance the area's prevalent character where there is a well-established sense of place and strong townscape characteristics. In disjointed areas, with poor townscape characteristics, often identified suitable for regeneration, development should promote place-making, creating a cohesive and unique townscape. Similarly, for big brownfield sites with the potential to develop their own identity. Tall development can be beneficial in such cases, not being however the only option/ output.

Tall development can contribute to place-making through three main ways:

- Acting as a landmark building that supports local and wider legibility,
- Providing a distinctive skyline feature that contributes to a desirable image of a place, or
- Being part of a typological solution within a greater plan-led and comprehensive development, delivering a place's overall vision.

Heritage & Visual Impact

Heritage assets are part of a place's uniqueness, significance, and beauty. For the sake of future generations, they must be strictly monitored and fostered, whereas beneficial heritage conservation should respond to social, economic, and technological change in a way that allows these assets to be preserved and further enhanced. Due to its nature, tall development will have a visual impact on heritage assets that should be critically evaluated. Even when positioned further away, the visual prominence of tall development can detract from the relevance of heritage assets and their context.

Development's height and scale should respect, respond and contribute to a place's setting while reflecting on its heritage. An experienced heritage specialist will need to analyse and guide the impact of tall development design on heritage assets within their context. Tall development must be properly located to avoid intruding on the historic fabric and causing damage to historic sites. Moreover, according to the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities should pay special care to conserve the character, appearance, and setting of heritage assets.

Tall development can have a beneficial or adverse impact on vital views, prospects, and panoramas, as well as the overall visual experience of an area, its character, and skyline, depending on

its massing and height. Recognised and relevant views include views of a heritage asset in its setting, views of iconic buildings and landmarks, distinct townscapes, topographical features, waterfronts, and more broadly the skyline, especially where they are prominent, accessible and highly appreciated. An altered sense of scale, diminishing the relationship of built form to the sky or the surrounding landscape or detracting from the colour, materials, and shape that exemplifies what is unique about a place are all potential negative effects of tall development.

Protected strategic vistas and local views are mentioned in local plans and conservation area statements. However, on a local or city-wide scale, there are many more non designated views that are valued by people and are vital for the collective perception of an area. Because of the openness of the landscape, views from rivers, major parks, and open spaces are particularly important, identifying the greater settlement characteristics in their setting.

To assess the impact of tall development on the skyline, one must first comprehend the visual elements that compose the skyline and their significance to an area's image and identity. Tall development should only be allowed when it does not detract from the integrity of highly valued skyline features.



Figure 16. Townscape & Skyline Relation



Figure 17. Leicester Riverside - Visual Impact

2.5 Setting the Basis: Existing Tall Development in Leicester

Existing Tall Development in Leicester

Leicester is a city that does have tall buildings, development and structures. Some contribute positively to the heritage and identity of Leicester; others have a detrimental effect on the townscape. However, by virtue of their size, such buildings are always prominent in the townscape.

To identify existing tall development within and at the fringe of the CDA consideration has been given to buildings, developments and structures that are substantially taller than their neighbours. Furthermore, taking into account that the predominant heights within the CDA vary between 12 and 21 metres (broadly equivalent to 4 to 7 residential storeys), while at the CDA fringe vary between 6 and 15 metres (broadly equivalent to 2 to 5 residential storeys), buildings, developments and structures above these levels have also been identified. On the basis of this report's conclusions, heights above the predominant ones have been divided into two categories; buildings between 21 and 24 metres (broadly equivalent to 8 residential storeys and almost 3 storeys higher than the maximum predominant height within the CDA Fringe) and buildings above 24 metres (figure 19). Findings to inform and support such claims can be found in chapters 3 and 4, where the detailed height analysis is presented.

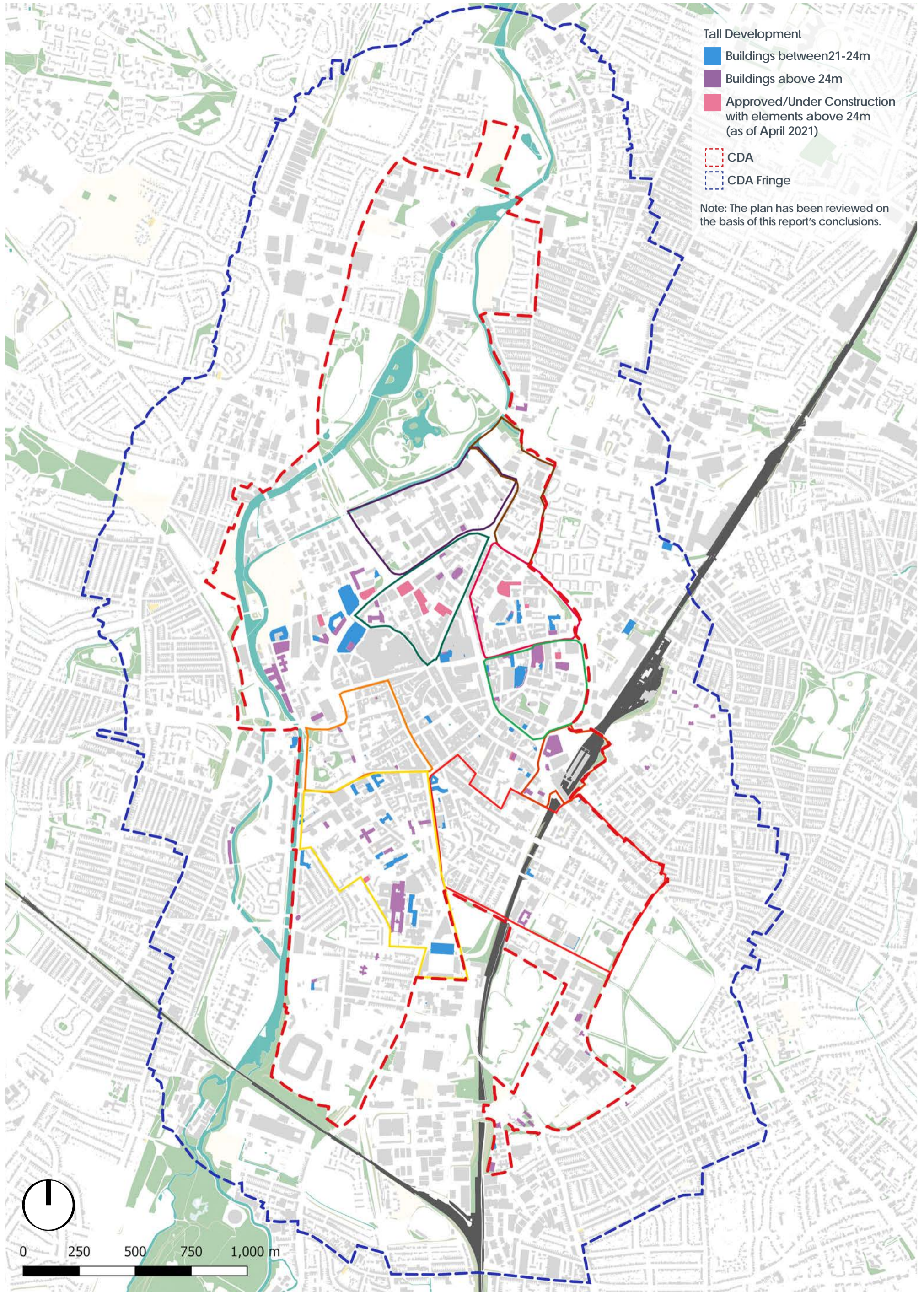
In considering tall development in Leicester (figure 19) there are some general observations that can be made. In previous Local Plans and planning frameworks, there has been limited direction on identifying locations for tall development or even restricting tall development. Therefore, many of the tall developments we see today represent speculative development of its time and the popularity of tall building forms during the 1960s and 70s. In some cases, tall buildings were seen as a solution to build the accommodation needed at a high density, in others a 'catalyst for regeneration'. Indeed, quite a few of the residential-only tall buildings in the city would be viewed as isolated. If we consider the existing tallest developments in Leicester, excluding the Cathedral and St. Mark's Church, six of the remaining eight were constructed during the 1960s and 70s.

Existing and upcoming notable clusters of tall development are:

- University of Leicester: Engineering Building, Charles Wilson Building and Attenborough Tower,
- University of Leicester: Freeman's Common Campus
- De Montfort University: Vijay Patel Building and Gateway House,
- Near the railway station area: office, residential and mixed-use buildings, including Elizabeth House, Arnhem House (Frederick Gibberd Coombes and Partners Architects) and St. Georges Tower.
- Abbey Pumping Station, the National Space Centre and Wolsey Island chimney.
- Whilst not a cluster, Epic House and Crown House off Lee Street / Charles Street are also a very recognisable pair of tall buildings in the city.
- More recently other clusters are evolving at the junction of Highcross Street / Vaughan Way and along Bath Lane within the Waterside area which are resulting in a significant change to the character of the area. The Waterside area has in recent decades been identified as a Regeneration Area and planning permissions for tall development date back to 2003 along Bath Lane, with the planning permissions for West Bridge Wharf (approved in October 2003) and Merlin Heights (approved in 2011) which are now built and occupied.
- In considering the site of Merlin Wharf, planning permission was granted in 2006 for two 22 and 27 storey-buildings and a 39 storey one, designed by Ian Simpson Architects. The planning permission was extended, allowed under Government planning policy at the time, and the permission for the 22 and 27 storey-buildings was subsequently technically implemented in 2016. The approved scheme was never fully constructed and new planning permission for the new proposal was approved in 2019 and is now built and occupied.
- The tall development at the junction of Highcross Street / Vaughan Way was in response to the adopted Waterside SPD which identified potential for tall development in that location. This includes the new residential development called The Wulcomb and the new Novotel hotel.



Figure 19. Existing Tall Development within the CDA & CDA Fringe



Assessing Tall Development

Tall development in Leicester has been delivered over a series of decades and within different planning policy contexts. In considering future policy, it is useful to reflect on what can be learnt from existing tall development in the city.

An assessment of 19 of the existing tallest developments in Leicester was carried out to consider, primarily, their townscape contribution. In undertaking the assessment, the current Tall Building SPD (2007) was used, in particular the Design Quality Assessment criteria. These are outlined in the following “Quality of Tall Development” sub-chapter.

The assessment identified some general conclusions regarding existing tall development as presented below:

- Context is crucial given the prominence of tall development. Tall development must be appropriately located.
- Some tall buildings have been designated as heritage assets and recognised for their architectural quality and heritage significance. They could be described as ‘first-rate works of architecture in their own right’, as described within the Tall Building SPD (2007).
- However, there are examples in the city where these developments, whilst considered to be high-quality buildings, have an impact on the townscape of the city by causing harm to key views and other heritage assets. Therefore, design excellence cannot mitigate the harm caused by poorly located tall development.
- Some tall developments could be considered to have a detrimental impact on heritage assets. However, some were constructed prior to the designation of heritage assets including conservation areas, listed and locally listed buildings and registered parks and gardens.

- The built form of tall development can vary significantly. The aspiration, as described in the Tall Building SPD (2007) of a ‘slender, graceful structure’ has rarely been achieved. Often tall development is of both significant mass and scale. Podiums of lower height may reduce the impact of tall development at street level and on short views but the impact on mid to long views can still be experienced. Therefore, podiums cannot mitigate the harm caused by poorly located tall development.
- Tall development of both significant mass and scale is highly prominent, in combination producing a monolithic building form or ‘groundscraper’, harming key views and heritage assets. Therefore, design excellence cannot mitigate the harm caused by tall development of inappropriate mass and scale.
- The private rented sector and student residential models generally require built forms that would be considered tall and often have significant mass. They often have to be one unified building with limited opportunities for a more integrated finer grain of development.
- There are some tall developments that would not be described as ‘slender, graceful structures’ but have a mass and scale that is well proportioned and is appropriate as a tall development within their context. For a few of those tall developments, an improvement in appearance would significantly improve their townscape contribution.
- The contribution tall development makes to public spaces and providing active frontages is mixed. There are very clear examples of tall development ‘turning their back’ on the surrounding context. For example, by being located within the centre of a large urban block without any street frontage provision at all or by having a poor relationship with the street. Some have successful active frontages but could contribute more to the wider public realm. A few tall developments make a significant contribution to the public realm as they have been considered as part of greater, comprehensive development. The prominence and design of entrances could be much improved on many of the existing tall developments.
- It is very difficult to ascertain the impact of tall development on micro-climate and the environment. A few developments were adjacent to homes with gardens and would cause some overshadowing at certain times.
- Some of the tall developments, but not all, act as landmarks and contribute to wayfinding in the city. This is mostly due to their prominence combined with their location, especially if they are near popular destinations.
- The telecommunications on top of tall development can have a detrimental impact on the townscape. The design of the top of tall development should give an appropriate silhouette and roofline and this is being undermined by telecommunications. However, it is recognised that some communication equipment is covered under permitted development and the Council could have limited control.
- The elevational changes, including re-cladding and material changes, on some of the tall developments have had an impact on the appearance of those buildings. This could be viewed as detrimental as the clear rationale and design intention/ quality of the previous design has been lost. Given the prominence of tall development, the changes will have more of a visual impact.

- A well-proportioned built form of an appropriate mass and scale does not necessarily have to be a ‘slender, graceful structure’ as described in the Tall Building SPD (2007).
- Tall development in itself does not need to help people find their way around, although given their prominence they can make a contribution.

Based on the above conclusions an overarching point is that for tall development to be successful and of high quality, all the relevant criteria concerning design quality and townscape need to be addressed. Providing excellence in one criterion does not necessarily mitigate for being poor in others. Whilst all criteria may not need to be addressed equally, they would all need to be addressed positively.

Figure 20. The Vijay Patel Building, De Montfort University, part of a comprehensive scheme.





Figure 21. Thames Tower Now & Before Changes Were Made to Their Appearance



Figure 22. St. George's Tower Now & Before Changes Were Made to Their Appearance



Figure 23. Examples of Tall Developments with Poor Relationship with the Street Scene.



Figure 24. The Summit Next to Low Scale Residential Streets (© Skyscrapercity)



Figure 25. The War Memorial on Victoria Park with the Attenborough Building in the Background.

Land Uses of Tall Development

Tall Development within the city provides a mix of uses:

- 1. Education** - Buildings within the campuses of the University of Leicester and De Montfort University, and also part of St. George's Tower.
- 2. Medical** - Leicester Royal Infirmary
- 3. Office** - The cluster of office buildings near the railway station on East Street / Albion Street, Campbell Street, part of St. George's Tower and Cardinal Exchange. There are other office uses along Humberstone Gate and Charles Street (Midland House) and Causeway Lane.
- 4. Leisure** - Hotels include parts of St. Georges Tower (St. Georges Way), Holiday Inn (St. Nicholas Circle), and the new Novotel (Highcross Street).

Other Leisure uses include the Phoenix Cinema and Arts Centre (which also includes residential) and the Cinema de Lux within Highcross shopping centre.

- 5. Retail** - Highcross and the Haymarket shopping centres, but is often an ancillary use for other developments.
- 6. Car Parks** – Abbey Street car park, with a hotel use at the top.
- 7. Residential** - Most of the existing tall development within Leicester is for residential use, including purpose-built student accommodation. These include;

- part of St. Georges Tower
- the Summit (Walnut Street),
- the Wulcomb (Highcross Street),
- Elizabeth House (London Road),
- Merlin Heights, Merlin Wharf, Westbridge Wharf, The Arches (Bath Lane),
- Opal Court (Lancaster Road),
- Leicester Square (Sanvey Gate),
- Primus Edge (Jarrom Street),
- De Montfort House (Lower Browne Street)
- CODE (Western Road)
- The Wolsey (Abbey Park Street)

- Clipstone House, Maxfield House, Framland House, Gordon House (Jupiter Close, Taurus Close, Neptune Close, Pluto Close)
- There are also tall developments which have been all or partly converted from offices into residential, for example, Thames Tower (Burleys Way) and Allied Place (Abbey Street).

Within the CDA Fringe area all tall development is for residential use.

The recent emergence of private rented sector (PRS) housing, for example, the Wulcomb (Highcross Street) often require a compact, high density built form with scale and mass.

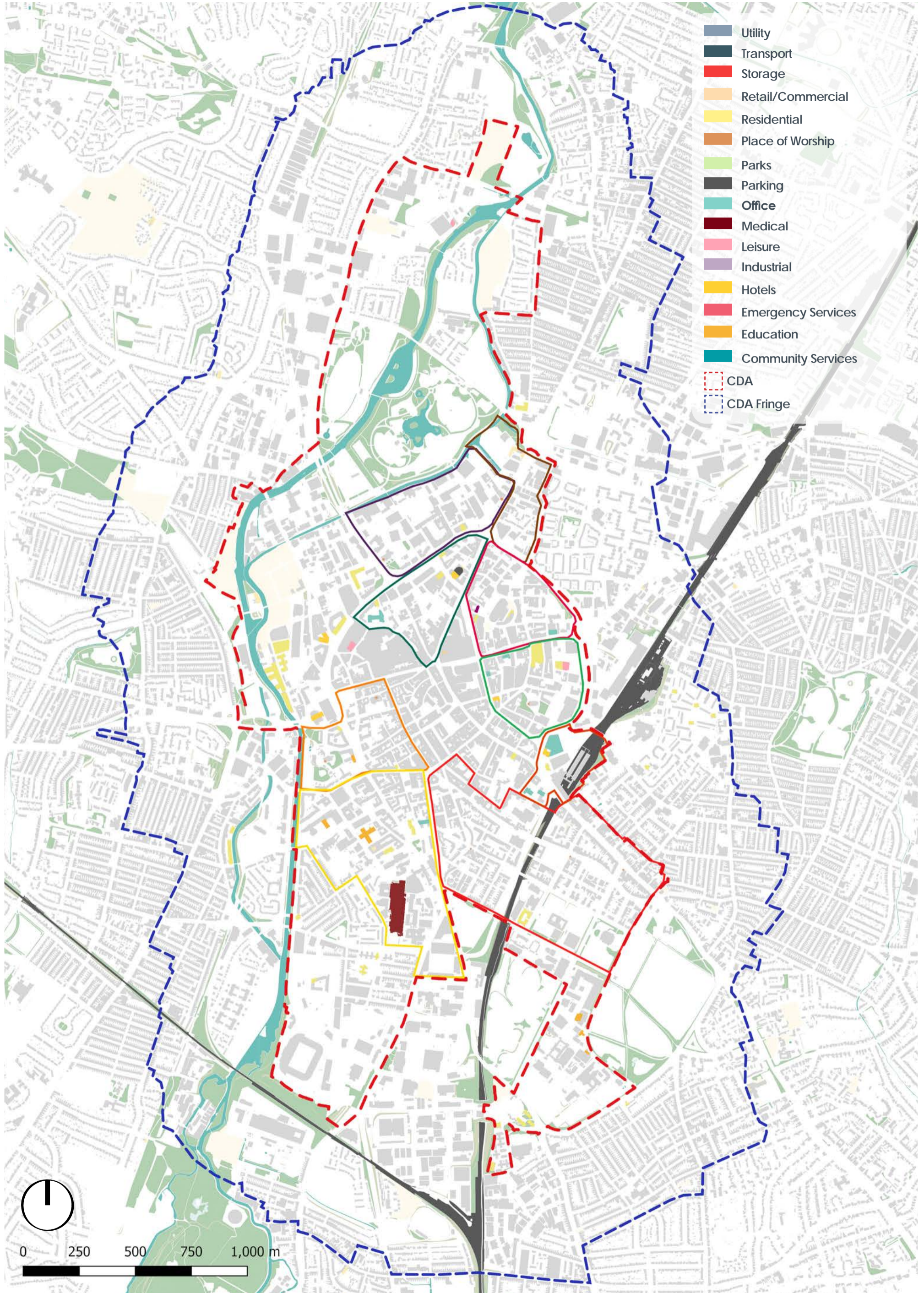
At the present time there is limited demand for offices within taller developments. In cities similar to Leicester the need to balance an occupier need for increasingly large footprints (10,000-20,000 sqft) with a developer / investor appetite for risk and not extending themselves is typically leading to mid-rise developments of 4-6 storeys (approximately 16m to 24m assuming 4m commercial floor to ceiling heights).

In Leicester, the Mattioli Woods offices at the end of New Walk is a good example of this.

Crown House is a prominent tall building in the city, which is currently in need of improvement, redevelopment and re-use. There is no current use for this building. Another previously vacant building is the former International Hotel (Humberstone Gate), which is currently under construction following planning approval.

Further information on this proposal and on the use class of recently approved tall development, including those that are not yet constructed, are in Appendix 3. The predominant Use Classes are C3 Residential and Sui Generis, which includes student accommodation.

Figure 26. Tall Development Land Uses within the CDA & CDA Fringe



Tall Structures

There are many tall structures within the CDA and CDA fringe. Just like tall buildings and tall development, they can positively contribute to wayfinding, connecting places and helping people to find their way around. They are often local landmarks or features that are recognisable and contribute to the identity and character of an area. In most cases, in Leicester, they are architectural features on significant heritage buildings, for example, spires, towers, cupolas, chimneys etc. and are in themselves of significant heritage value, for example, Lewis's Tower on Humberstone Gate. They can also have a significant effect on the skyline, most notably the spire of the Cathedral (at 61 metres) and St. Marks (at 51 metres).

Tall structures are identified in this document where they are tall within their surrounding context, so they are prominent and provide a 'positive landmark function' within their local setting. On that basis, structures needed for telecommunications, services and additional utilities have not been included. Unless their presence is significant to the townscape.

Tall structures are also identified where they form a taller element of a modern building where they exceed 24m (broadly equivalent to 8 residential storeys and above - findings to inform and support the claim can be found in chapters 3 and 4). Even if they are unoccupied space or provide an infrequently used space they still may have a clear impact on the townscape.

Heights of the structures shown in Figure 31 are provided in Appendix 2.

Figure 27. Lewis's Tower



Figure 28. Town Hall



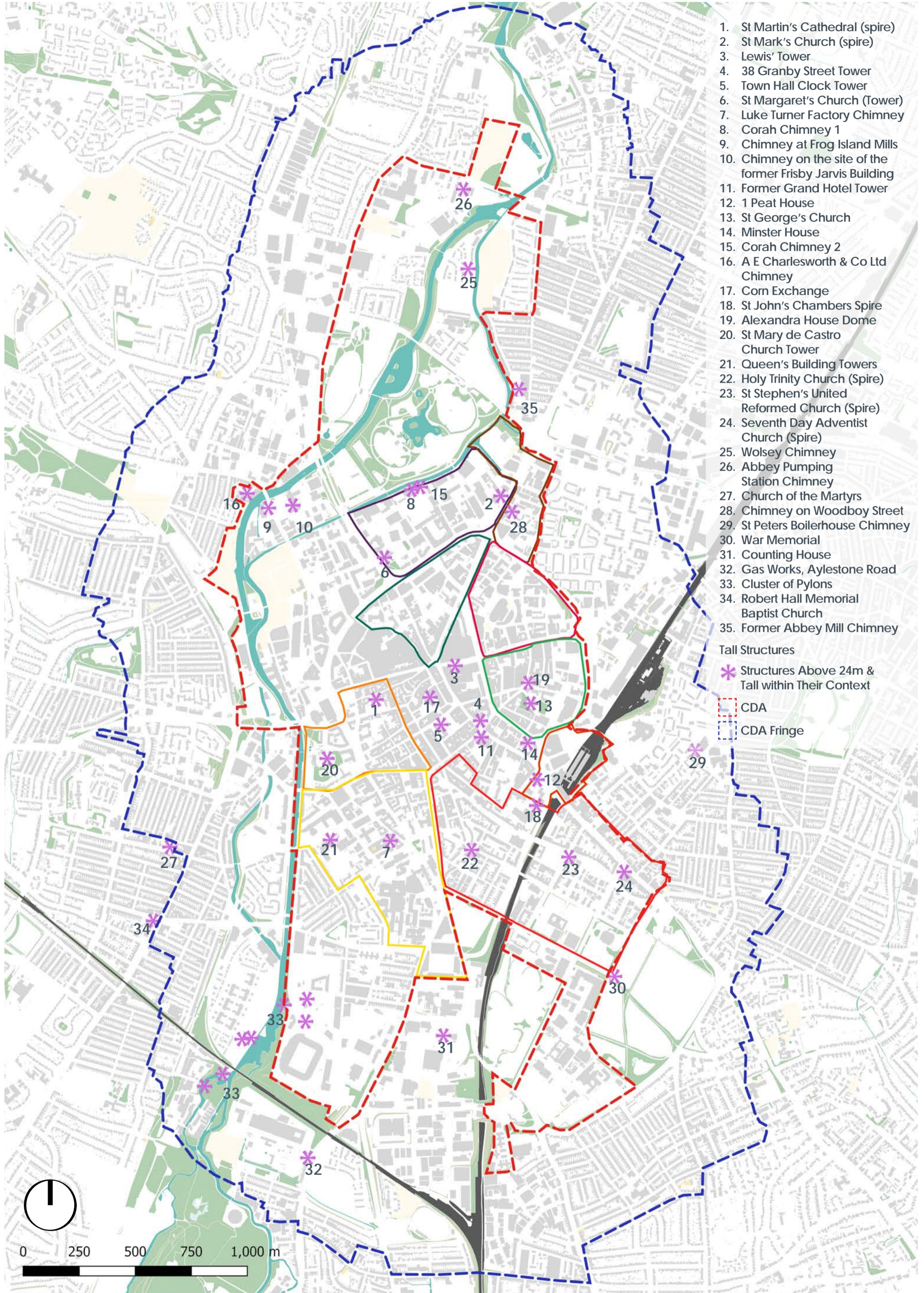
Figure 29. Corah Chimneys



Figure 30. Grand Hotel, Granby Street



Figure 31. Existing Tall Structures within the CDA & CDA Fringe



3. Character Areas: Issues & Opportunities

3.1 Character Areas & Managing Growth

As stated, in the right place and form, tall development can make positive contributions to the townscape and life within a city. In the right place and form, it can assist with regeneration and stimulate further investment. However, by virtue of their size and prominence, such buildings can also harm the qualities that people value about a place. They can be located and designed with a lack of appreciation or understanding of the context in which they sit. This section outlines the opportunities and constraints for the Character Areas (see pages 4-6) in Leicester when considering tall development.

Much of the needed development activity to enable the economy's restructuring, will occur in the area within and around the City Centre, within the Central Development Area (CDA). Leicester's future economic prosperity will depend on making sure that it has the right appeal to a skilled and mobile workforce as well as being an attractive place to live and work. The quality of life, environment, housing, jobs and the cultural, leisure and retail offer of the city and central area in particular, will play a major role in this.

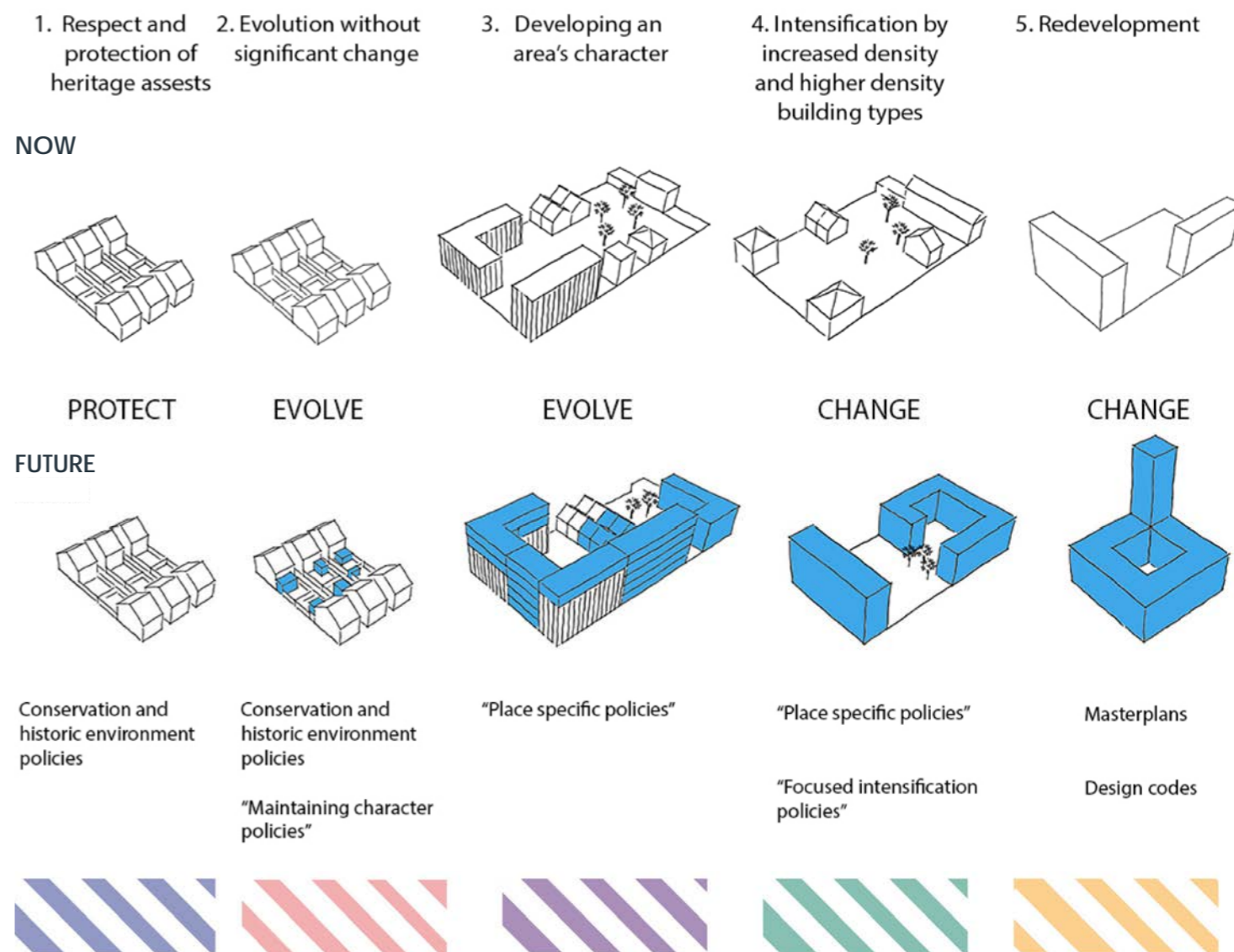
The City Council has divided the Central Development Area (CDA) into 13 distinct areas, including 9 Character Areas and 5 other Regeneration Areas to recognise the individual context of each area and for future policy to be based on an area's defining characteristics.

As outlined in Figures 32 and 33 some Character Areas are identified for protection and will evolve without significant change. Whilst others are identified as areas for redevelopment and intensification, to meet Leicester's needs and will undergo significant change in the plan period. The aim of the Central Development Area is to enable the City Council to direct, optimise and encourage investment, whilst appropriately managing development within a local context, so that they deliver high quality development, which in turn creates certainty and developer confidence.

Further detail can be found in Chapter 9, Central Development Area Policy within the Draft Local Plan and the nine Townscape Analysis and Design Guidance Evidence Documents for each Character Area.

The Council recognises that in some of the Character Areas tall development in the right location and of a high quality can make a positive contribution.

Figure 32. Character Area Townscape Management





3.2 Topography

Figures 35 and 36 show the topography of the Central Development Area (CDA) and wider Leicester. Within the CDA there is very little change in topography with the exception of the south-east area, which rises up towards Welford Road Cemetery and Victoria Park.

This elevated position does provide views of the city centre which could be considered to be significant in the Leicester context. Welford Road Cemetery provides the only true panoramic view of the city centre from a public space, although it covers mostly the west side of the city centre. Given its elevation, it also provides views beyond the city centre to Bradgate Park. In winter when the tree canopy is reduced the Cathedral can be seen.

The views down London Road also capture part of the city centre. Most importantly, however, this elevated position shows the distinct and unique backdrop of the ridge of Bradgate Park in the distance. This topography has often been captured in prospect paintings of Leicester, often taken from the south. These were often illustrated on maps, as can be seen below in the Roberts map of 1741 and also the prospect from the South by Samuel and Nathaniel Buck. This unique topography is also represented in Victorian images of Leicester as seen in the 1907 postcard (Figure 40)

Considering the topography of wider Leicester, the flood plain of the River Soar is clearly identifiable with the land rising up to the east and the west. Unlike many cities Leicester is not surrounded by elevated land and therefore skyline views from elevated positions are limited, although they are still experienced in particular locations.

The skyline views of the city, which are sometimes just glimpses, occur in particular along radial roads and there are limited views from public open spaces. The Council needs to undertake further work to establish their location, the historical precedents for those skyline views, and assess their importance to Leicester. They may need to be considered when proposing tall development given the buildings, spires and landmarks that can be seen in them. In particular, the spire of the Cathedral.

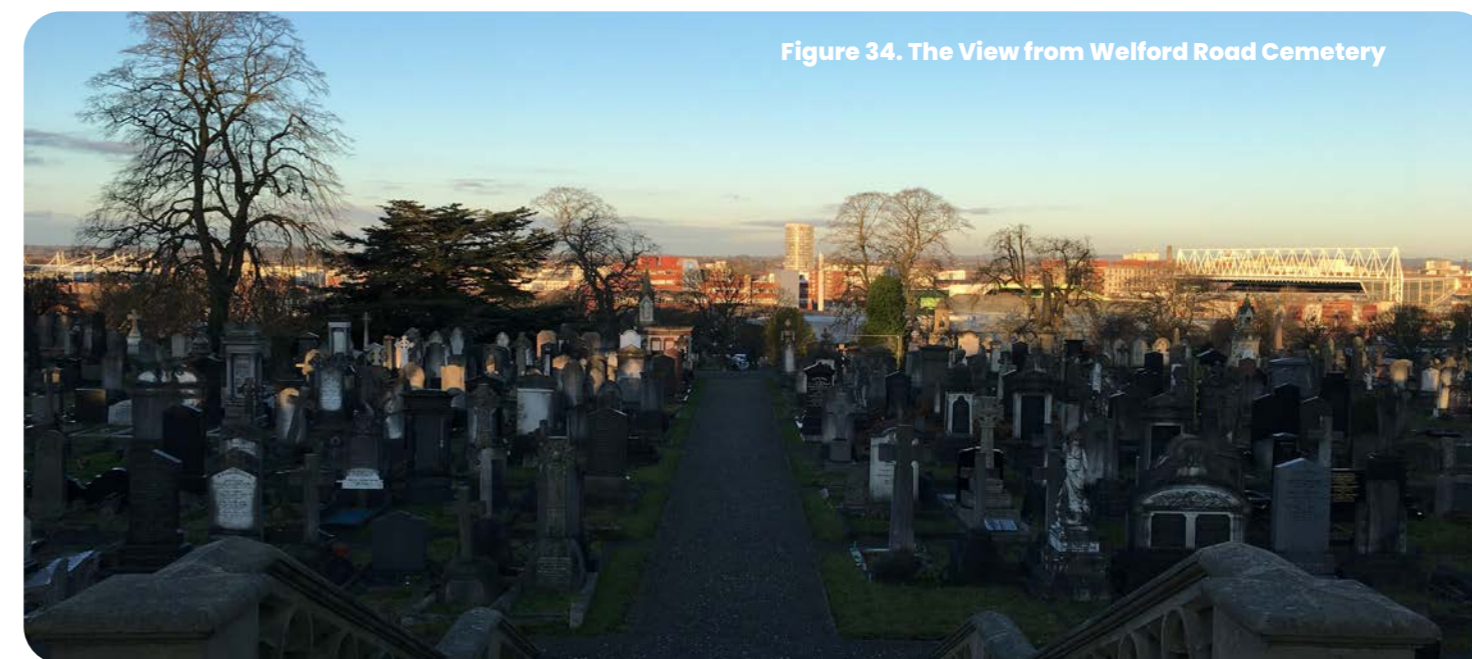


Figure 34. The View from Welford Road Cemetery

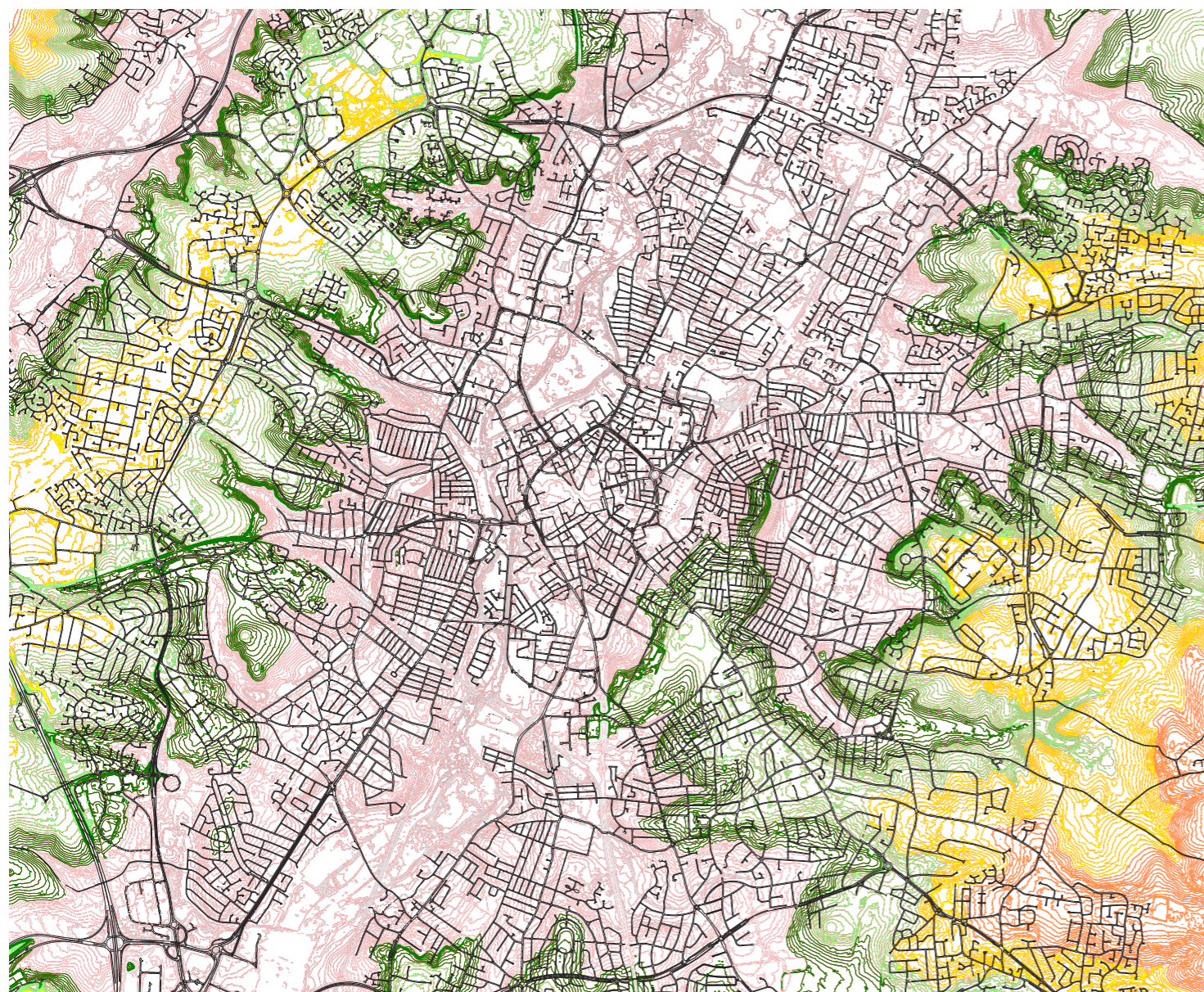


Figure 35. Topography of Leicester (LIDAR Data)

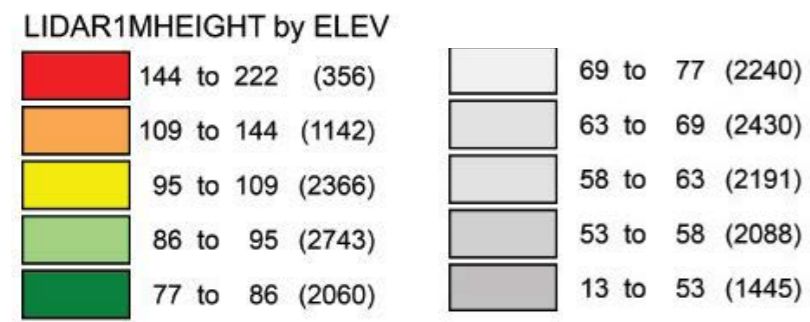


Figure 36. Topography of Leicester Central Development Area

Figure 37. Drawing from 1790 by John Throsby



Figure 38. Engraving of the 'Town of Leicester' in 1854 by Thomas Dugdale



Figure 39. Postcard from 1907 Showing the View Down London Road with Bradgate Park & Old John in the Distance.



Figure 40. Detail from The South Prospect of Leicester, by Samuel and Nathaniel Buck, 1743

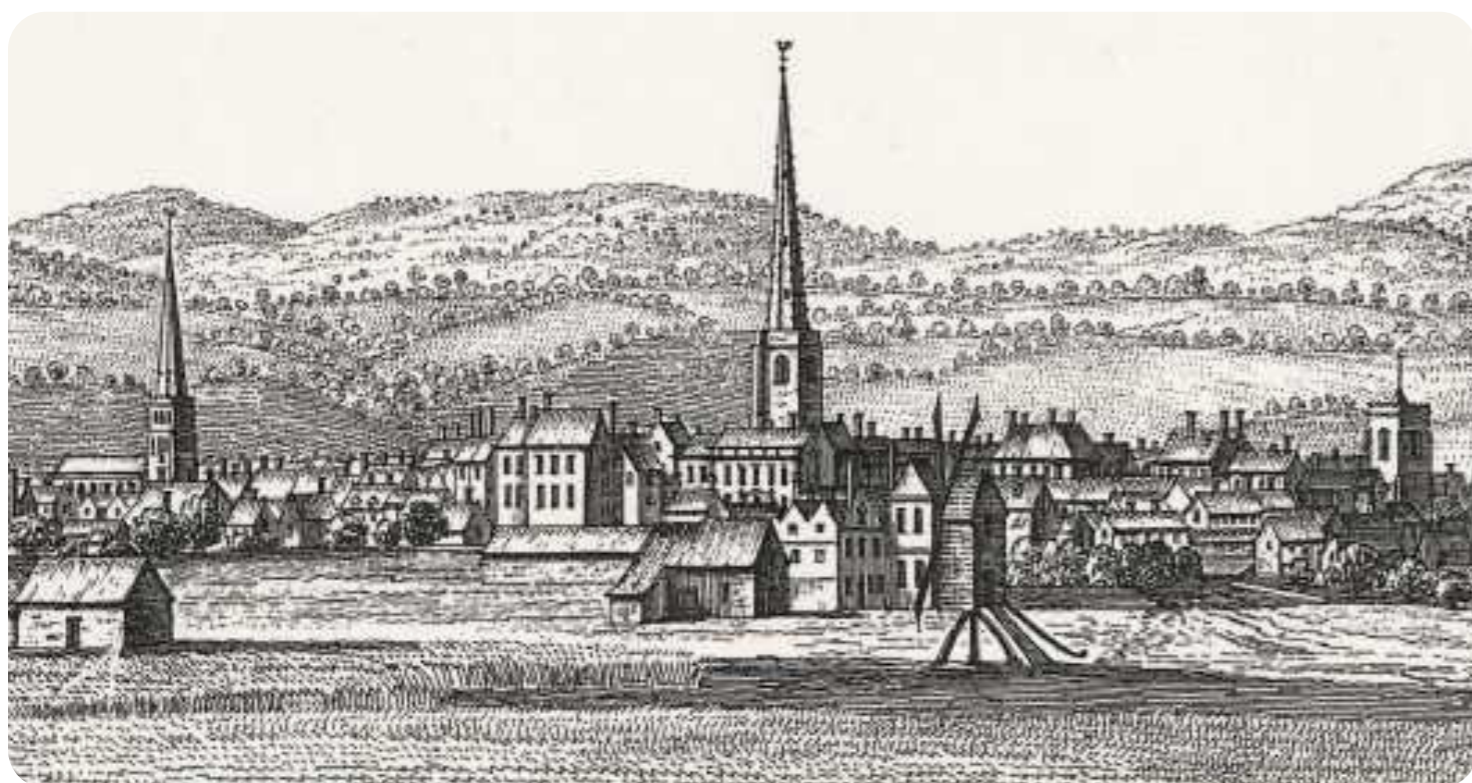
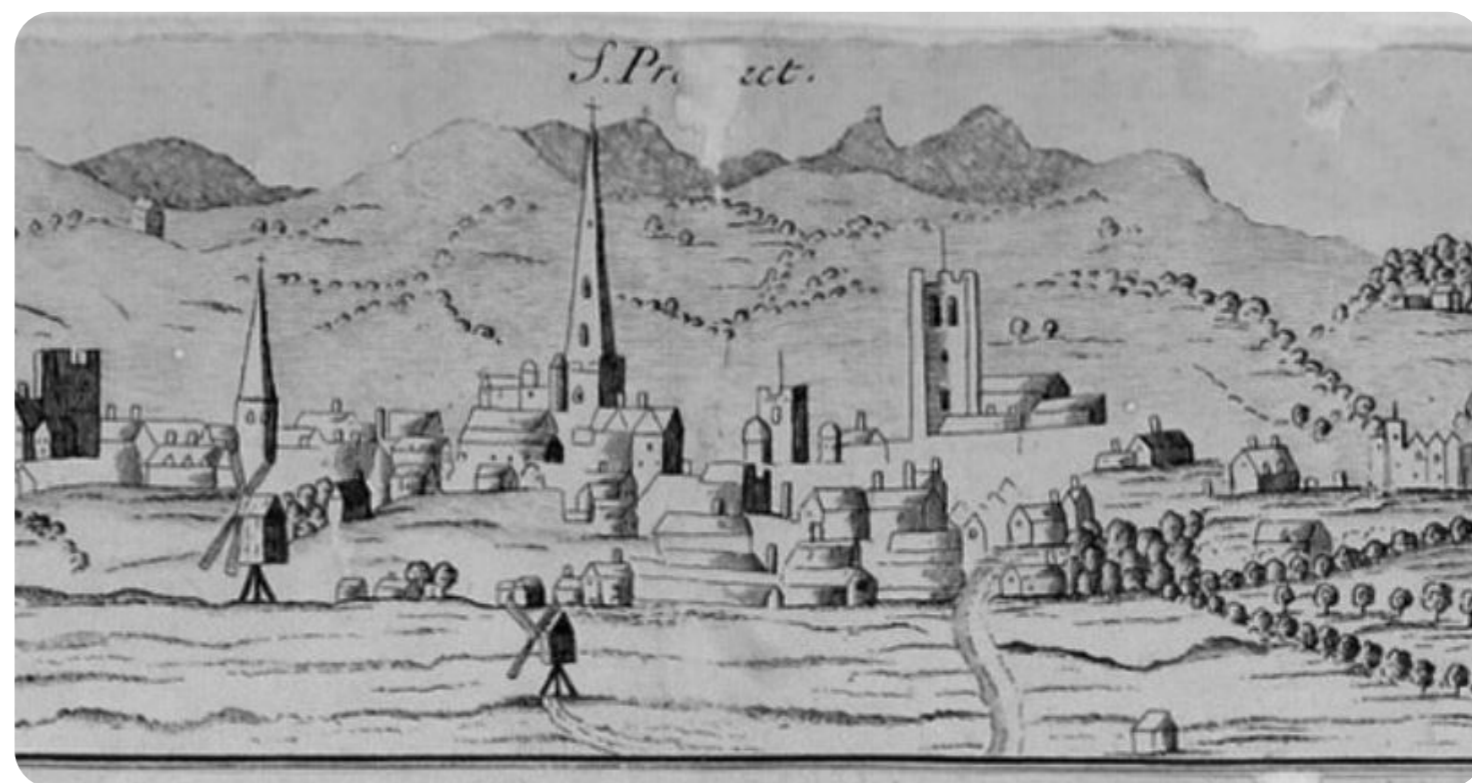


Figure 41. Prospect from the South from the Roberts Map of 1741.



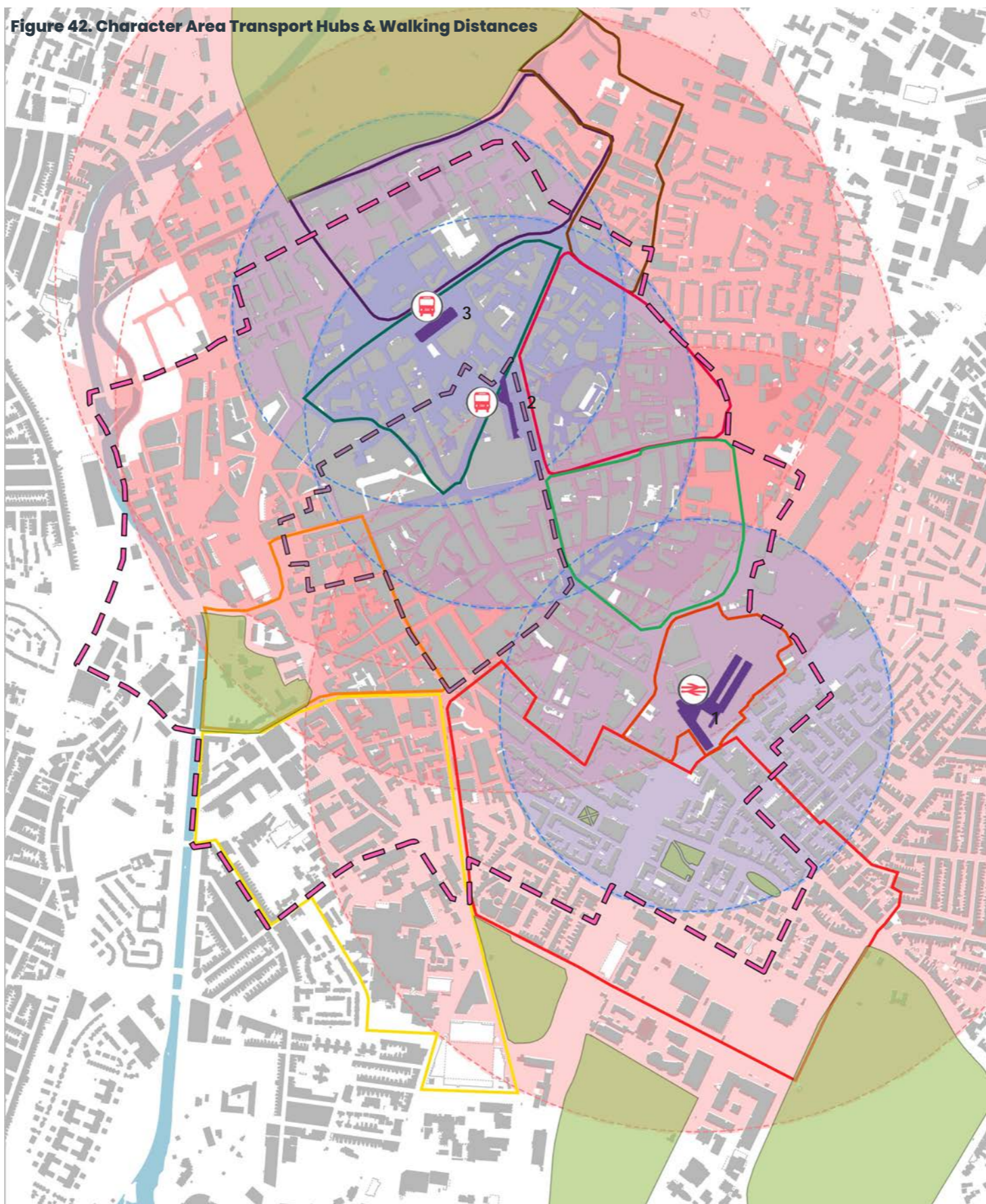
3.3 Transport Hubs

As illustrated in Figure 42 the majority of the Character Areas within the CDA are well-served by public transport and are within a 10 minutes walk of one of Leicester's major public transport hubs; Leicester Railway Station, St. Margaret's Bus Station and Haymarket Bus Station.

Predominantly, the Character Areas on the west side of the CDA, such as Old Town and LRI & DMU, have areas beyond a 10 minutes walking distance. In contrast, Mansfield Street and Wharf Street Character Areas are within a 5 minutes walking distance of the two main bus stations.

The existing central pedestrian zone has been mapped and this will be updated as part of the draft Local Plan. An area of approximately 10 minutes walk beyond this existing central pedestrian zone has been mapped, illustrating how accessible for pedestrians the area is.

More detail on the accessibility to public transport for each Character Area can be found in the Townscape Analysis and Design Guidance Evidence Documents.



- 1 Leicester Railway Station
- 2 Haymarket Bus Station
- 3 St Margaret's Bus Station
- Existing Central Ped Zone (5 mins)
- Approx 10 mins Walk Beyond Existing Central Ped Zone
- Bus Station
- Railway Station
- Approx 10 Minute Walking Radius
- Approx 5 Minute Walking Radius



3.4 Building Heights

Existing Building Heights

Figure 44 shows the heights of individual buildings within the Character Areas and five main categories can be identified. Firstly buildings/ built structures between 0 and 9 metres (broadly equivalent to up to 3 residential storeys), followed by buildings/ built structures between 9 and 21 metres (broadly equivalent to 3 to 7 residential storeys). These categories represent the majority of the built environment within the Character Areas, reflecting the overall predominant height.

Considering the predominant height within the Character Areas, tall development can be understood as 'a building which is significantly higher than the buildings in the surrounding area'. As a result, the next height category reflects buildings/ built structures higher than the predominant height, but not significantly higher. Buildings/ built structures between 21 and 24 metres (broadly equivalent to 8 residential storeys), although not perceived as tall, fall within a transition zone between what is and is not tall. Such buildings will need to be considered with care.

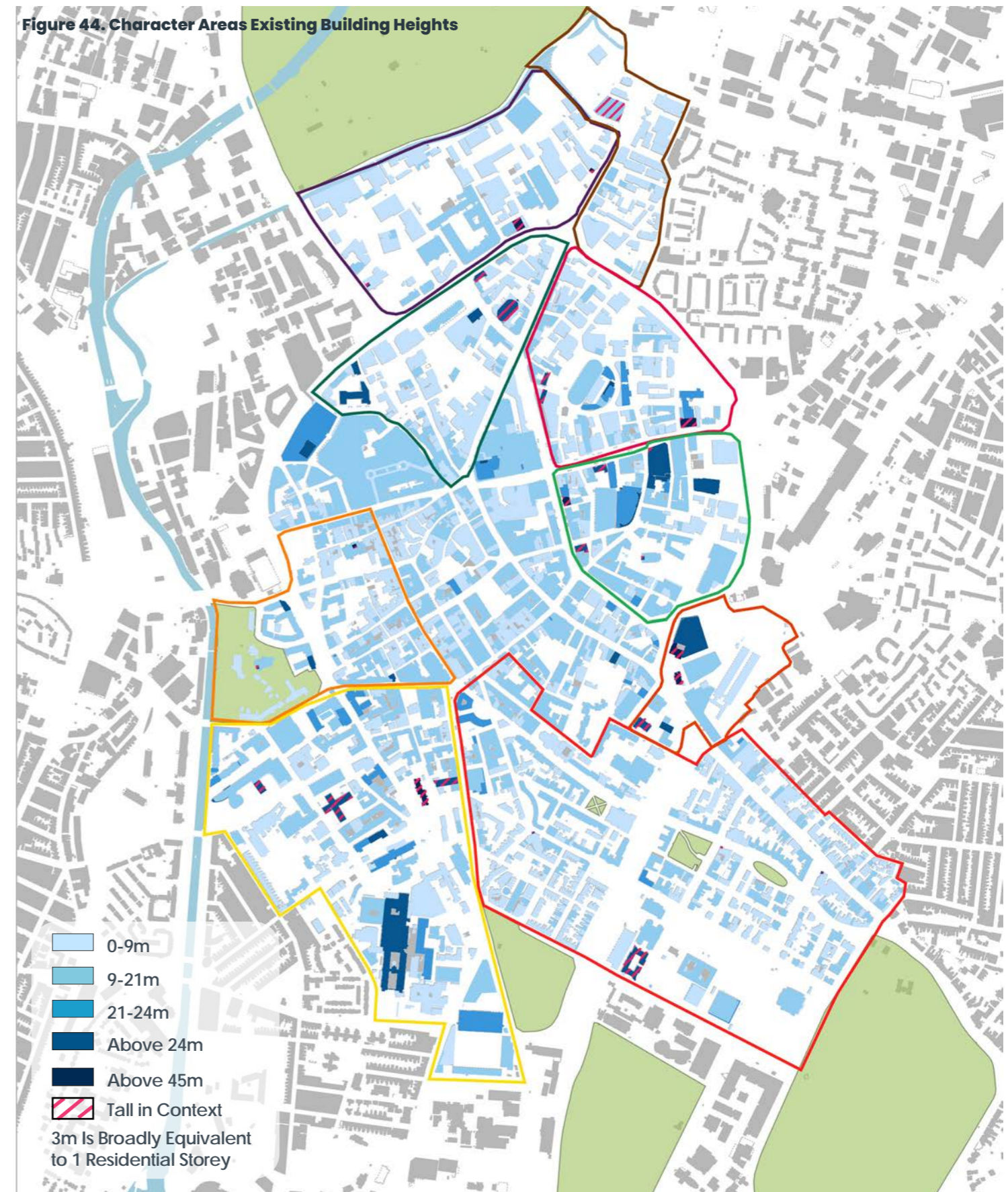
Furthermore, any buildings/ built structures above 24 metres (broadly equivalent to above 8 residential storeys) are considered as 'tall' and any above 45 metres (broadly equivalent to above 15 residential storeys) as 'super tall'. These height categories reflect the draft conclusions of the Regulation 18 Tall Development in Leicester Evidence Document (February 2020).

Another category that has been identified, while evaluating the various, existing building heights, refers to the 'tall in context' buildings/ built structures. This category includes buildings/ built structures of any height that are significantly taller than those within their surroundings.

There are approximately fifty developments (both existing and recently constructed) with elements above 24 metres in the Character Areas. Of those, there are nine that have elements exceeding 45 metres in height (broadly equivalent to above 15 residential storeys) (Figure 44). The general height of developments within the Character Areas are predominantly below 9 metres (3 residential storeys) and between 9 metres and 21 metres (3 to 7 residential storeys).

There are some patterns that can be identified. Whilst there are very few tall developments within the central shopping core of the city centre the amount of development at 9-21 metres is greater than for the Character Areas. As expected, areas which are predominantly employment uses at present with low rise employment and retail uses are characterised by heights of below 9 metres. These areas include Belgrave Gateway, St. Margaret's, Mansfield Street Character Areas. Lower storey heights are also characteristic of areas with a large concentration of heritage assets which contribute significantly to the historic environment of the city, for example New Walk and Old Town Character Areas.

The clusters of tall development above 24 metres near to the station can be clearly identified. A concentration of development at 9-24 metres is also noticeable to the LRI & DMU, St. George's Character Areas and the south of Wharf Street Character Area.



Prevailing / Ambient Building Height

In any given context it is important to consider the scale and character of the surroundings where tall development is being considered. Often the height of the surrounding context is referred to as the 'ambient' or 'prevailing' building height.

Mapped building heights can provide some useful patterns. However, calculating the ambient building height for each Character Area provides additional understanding of height in relation to the unique context of each Character Area and how they vary across the CDA. The ambient height for each Character Area was calculated using the methodology outlined in Appendix 1.

Figure 45 illustrates the calculated ambient height for each character are, supporting the already made observations of the mapped, existing building heights. Ambient heights range from 9.9 metres (approximately 3 residential storeys) to 21.6 metres (approximately 7 residential storeys). The lower ambient building heights are within the Belgrave Gateway and the St. Margaret's Character Areas, whereas the higher ambient building heights are found within the central shopping area and the Railway Station and St. George's Character Areas. The combined ambient height for all the Character Areas (as a whole) is 14.85 metres, which is broadly equivalent to 5 residential storeys.

Street Sections / Streetscape

To consider the townscape in more detail we have selected four streets from three Character Areas to consider heights in relation to their impact on the streetscape. Streets have been selected that have buildings along them which are generally representative of Leicester's ambient height at 14.85 metres, although some buildings are lower and some are taller. They also have development of above 24 metres.

The four streets are;

1. Humberstone Gate (St. Georges Character Area)
2. Charles Street (St. Georges Character Area)
3. Abbey Street (Mansfield Street Character Area)
4. Wharf Street South (Wharf Street Character Area)

The street sections show a line at 14.85 metres (ambient height) and at above 24 metres. In considering the street elevations and accompanying photographs, development at above 24 metres is clearly prominent compared to its surrounding context.

Additionally, development above 24 metres along a street frontage can result in streets lacking consistent enclosure. Within urban centres, expected enclosure, street height to width ratios should generally be 1:2 and 1:1.

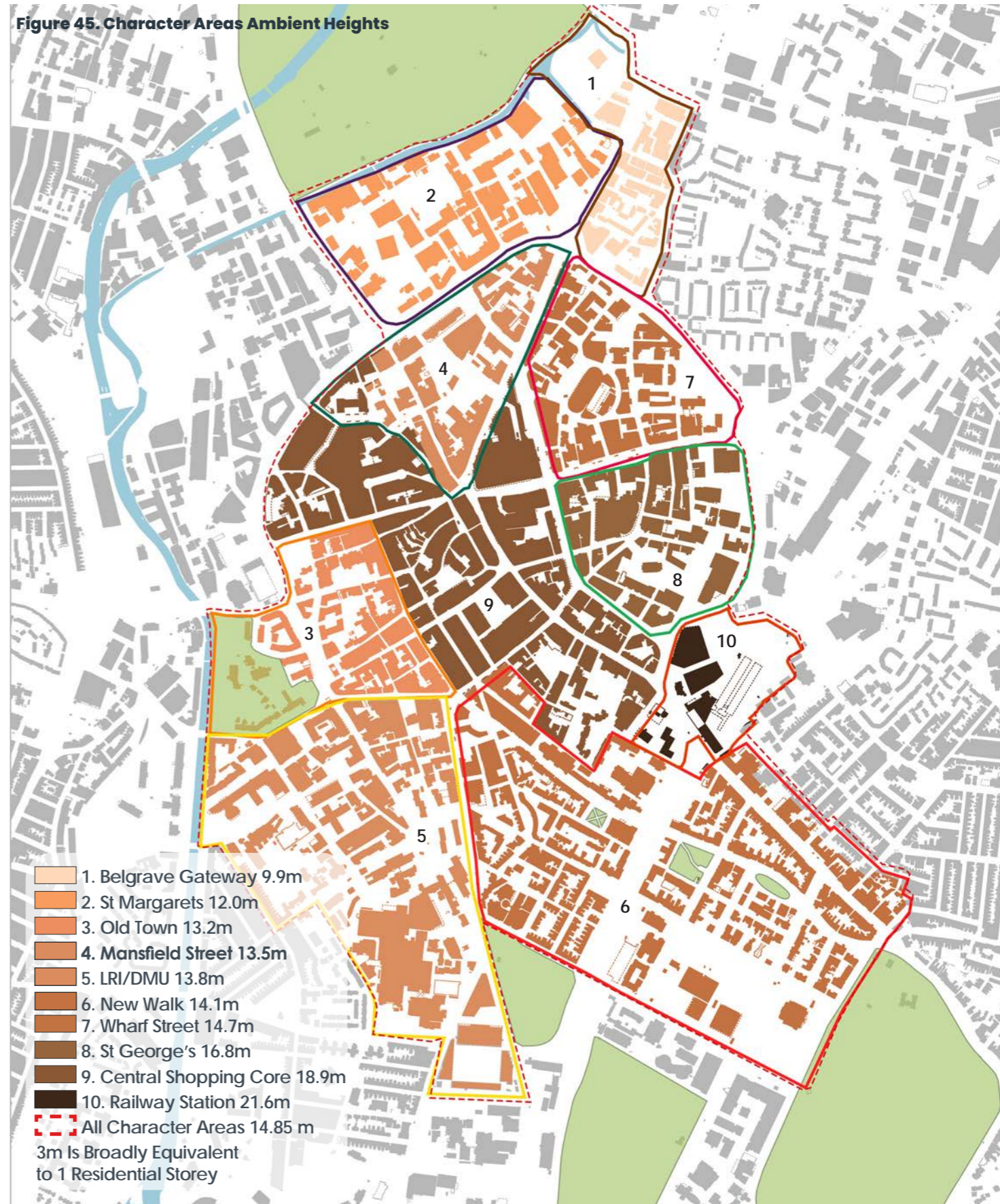
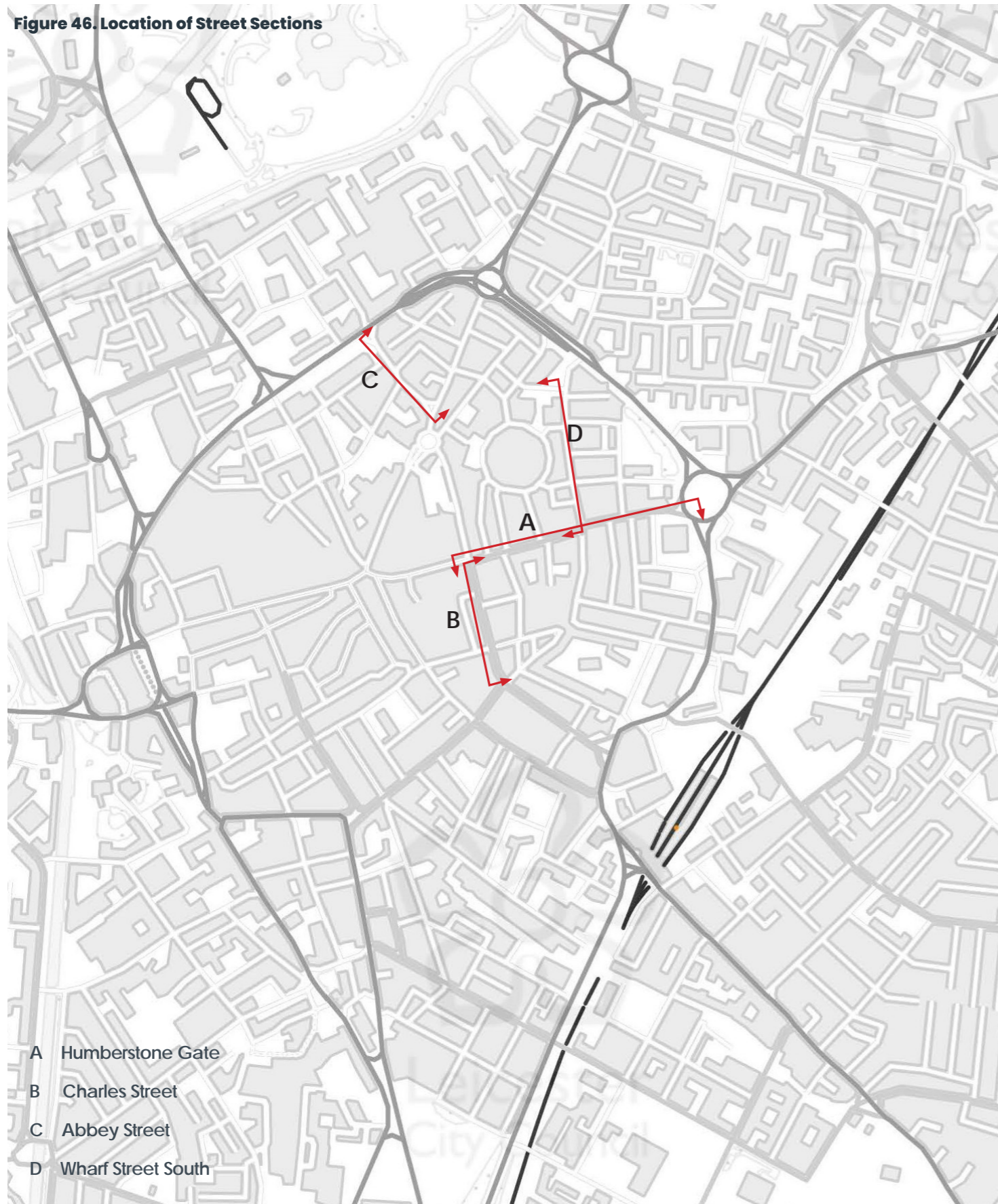


Figure 46. Location of Street Sections



- A Humberstone Gate
- B Charles Street
- C Abbey Street
- D Wharf Street South

Figure 47. Humberstone Gate (A)

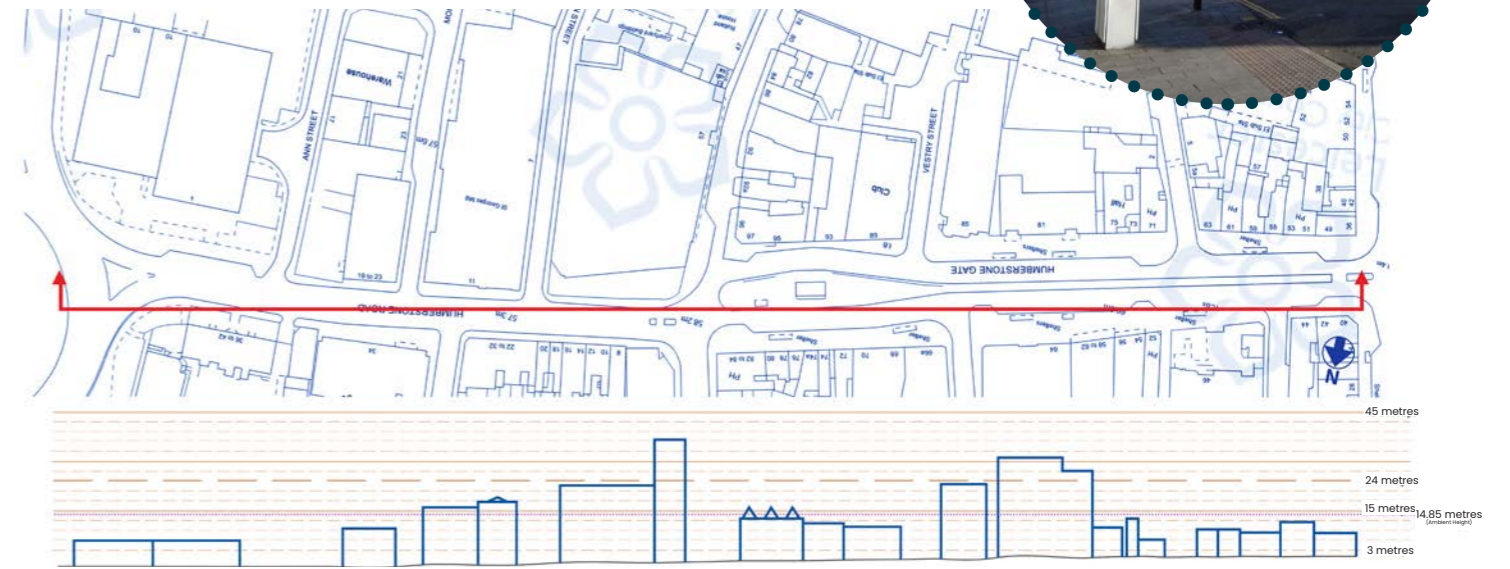


Figure 48. Charles Street (B)



Figure 49. Abbey Street (C)

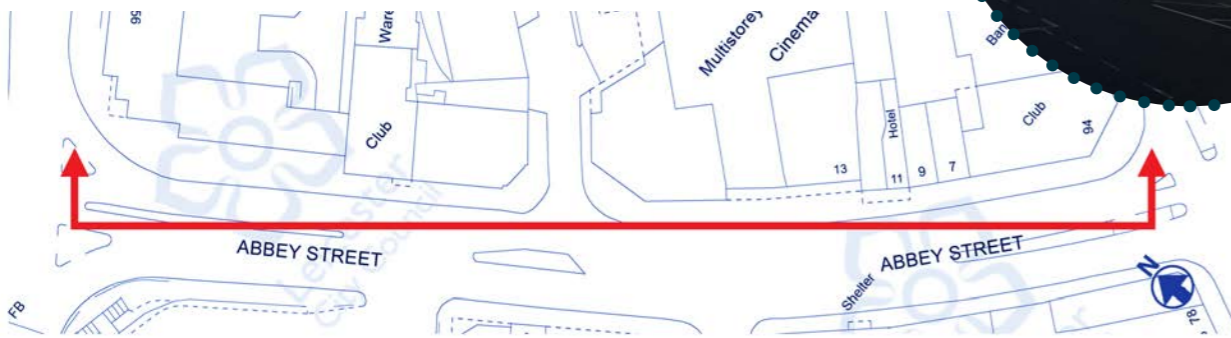


Figure 50. Wharf Street South (D)



Heights of Existing & Approved Tall Development

Figure 51 shows the eleven tallest buildings/developments in Leicester.

1. Cardinal Exchange, Humberstone Road (85m)
2. St. Georges Tower, St. Georges Way(79.1m)
3. The Summit, Walnut Street (67m)
4. St. Martin's Cathedral (61m)
5. Thames Tower, Navigation Street (58m)
6. Attenborough Building, University of Leicester (52m)
7. St. Mark's Church (51m)
8. De Montfort House, Oxford Street (48m)
9. Merlin Wharf, Bath Lane (47m)
10. Elizabeth House, Waterloo Way (46m)
11. Midland House, Charles Street (45m)

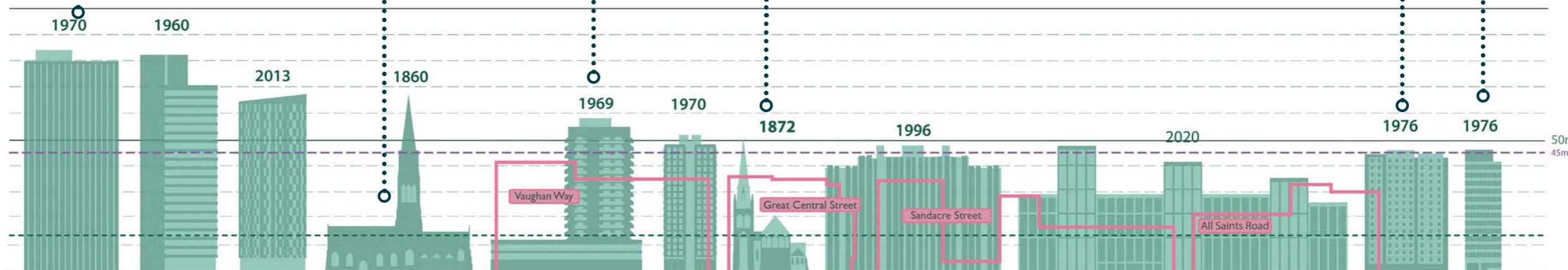
The Cathedral at 61 metres is not the tallest building within Leicester. Three buildings are taller, Cardinal Exchange, St. Georges Tower and the Summit. However, given the topography of Leicester, their location and the limited skyline views these buildings do not adversely affect the setting of the Cathedral. Thus, the Cathedral remains the dominant feature in many long views within the city centre and glimpses of it are often experienced. The views assessment outlined below and in Appendix 5 considers some views of the Cathedral but the Council does need to undertake further work in understanding more fully the locations from where the Cathedral is viewed from and the importance of those locations.

Figure 51 also shows the heights of the tallest recent planning approvals within the CDA (Central Development Area), some of which are now under construction or are completed and occupied.

1. Residential, Vaughan Way (PA No. 20162182) (The Wullcomb)
2. Hotel and Offices, Great Central Street (PA No. 20171085)
3. Residential, Sandacre Street (PA No. 20171254)
4. Residential, All Saints Road (PA No. 20170634) (The Arches)

The recently completed residential development on Bath Lane (PA No. 20162521) is Merlin Wharf.

All but one of these approved schemes are for residential development including student accommodation and the private rental market (PRS). The Great Central Street approval is a mixed-use scheme consisting of the new Novotel hotel, Adagio serviced apartments and an office building.



Cardinal Exchange St Georges Tower The Summit Leicester Cathedral Thames Tower Attenborough Building St. Marks Church DeMontfort House Merlin Wharf, Bath Lane Elizabeth House Midland House



Figure 51. The 11 Tallest Developments in Leicester & the 5 Tallest Recently Approved Developments (in outline).

3.5 Heritage

Figures 52 to 59 below show:

- Key Buildings, Spaces and Setting
- Conservation Areas and Registered Parks and Gardens
- Grade I, II* Listed Buildings, Scheduled Ancient Monuments and locally listed buildings

The city centre includes the highest concentration of heritage assets in Leicester. As the historic core of the city, development has been concentrated in this location over a much longer time span than much of the rest of the current spatial extent of Leicester and the area exhibits significant historic buildings and structures from a wide range of historic periods.

The heritage assets are diverse in terms of their scale and the setting formed by nearby development, much of which is later and of a lower order of heritage significance. Where there are townscapes, demonstrating more contiguous heritage significance, areas are protected by conservation area designations and/or designation as a Registered Park and Garden. Individually significant heritage assets, such as the Clock Tower, are generally designated as nationally listed buildings, although this designation may overlap with the aforementioned broader heritage designations.

Individual heritage assets that are of a lower order of significance are identified as Local Heritage Assets, which are sometimes referred to as locally listed buildings. These heritage assets are still to be considered as a material planning consideration, but they do not overlap with conservation areas or Registered Parks and Gardens.

There are 24 conservation areas in the entire city, whereas 12 of them are located within the CDA. Ten of the later conservation areas are fully, or partly within the nine designated Character Areas. More than half of the nationally listed buildings in

the city are in the city centre, while over a quarter of Local Heritage Assets are also located there. Of the six Registered Parks and Gardens in Leicester, only New Walk is located within the Character Areas, although Abbey Park is a significant asset to St. Margaret's Character Area and the Character Areas to the north. The setting of Victoria Park and Welford Road Cemetery are just on the periphery of the Character Areas but make a significant townscape contribution to them, given their setting, location and views in and out.

Additional information on the special qualities of the conservation areas and listed buildings are provided in dedicated guides. These include individual conservation area character appraisals and dedicated guides to both locally and nationally listed buildings. Policy in the emerging Local Plan and through the National Planning Policy Framework (2010), National Planning Practice Guidance (2019) and Planning (Listed Buildings and Conservation Areas) Act 1990 detail that the significance of heritage assets should be properly considered in the assessment of development proposals that may impact on them or their setting. Due to their scale, tall development may harm the setting of heritage assets and undermine their significance if the design and siting is not properly considered.

Leicester has a number of 'set pieces' of heritage significance, where both buildings and spaces of significance combine, often framing a view or enclosing a space. These include New Walk, Cathedral Gardens and Town Hall Square. Through the Connecting Leicester programme improvements have been made to the public realm with new spaces created and existing spaces enhanced within the city centre. The improvements have also enhanced the setting of the historic environment, elevating its contribution to Leicester's townscape. These include Orton Square, Jubilee Square and the Market Place. The 'set pieces' are both located within and outside conservation areas, but their importance is recognised in the plans below.



Figure 52. St. Margaret's Churchyard



Figure 53. St. Mark's Church and Foundry Square



Figure 54. Jubilee Square



Figure 55. Cathedral



Figure 56. All Saints Church

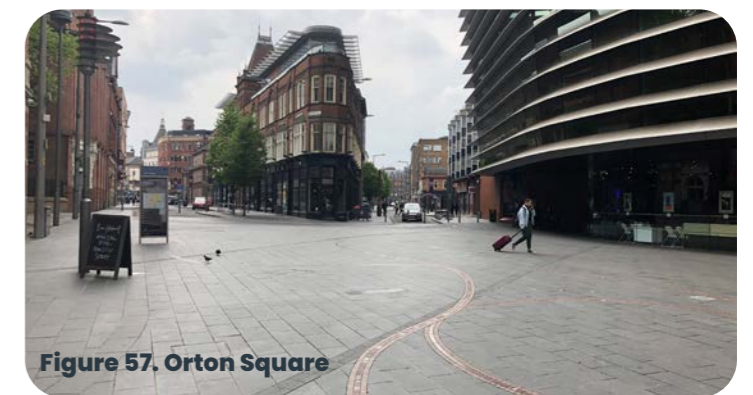


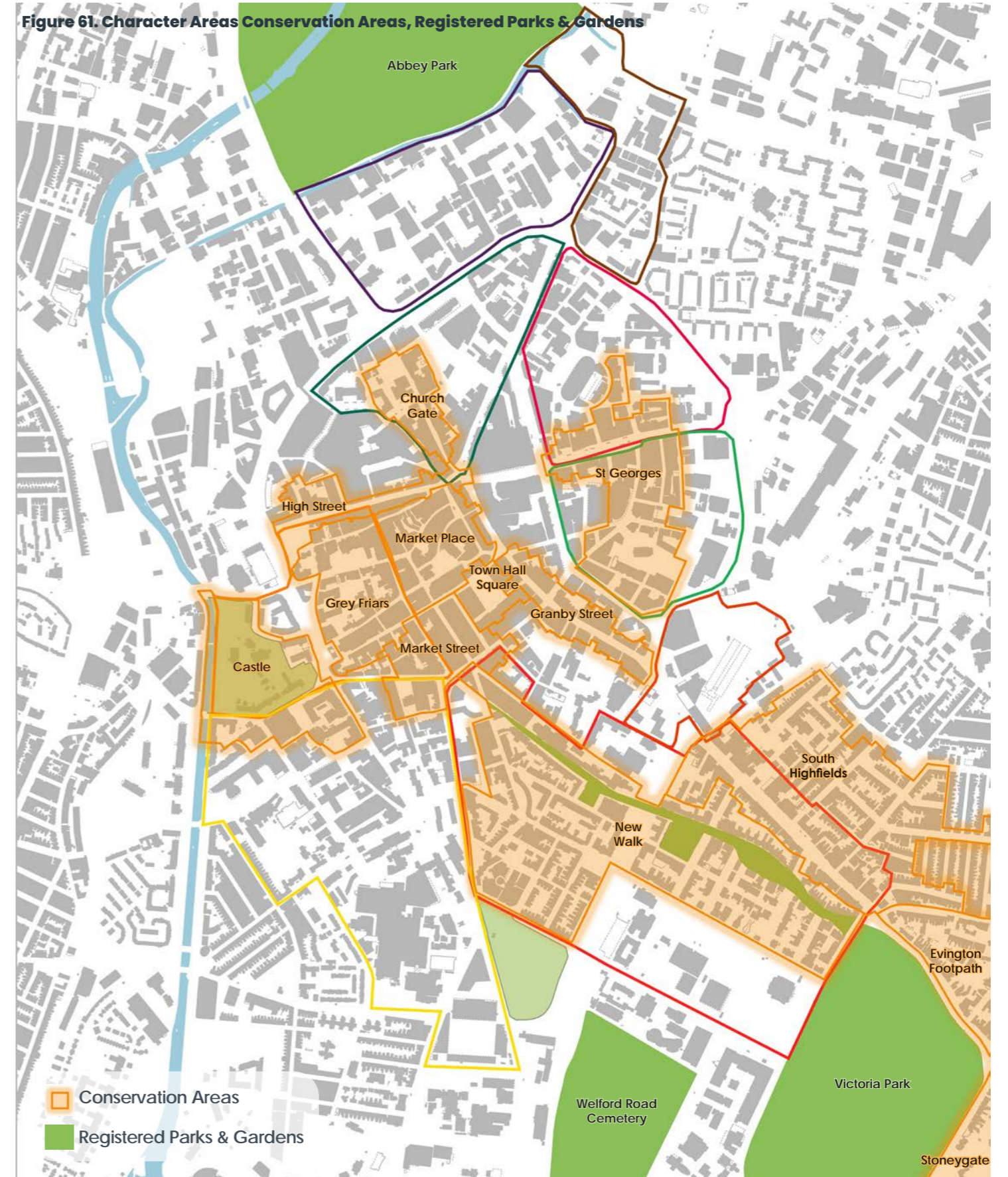
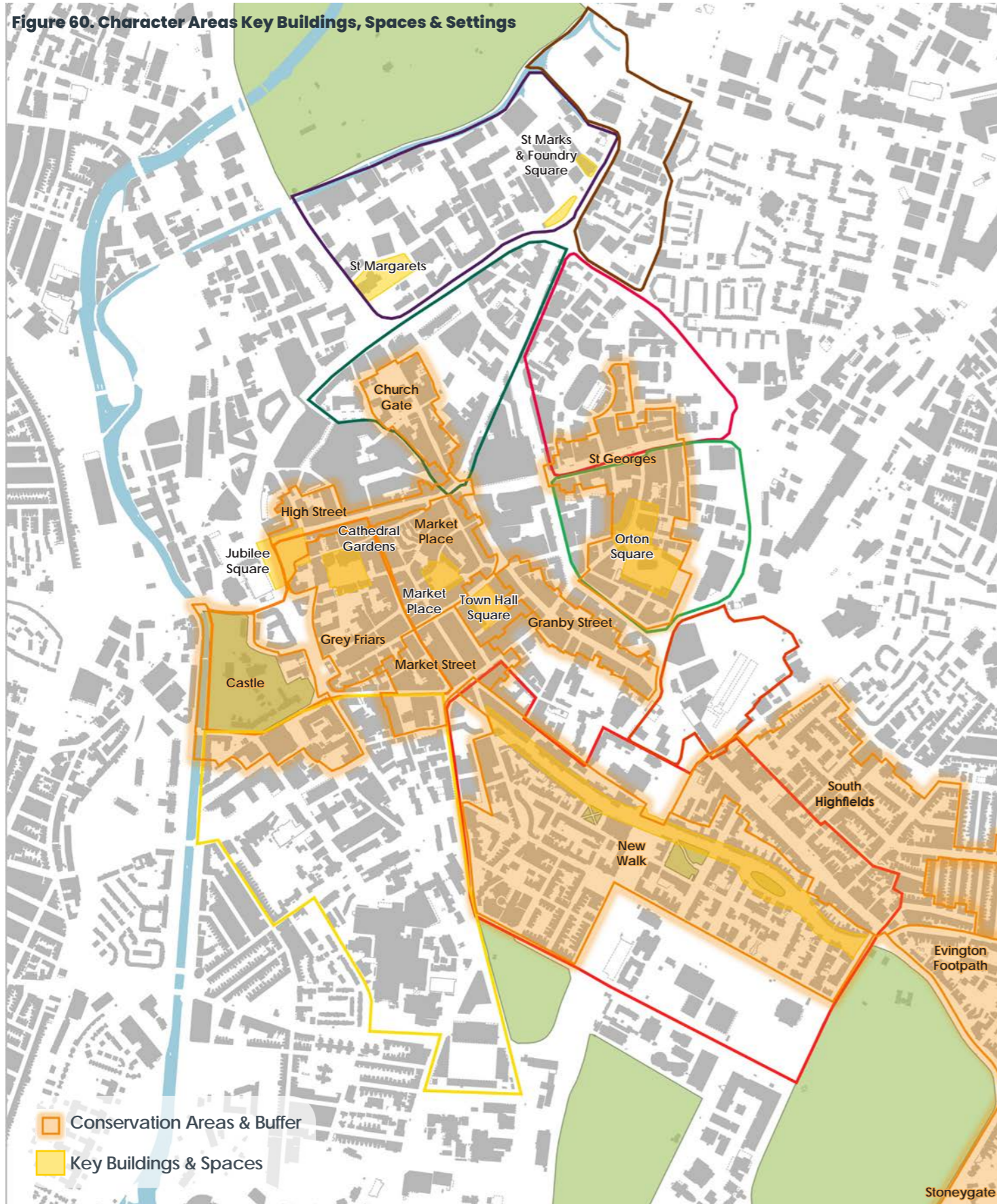
Figure 57. Orton Square

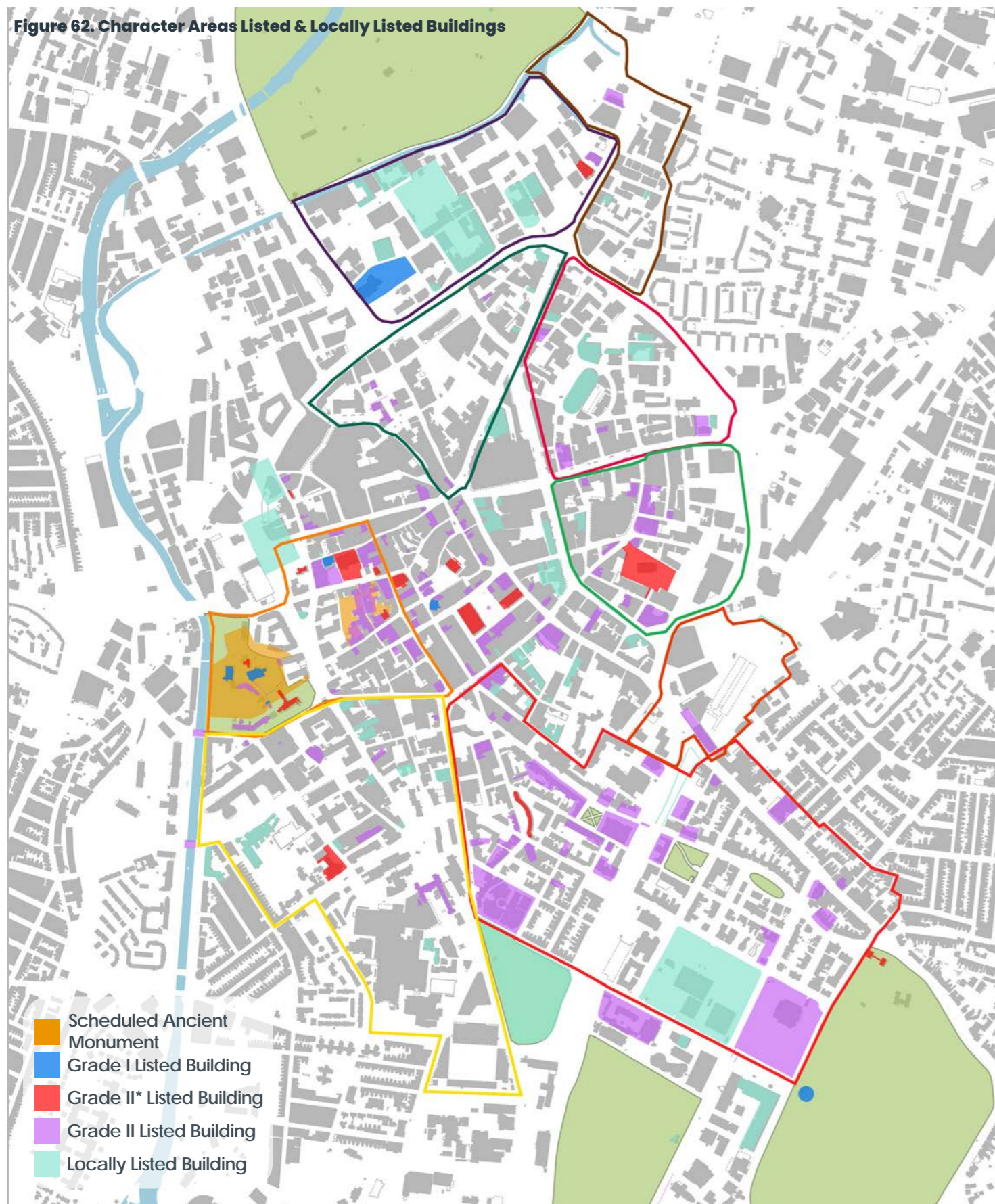


Figure 58. Green Dragon Square



Figure 59. New Walk





3.6 Views

There has not been a policy framework in Leicester that has considered in detail, and in one place, views in Leicester and their importance. This is a vital aspect of establishing a 'Leicester specific' policy framework.

The Council has undertaken consultation on these views and more views have been assessed and added.

Appendix 5 outlines over 100 views, which range in scale from city-wide significant views to local townscape views, within the urban fabric, of local landmarks and buildings. As previously stated, given the potential prominence and impact of tall development in the townscape and the identity of Leicester, this is a major consideration when evaluating tall development.

In assessing views, criteria have been identified that are relevant to Leicester, but aligned with national guidance. They focus, in combination, on the importance of the view and the type of the view. One view can meet a number of criteria for both importance and type.

A. Criteria for assessing the IMPORTANCE of the view

1. Historical importance
2. Cultural importance
3. Maintaining 'sense of place' / legibility'
4. Image of Leicester
5. Skyline and panoramas
6. Views of Cathedral

B. Criteria for assessing the TYPE of views

1. Specific views from special places that provide historic viewpoints of city landmarks and panoramas
2. Linear long, mid and short range views with landmarks as focal points (ie terminating the views) and prominent in the view
3. Sequential, dynamic, views of city landmarks from approach routes, for example, Church Gate
4. Important views within the urban fabric – allowing the appreciation of key buildings and key spaces
5. Townscape panoramas

Figures 65 and 65 show three types of view which have been categorised and assessed;

(1) Views & Vistas of City-Wide Significance

Generally meet a large number of criteria and are significant to the history, identity and place of Leicester (Labelled CW VP 1, CW VP 2 etc.).

For some of these views a number of viewpoints are selected to capture sequential, or dynamic, views, for example the changing views of St. Margaret's Church from Church Gate, and the range of views from Registered Parks and Gardens, such as Abbey Park.

(2) Conservation Area Views

These views are localised to Conservation Areas and meet some of the assessment criteria. They are taken from Conservation Area Appraisals, where identified, and have been recently updated by the Council's Building Conservation Team. There may be some repetition with views and vistas of city-wide significance, for example along Church Gate (Labelled CA CG VP 1, 2 etc.; CA NW VP 1, 2, 3 etc.).

(3) Local Character Area Views

These views are those identified in the Townscape Analysis and Design Guidance Evidence Documents for each Character Area. Some of the views meet the assessment criteria, but not all (Labelled ChA MS VP 1, 2 etc.; ChA NW VP 1, 2, 3 etc.).

It should be noted that some of these views have been identified in the detailed townscape analysis of each Character Areas as significant to the urban fabric and contributing to the distinctiveness of those areas. Therefore, some of those views will not fall within the criteria for this assessment. Furthermore, there are identified views that are to be considered for all new development, not just proposals for tall development. In particular, to areas that are likely to undergo considerable change requiring new landmarks and connections to create legible and well-connected places.

To establish the extent of the area defined as 'Area Constrained by Heritage' in Chapter 5 Policy Position it is mainly the views and vistas of city-wide significance that have been used. The Conservation Area Views are mostly captured within the Conservation Areas and their buffer zones and the details of the Local Character Area views can be found within each individual Character Area Townscape Analysis and Design Guidance Evidence Document.

Views are captured in this document at a moment in time. As development takes place or buildings are removed, views can be opened up and offer a view that could be considered to be of townscape and heritage value. Obviously, the criteria for considering the importance of views tends to be weighted towards historical importance and sense of place established over time. However, constant review needs to be placed on these and consideration given to them when developments are proposed. The Council will look to identify these views.

Designated Heritage Assets

The visual integrity and setting of designated heritage assets will need to be robustly assessed, including the use of agreed verified views, seasonal changes and shadows. Longer views and any additional views will be considered on a case by case basis.

Views of the Cathedral & Skyline Views

As previously stated, the Council needs to undertake further work on skyline views and gain a more comprehensive understanding of the locations where the Cathedral can be viewed from and the importance of those locations.



Figure 64. University of Leicester 's Engineering, Attenborough and Charles Wilson Buildings from Victoria Park

Figure 65. Character Areas Views Assessment (with viewpoint locations & names)



Figure 66. Character Areas Views Assessment (with viewpoint locations)



4. Regeneration Areas & CDA Fringe: Issues & Opportunities

4.1 Introduction

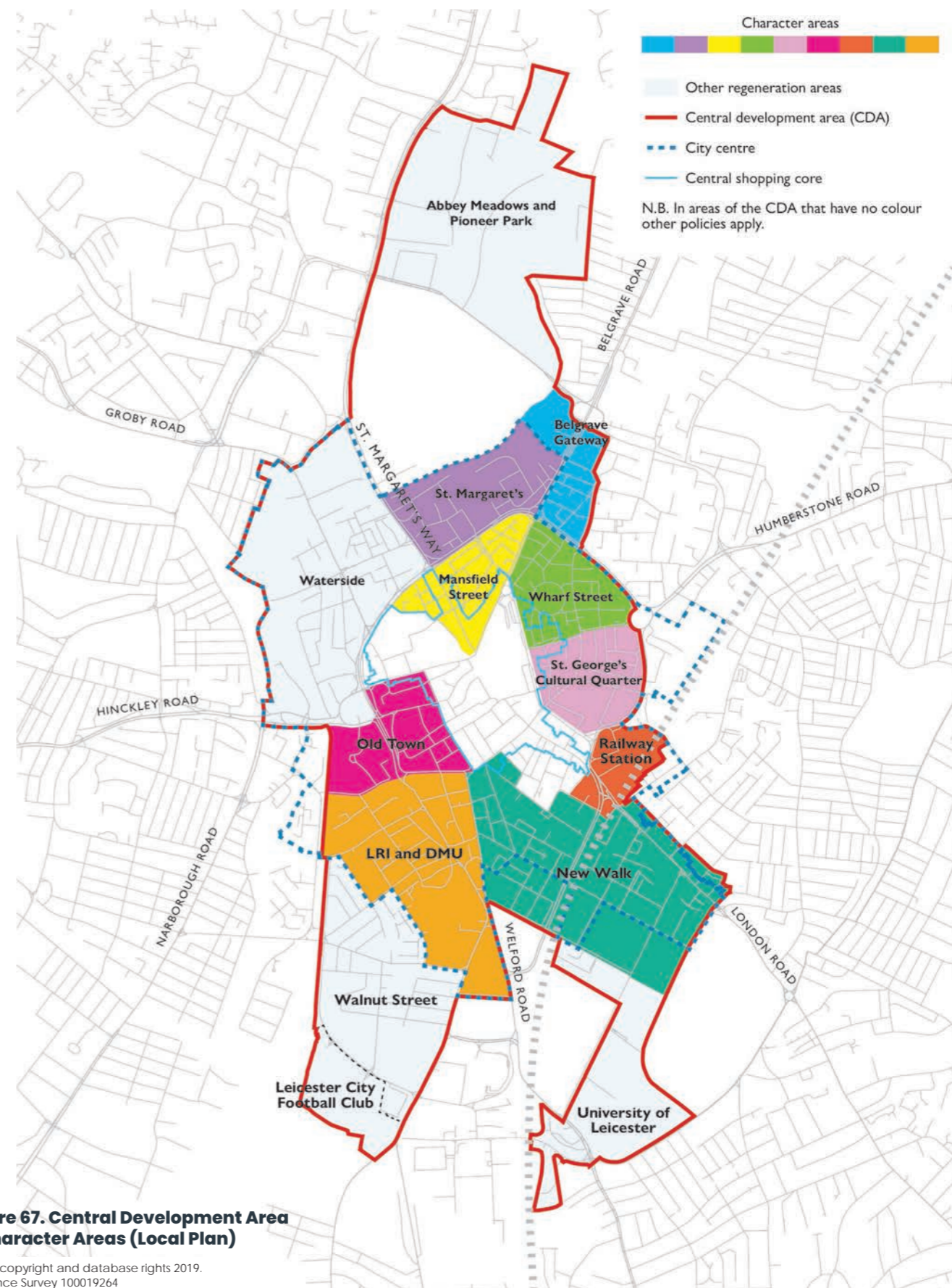
This chapter considers the issues and opportunities for the five Regeneration Areas within the CDA and the CDA Fringe.

The **Regeneration Areas** are:

1. Abbey Meadows and Pioneer Park
2. Waterside
3. Leicester City Football Club
4. University of Leicester
5. Walnut Street Area

The **CDA Fringe** refers to the transition zone between the CDA, an area characterised by a mix of uses and development opportunities, and the predominantly residential neighbourhoods that compose the rest of the city of Leicester. The fringe area is a zone 500m at the immediate surroundings of the CDA, where a mixture of city centre uses meet residential space (see figure 5 in Chapter 1).

As the Regeneration Areas and CDA Fringe is a much larger geographical area with a much more varied context, it includes many considerations that were beyond the scope of the nine Character Areas, such as green infrastructure, land uses and flood alleviation.



4.2 Topography

Figure 73 shows the topography of the Central Development Area (CDA) and the CDA Fringe. As described in Chapter 3, within the CDA, including the Regeneration Areas, there is very little change in topography with the exception of the very obvious change in the south-east side, which rises up towards Welford Road Cemetery, University of Leicester and Victoria Park.

This elevated position does provide views of the city centre that could be considered to be significant in the Leicester context. Chapter 3 describes the panoramic views from Welford Road Cemetery, the views from London Road and other elevated positions that show the distinctive backdrop of the ridge of Bradgate Park, to the west, in the distance. The historic importance and uniqueness of these views has already been previously outlined. A large proportion of the ridge, at its maximum height, is located within the CDA Fringe and the impact of tall development in this area will be more prominent and visible. A recent example of this is the prominence of the tall development at the University of Leicester Freeman's Common campus from the west along Aylestone Road and the River Soar Corridor.

To the west of the city, the ridge of Fosse Road running north/ south also provides some prominent viewpoints as the rectilinear street and block pattern creates east-west streets that frame views of the city. The east views towards the city from Hinckley Road, Shaftesbury Road and Barclay Street show how tall development in the west of the CDA and CDA Fringe can be highly visible and prominent in long views. The De Montfort University campus, Western Road Code Student Accommodation and the Summit terminate the views from these streets.

Considering the topography of wider Leicester, the flood plain of the River Soar is clearly identifiable with the land rising up to the east and the west, although the ridges to the west are outside the CDA Fringe. Unlike many cities, Leicester is not surrounded by elevated land surrounding a historic core, and therefore skyline views from elevated positions are limited, although they are still experienced in particular locations. The skyline views of the city, which are sometimes just glimpses, occur in particular along radial roads and there are limited views from public open spaces. The Council needs to undertake further work to establish their location, the historical precedents for those skyline views, and assess their importance to Leicester. They may need to be considered when proposing tall development given the buildings, spires and landmarks that can be seen in them. This further work will need to include the CDA Regeneration Areas and the CDA Fringe.



Figure 68. Merlin Wharf from Bosworth Street



Figure 69. The Summit from Barclay Street



Figure 70. Western Road Code Student Accommodation from Shaftesbury Road



Figure 71. University of Leicester from Putney Road

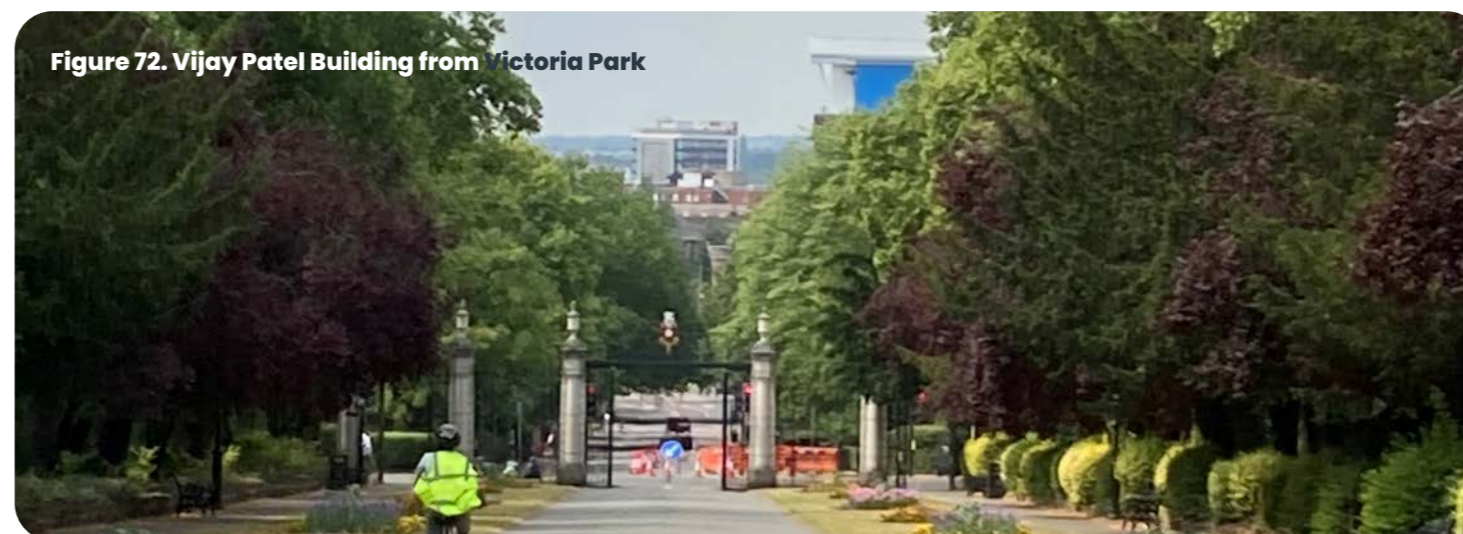
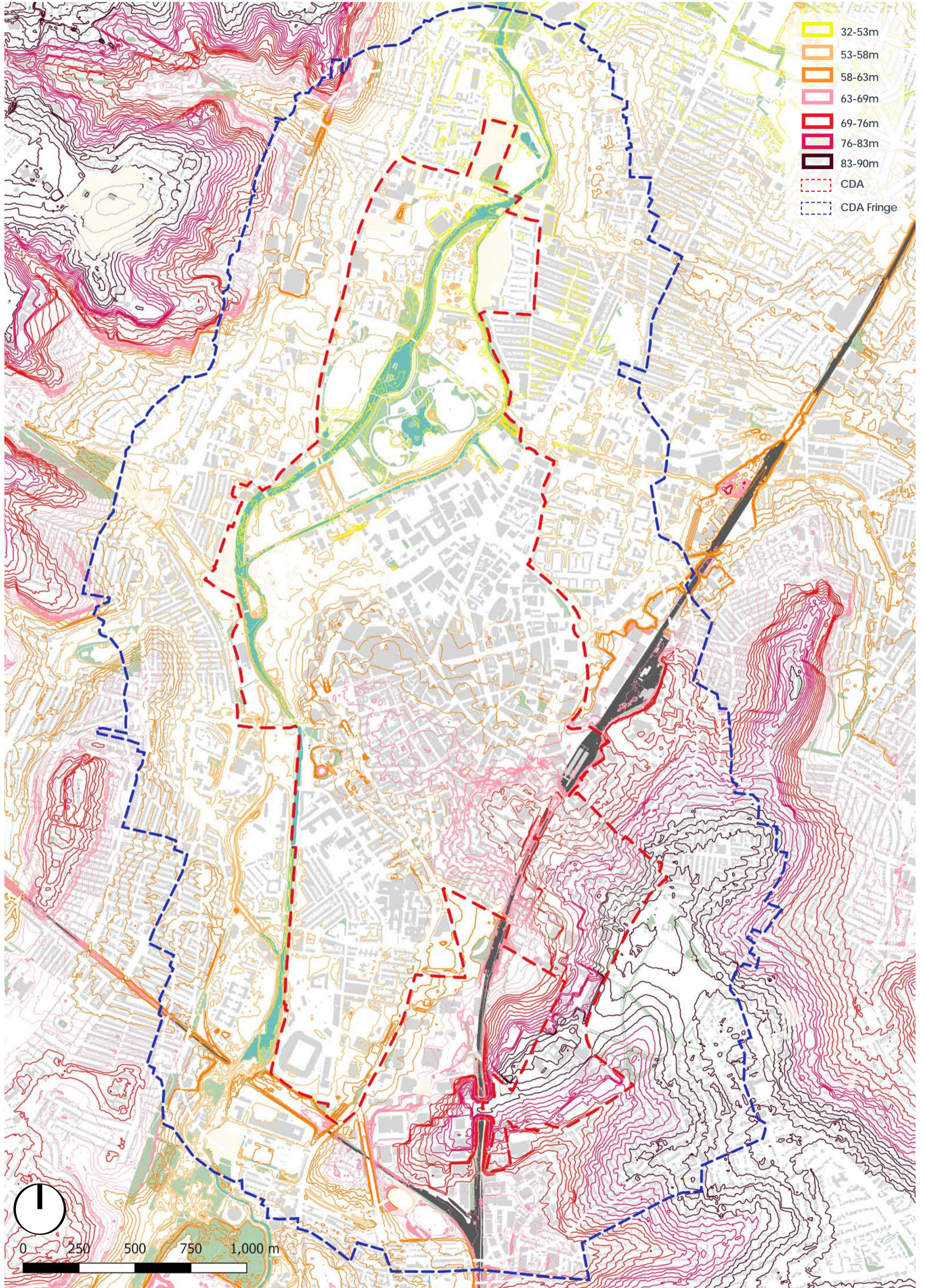


Figure 72. Vijay Patel Building from Victoria Park

Figure 73. Regeneration Areas & CDA Fringe Topography



4.3 Connections, Links & Transport Hubs

Figure 78 illustrates how well-served and well-connected the Regeneration Areas and CDA Fringe are. It shows;

- Leicester Railway Station
- St. Margaret's and Haymarket Bus Stations
- Main Bus Routes, along key radial routes into the city centre
- Existing and proposed cycle corridors, as part of Connecting Leicester which will provide off carriageway cycle infrastructure
- National Cycle Route Network
- Walking Isochrones (areas of equal travel time) from Main Transport Hubs.

Of the Regeneration Areas within the CDA it is the Waterside area that benefits from close proximity to the city centre and it is within a 10 minutes walking distance from the main bus stations and 15 minutes walking distance from the railway station. The south of Abbey Meadows is also within a 10 minutes walking distance from St. Margaret's bus station.

The Walnut Street area, LCFC area and the University of Leicester are within a 20 minutes walking distance to the railway station. There is a large area to the east of the railway station, in the CDA Fringe, that is within a 10 minutes walking distance to the railway station.

Therefore, there are some areas within the Regeneration Areas and CDA Fringe which are well-located, within a walking distance of the main transport hubs.

For the rest of the Regeneration Areas and CDA Fringe there is an extensive network of radial travel corridors, which importantly promote active travel options, including cycle corridors and priority bus routes.

Leicester has a network of major sustainable travel corridors, under continual improvement and a walkable and compact city centre. Opportunities for increased densities and promoting growth along these corridors are recognised.



Figure 74. St Margaret's Bus Station



Figure 75. Leicester Railway Station

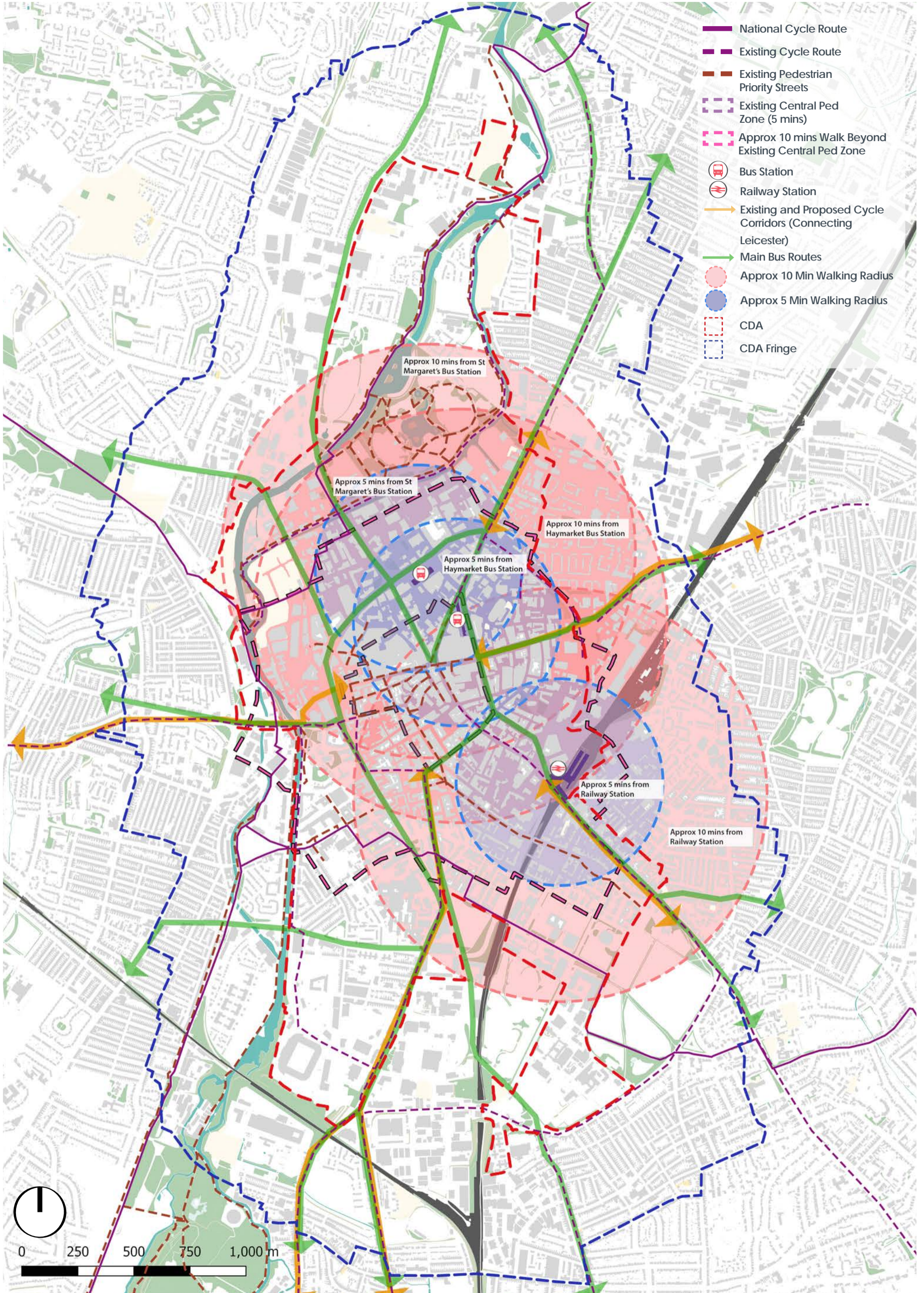


Figure 76. London Road Cycling Infrastructure



Figure 77. Bus Priority Lanes

Figure 78. Regeneration Areas & CDA Fringe Connections, Links & Transport Hubs



4.4 Land Uses

Figure 83 shows the land uses for the Regeneration Areas and CDA Fringe.

A range of land uses have been mapped to understand patterns of land use distribution for the Regeneration Areas and the CDA Fringe, in particular, large areas of a single land use. Additionally, there are land uses within this area that are highly unlikely to be developed or redeveloped and be appropriate for residential uses. As described in Chapter 2, most of the recent tall development in the city has been for purpose-built student accommodation and private rental sector markets and so any potential sites for tall development will need to be appropriate for that use.

Land uses that have been identified as highly unlikely to be developed/ redeveloped include;

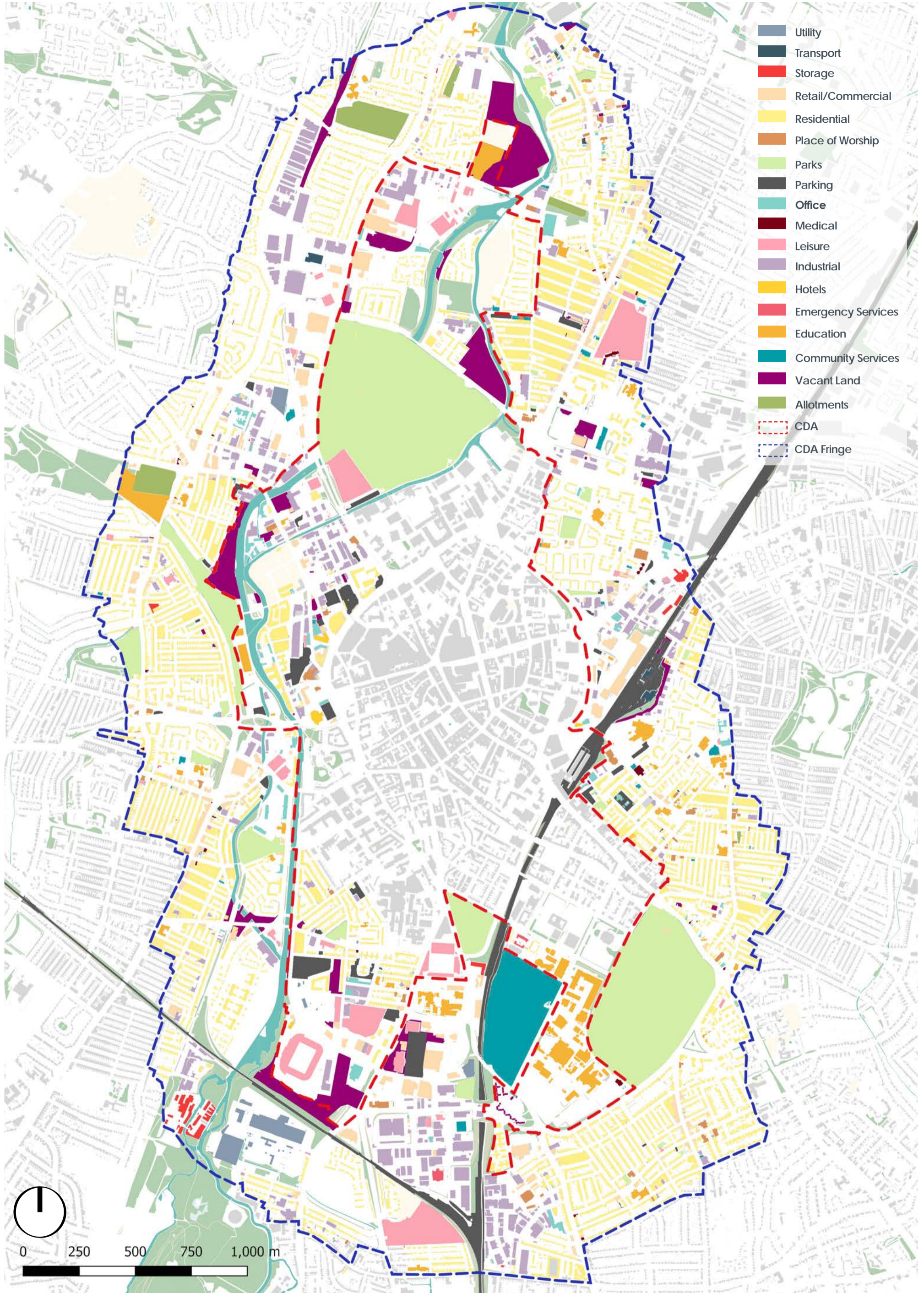
- Education - schools and colleges
- Leisure - including large sports stadia, community sports grounds and leisure centres
- Employment areas - large areas and concentrated employment uses
- Retail Parks - for example St. George's and Freeman's Common and which also include leisure uses. Also, large individual supermarkets with large footprints.
- Office areas - large areas and concentrated office uses
- Utilities and storage
- Community Infrastructure including allotments, health facilities, libraries, places of worship, play areas and parks.

Given the scale of the study area, it is only the larger sites or areas that have these specific concentration of land uses, identified as 'constrained' and incorporated within the Constraints Plan in Chapter 5.

Major projects and initiatives of non-residential development, to be delivered on larger sites, which have secured planning approval have also been considered and been identified as constrained.



Figure 83. Regeneration Areas & CDA Fringe Land Uses



4.5 Building Heights

Existing Building Heights

Figure 84 shows the heights of individual buildings. As stated in chapter 3, looking at how the various building heights are developed within the Regeneration Areas and the CDA Fringe, different height categories can be identified. While evaluating heights in the Regeneration Areas and the CDA Fringe, a common methodology/categorisation to the Character Areas was followed, enabling comparisons between Chapters 3 & 4 and setting the foundations for a coherent, proposed framework (Chapter 5). Figure 84 illustrates that buildings/ built structures between 0 and 9 metres (broadly equivalent to up to 3 residential storeys) reflect the predominant height of development within the Fringe, whereas within the Regeneration Areas greater variations are visible.

Buildings/ built structures between 21 and 24 metres (broadly equivalent to 8 residential storeys), although not perceived as tall, fall within a transition zone between what is and is not tall. Such buildings will need to be considered with care. Furthermore, any buildings/ built structures above 24 metres (broadly equivalent to above 8 residential storeys) are considered as 'tall' and any above 45 metres (broadly equivalent to above 15 residential storeys) as 'super tall'. These height categories reflect the draft conclusions of the Regulation 18 Tall Development in Leicester Evidence Document (February 2020).

Another category that has been identified, while evaluating the various, existing building heights, refers to the 'tall in context' buildings/ built structures. This category includes buildings/ built structures of any height that are significantly taller than those within their surroundings. For example an 18 metres building (broadly equivalent to 6 residential storeys) is not considered tall, however when placed within a context of 6 metres buildings (broadly equivalent to 2 residential storeys), it is perceived as 'tall in context'. This category is crucial, especially when considering upcoming development within the Fringe, a mainly low-rise area.

There are nineteen developments (both existing and recently constructed), which have elements of above 24 metres in the Regeneration Areas and the CDA Fringe. Clusters are identifiable in the Waterside area, particularly along Bath Lane and Vaughan Way and in the Walnut Street area. In the CDA Fringe there is a cluster of four residential towers to the east of the railway station in Highfields. Goscote House is currently shown, however, has now been reduced to lower ground floors and will be soon demolished. There are only three developments, excluding Goscote House, within the Regeneration Areas and CDA Fringe that have elements that exceed 45 metres (broadly equivalent to 15 residential storeys). These are the Summit, Merlin Wharf and Gordon House. Chapter 3 outlines the tallest buildings in Leicester, including the Summit and Merlin Wharf.

A noticeable pattern, regarding the distribution of tall development above 24 metres, is that on the west side of the CDA Fringe, only one development, the Code Student accommodation to Western Road, is to the west of the River Soar. The west of the CDA Fringe is generally low in scale and only to the east of the River, towards the city centre, a step change in scale is experienced.

We have identified only one location within the CDA Fringe, where development can be described as 'tall in context' and is not above 24 metres, but is relatively taller than its surroundings. This is the Code Student accommodation to Upperton Road.

The general height of development within the Regeneration Areas is higher, particularly in the Waterside and Walnut Street areas, both of which are within the CDA. The general height of the CDA Fringe is below 9 metres (broadly 3 residential storeys) and between 9 metres and 21 metres (3 to 7 residential storeys). Figure 85 illustrates development of all use classes with heights below 9 metres and the extent of residential neighbourhoods, often characterised by homes of 2 to 3 storeys (below 9 metres), where tall development is unlikely to align with national and local planning frameworks given the predominant scale and urban grain of the context.

Prevailing/ Ambient Building Heights

A tall development can be defined as 'a building which is significantly higher than the buildings in the surrounding area'. In any given context it is important to consider the scale and character of the surroundings where tall development is being considered. Often the height of the surrounding context is referred to as the 'ambient' or 'prevailing' building height.

Mapped building heights can provide some useful patterns. However, calculating the ambient building height provides additional understanding of height in relation to the unique context of the Regeneration Areas and the CDA Fringe. The ambient height was calculated using the methodology outlined in Appendix 1.

Figure 86 shows the calculated, ambient height of the Regeneration Areas and the CDA Fringe, supporting the aforementioned observations for the existing building heights (figure 86). The ambient height has been calculated to be 9.397 metres (approximately 3 residential storeys) for the Regeneration Areas and CDA Fringe. This calculation includes the Waterside and Walnut Street areas which are within the CDA. These are generally higher in scale, so you would expect the ambient height of the CDA Fringe only to be lower.

The ambient height of the Regeneration Areas and CDA Fringe is 5.45 metres lower than the overall ambient height of the Character Areas (14.85 metres - see Chapter 3). This is broadly equivalent to 2 residential storeys.

Figure 84. Regeneration Areas & CDA Fringe Existing Building Heights

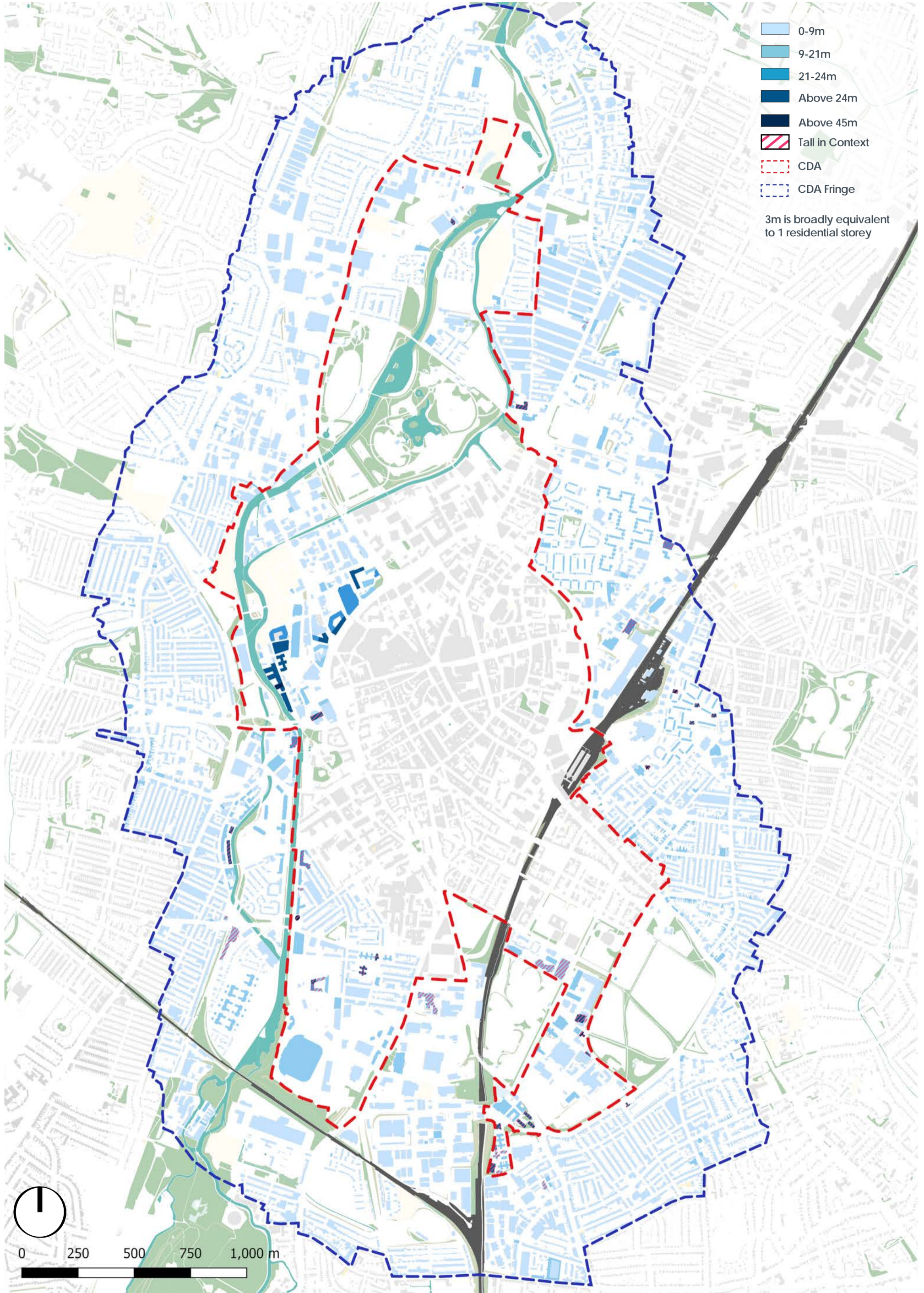


Figure 85. Regeneration Areas & CDA Fringe 0-9m Heights

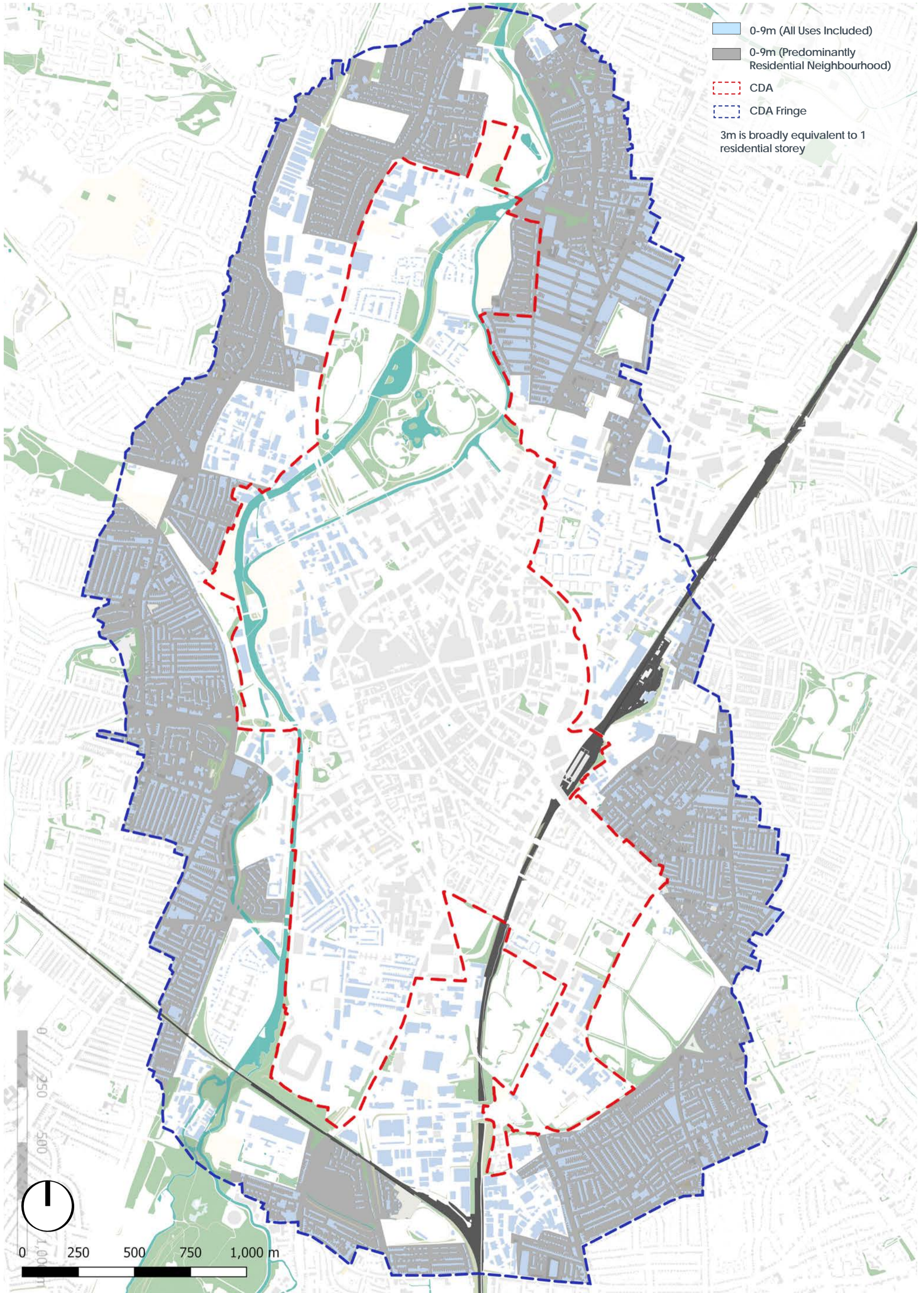
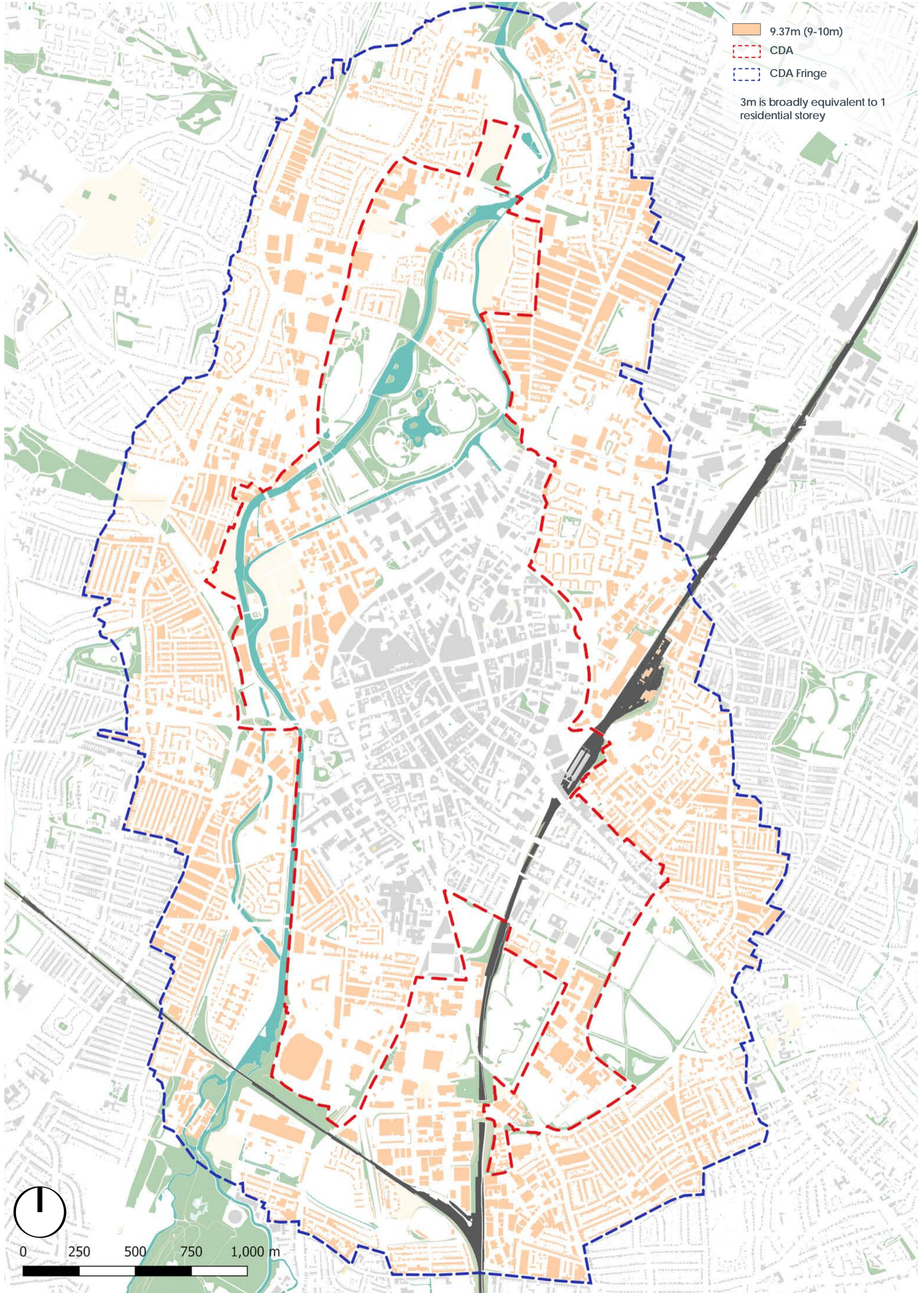


Figure 86. Regeneration Areas & CDA Fringe Ambient Height



4.6 Heritage

Figure 93 shows:

- Key Buildings, Spaces and Setting
- Conservation Areas and Registered Parks and Gardens
- Grade I, II* Listed Buildings, Scheduled Ancient Monuments and locally listed buildings

As outlined in Chapter 3, the city centre includes the highest concentration of heritage assets in Leicester. As the historic core of the city, development has been concentrated in this location over a much longer time span than much of the rest of the current spatial extent of Leicester and the area exhibits significant historic buildings and structures from a wide range of historic periods. The Regeneration Areas and CDA Fringe have areas that are located within the historic core of the city, although as expected, the number of heritage assets reduces and are more scattered further away from the historic core.

Where there are townscapes demonstrating a more contiguous heritage significance, areas are protected by conservation area designations and/or designation as a Registered Park and Garden. Individually significant heritage assets, such as Abbey Pumping Station, are generally designated as nationally listed buildings, although this designation may overlap with the aforementioned broader heritage designations.

Individual heritage assets that are of a lower order of significance are identified as Local Heritage Assets, which are sometimes referred to as locally listed buildings. These heritage assets are still to be considered as a material planning consideration, but they do not overlap with conservation areas or Registered Parks and Gardens.

There are four conservation areas located within the Regeneration Areas and CDA Fringe; including Belgrave Hall, Evington Footpath, Loughborough Road and South Highfields. A further four conservation areas are partly within the Regeneration Areas and CDA Fringe or have views into the area that effects its setting such as Ashleigh Road and St. Paul's.

Nationally listed buildings and Local Heritage Assets are located within the Regeneration Areas and CDA Fringe, with a fairly even distribution. Of the six Registered Parks and Gardens in Leicester, Abbey Park, Victoria Park, Belgrave Park and Garden and Welford Road Cemetery are in the Regeneration Areas and CDA Fringe.

Additional information on the special qualities of the conservation areas and listed buildings are provided in dedicated guides. These include individual conservation area character appraisals and dedicated guides to both locally and nationally listed buildings. Policy in the emerging Local Plan and through the National Planning Policy Framework (2010), National Planning Practice Guidance (2019) and Planning (Listed Buildings and Conservation Areas) Act 1990 detail that the significance of heritage assets should be properly considered in the assessment of development proposals that may impact on them or their setting. Due to their scale, tall development may harm the setting of heritage assets and undermine their significance if the design and sitting is not properly considered.

Leicester has a number of 'set pieces' of heritage significance where both buildings and spaces of significance combine, often framing a view or enclosing a space. In the Regeneration Areas and CDA Fringe these include North Bridge and the cluster of industrial heritage assets that enclose the view looking south towards the city centre and Belgrave Hall from the formal garden. The 'set pieces' are both located within and outside conservation areas, but their importance is recognised in the plan below.



Figure 87. University of Leicester



Figure 88. Belgrave Hall



Figure 89. South Highfields Conservation Area



Figure 90. Ashfield Road Conservation Area

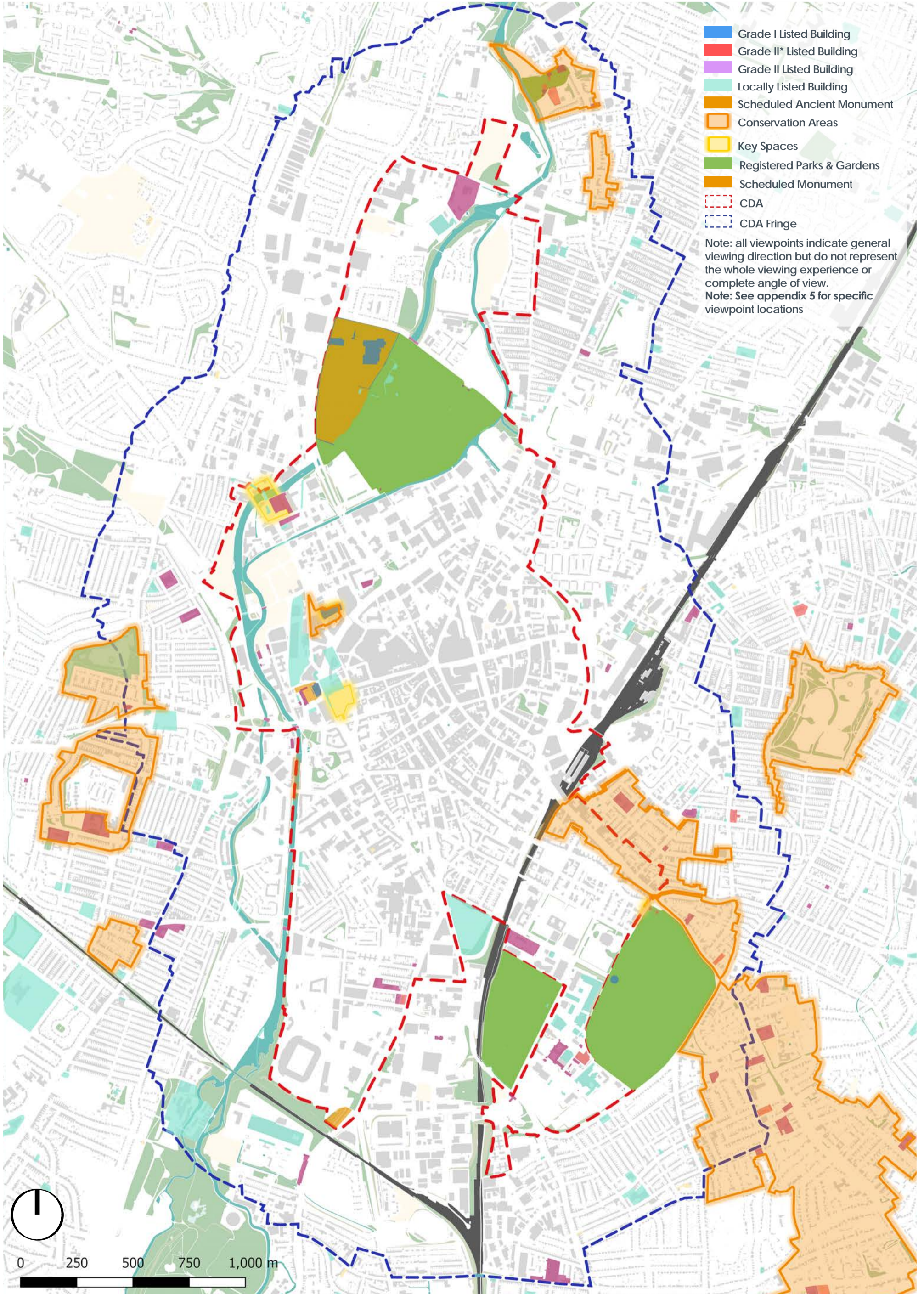


Figure 91. Abbey Pumping Station



Figure 92. North Bridge Cluster

Figure 93. Regeneration Areas & CDA Fringe Heritage Constraints



4.7 Views

The Regeneration Areas and CDA Fringe are part of an expanded study area for this evidence document and so the views assessed have not been consulted on previously.

As with the Chapter 3, Appendix 5 outlines a further 94 views which range in scale from city-wide significant views to local townscape views, within the urban fabric, of local landmarks and buildings. As stated previously, given the potential prominence and impact of tall development on the townscape and the identity of Leicester, this is a major consideration when evaluating tall development.

In assessing the views for the Regeneration Areas and CDA Fringe, the same methodology has been used as in Chapter 3 and criteria have been identified, relevant to Leicester, but aligned with national guidance. They focus both on the importance of the view and the type of the view. One view can meet a number of criteria for both importance and type.

A. Criteria for assessing the IMPORTANCE of the view

1. Historical importance
2. Cultural importance
3. Maintaining 'sense of place' / legibility'
4. Image of Leicester
5. Skyline and panoramas

The views of the Cathedral have not been included in the views assessment for this area.

B. Criteria for assessing the TYPE of views

1. Specific views from special places that provide historic viewpoints of city landmarks and panoramas. As this area includes the River Soar, and the Old Soar views of the river corridor, and in particular from important bridges, have been included.
2. Linear long, mid and short range views with landmarks as focal points (ie terminating the views) and prominent in the view
3. Sequential, dynamic, views of city landmarks from approach routes.
4. Important views within the urban fabric – allowing the appreciation of key buildings and key spaces.
5. Townscape panoramas

Figures 94 to 96 show three types of view which have been categorised and assessed;

(1) Views & Vistas of City-Wide Significance

Generally meet a large number of criteria and are significant to the history, identity and place of Leicester (Labelled CW VP 1, CW VP 2 etc.).

For some of these views a number of viewpoints are selected to capture sequential, or dynamic, views, for example the changing views of the listed Gas Works from Aylestone Road, and the range of views from Registered Parks and Gardens such as Abbey Park.

(2) Conservation Area Views

These views are localised to Conservation Areas and meet some of the assessment criteria. They are taken from Conservation Area Appraisals, where identified, and have been recently updated by the Council's Building Conservation Team. There may be some repetition with views and vistas of city-wide significance, for example to Belgrave Hall (Labelled CA BH VP 1, 2 etc.; CA EVP VP 1, 2, 3 etc.).

(3) Local Townscape Views

These views have been identified, following a thorough assessment of the Regeneration Areas and CDA Fringe, as significant to the urban fabric and contributing to the distinctiveness of the areas in which they are located. These views are considered to meet the assessment criteria. (Labelled FrChA VP 1, FrChA VP 2 etc.)

There are also views identified which are to be considered for all new development, not just proposals for tall development, and in particular to areas which are likely to undergo considerable change requiring new landmarks and connections to create legible and well connected places.

To establish the extent of the area defined as 'Area Constrained by Heritage' in Chapter 5 Policy Position it is mainly the views and vistas of city-wide significance that have been used. The Conservation Area views are mostly captured within the Conservation Areas and their buffer zones. There are also views where their viewpoints are within the Character Areas yet impact on the Regeneration Areas and CDA Fringe. These have been included.

Views are captured in this document at a moment in time. As development takes place or buildings are removed views can be opened up and offer a view that could be considered to be of townscape and heritage value. Obviously, the criteria for considering the importance of views tends to be weighted towards historical importance and sense of place established over time. However, a watching brief needs to be placed on these and consideration given to them when developments are proposed. The Council will look to identify these views.

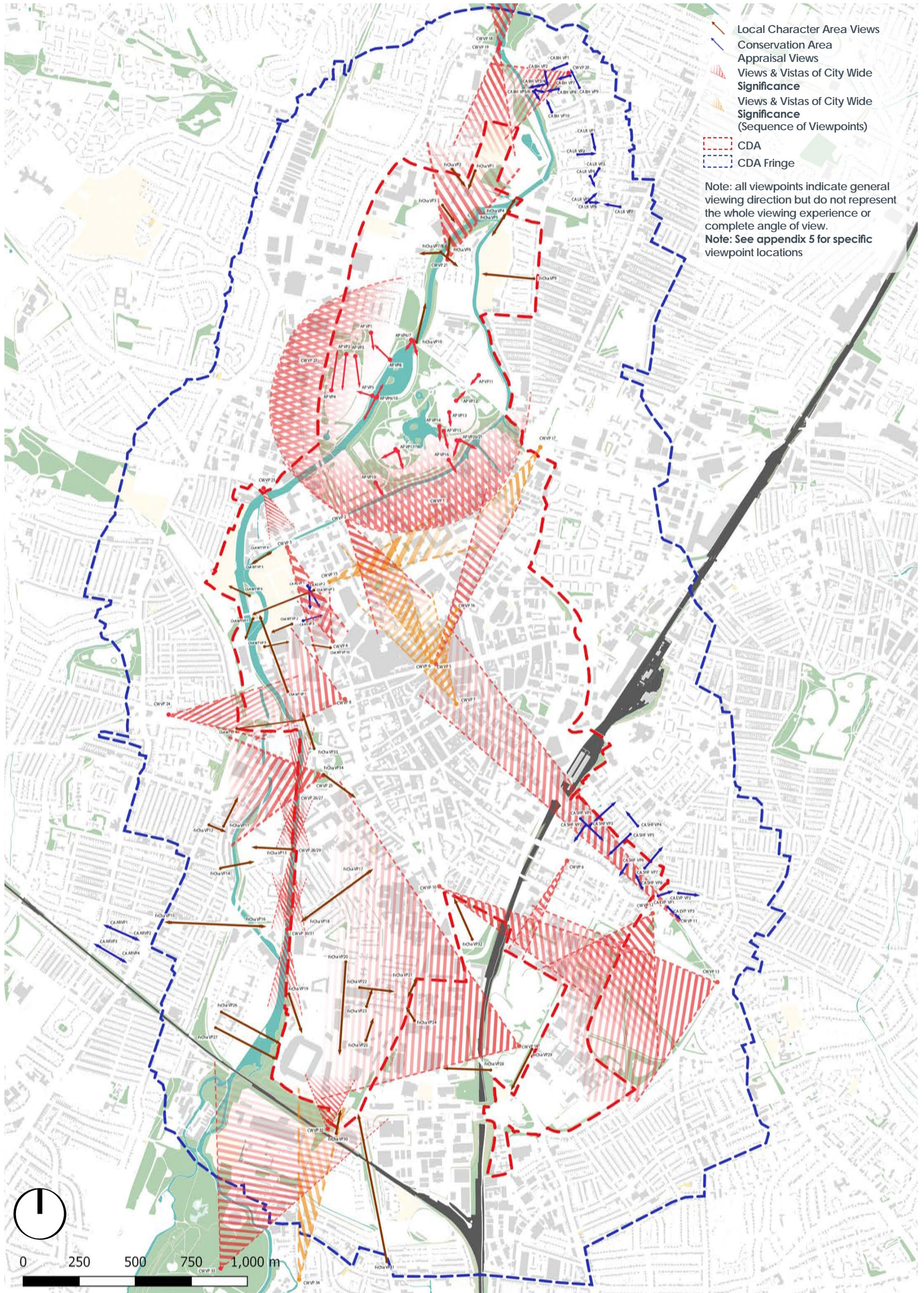
Designated Heritage Assets

The visual integrity and setting of designated heritage assets will need to be robustly assessed, including the use of agreed verified views, seasonal changes and shadows. Longer views and any additional views will be considered on a case by case basis.

Skyline Views

As stated previously the Council needs to undertake further work on skyline views and gain a more comprehensive understanding of where the Leicester skyline can be viewed from and the importance of those locations.

Figure 94. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



Local Character Area Views
 Conservation Area Appraisal Views
 Views & Vistas of City Wide Significance
 Views & Vistas of City Wide Significance (Sequence of Viewpoints)
 CDA
 CDA Fringe

Note: all viewpoints indicate general viewing direction but do not represent the whole viewing experience or complete angle of view.
 Note: See appendix 5 for specific viewpoint locations

Figure 95. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations)

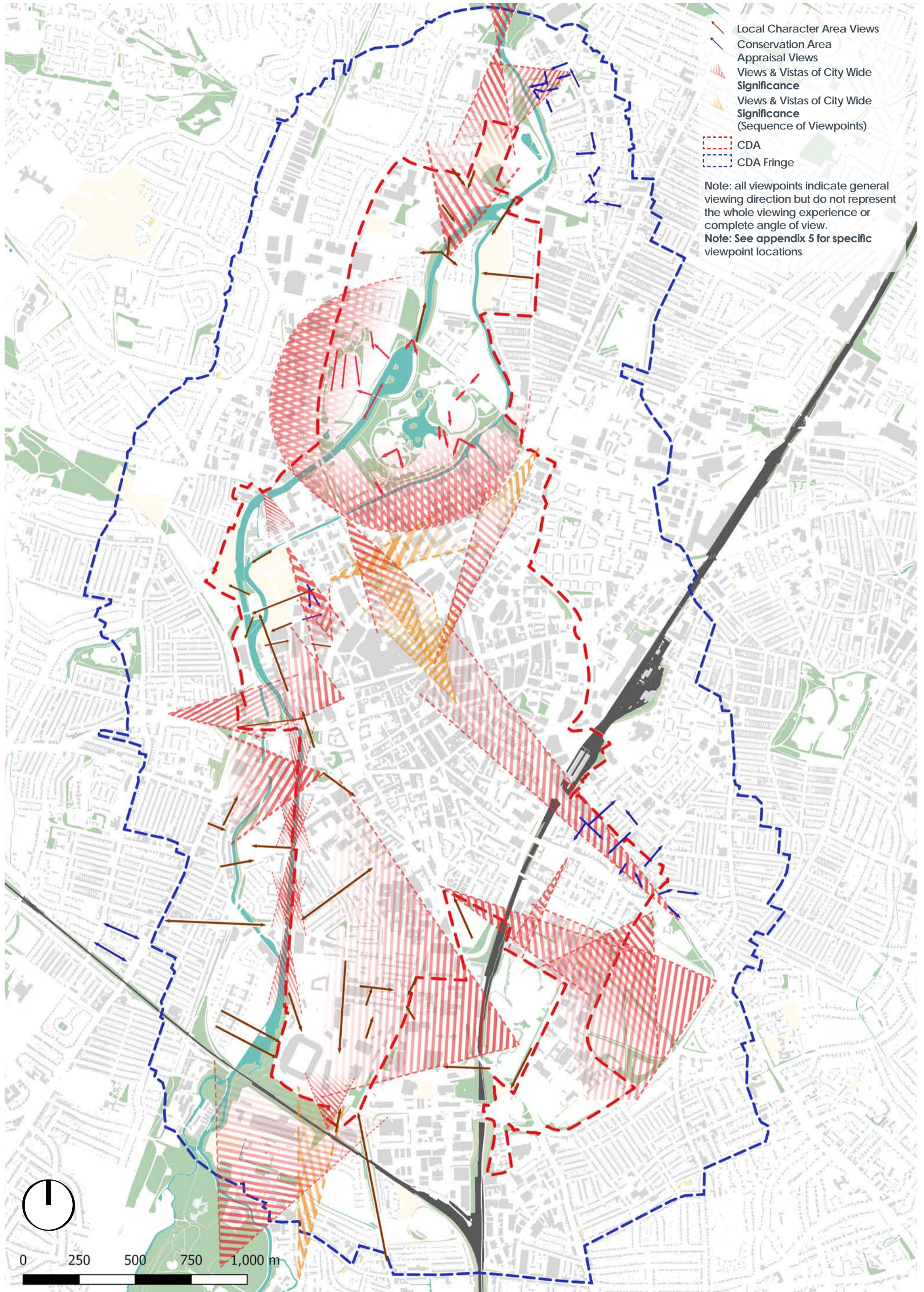
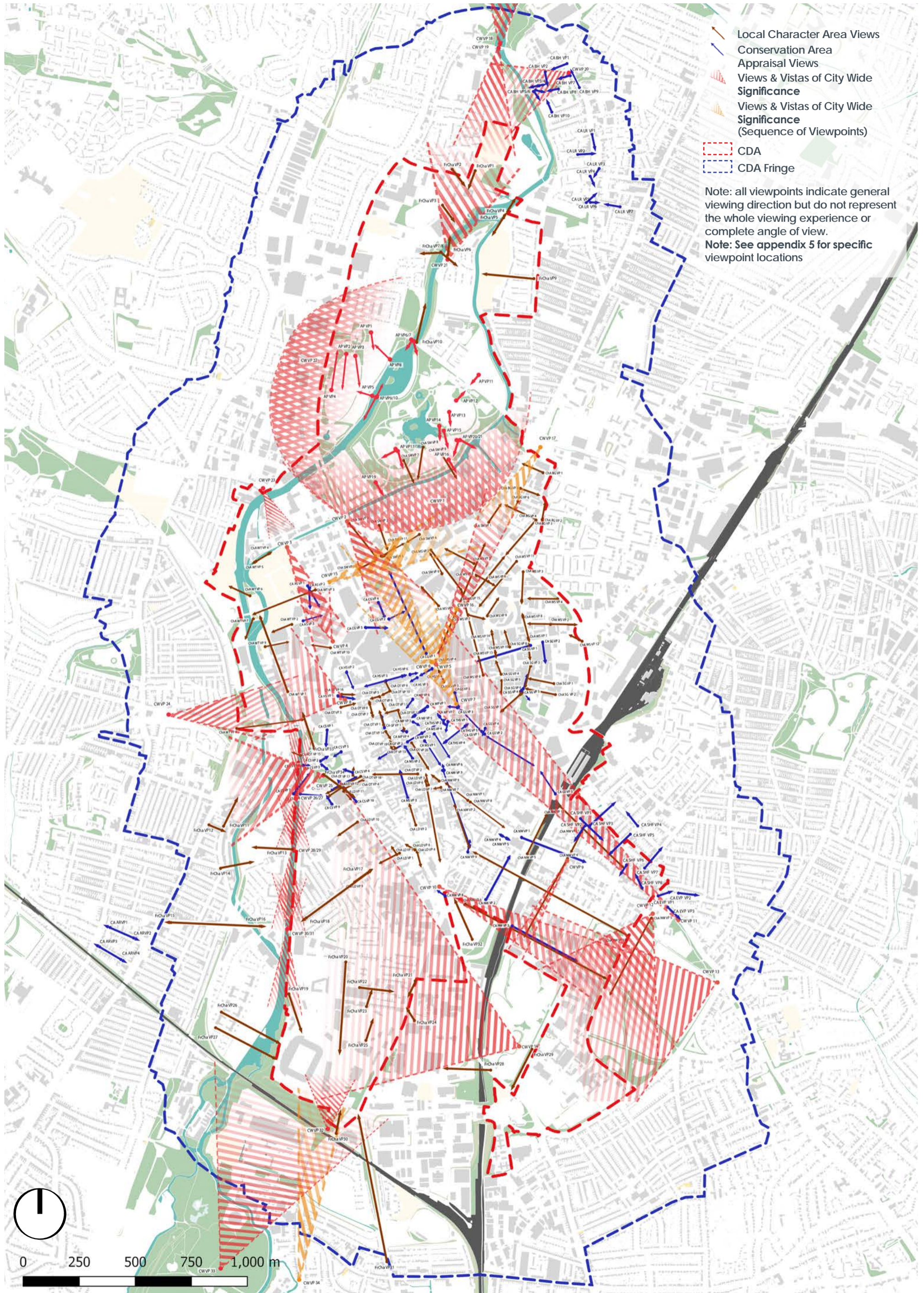


Figure 96. Character Areas, Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



4.8 Green Infrastructure

Figure 101 shows locations and sites, which are critical to the Council's Green Infrastructure Strategy and Network and the delivery of the Biodiversity Action Plan.

Many of the important and bio-diverse areas in the city have been designated as Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) or Local Wildlife Sites (LWS) to give them additional protection and enhancement opportunities. However, these areas cover a very small percentage of the overall city and connecting them to other areas of open space through a Green Infrastructure Network is fundamental to assisting wildlife and to disperse and colonise a range of sites across the city and beyond. Within the Regeneration Areas and the CDA Fringe this network is formed by strategic blue/green corridors made up of water and terrestrial habitats, such as the River Soar and Grand Union Canal and large open spaces, such as Welford Road Cemetery. These are supported by smaller networks of space along brooks, main roads, and smaller parks and gardens.

The locations mapped include;

- Local Nature Reserve
- Local Wildlife Site
- Green Wedge
- Open Spaces over 2 hectares
- Green Infrastructure Areas
- Registered Parks and Gardens
- Biodiversity Enhancement Sites



Figure 97. Abbey Park



Figure 98. Raw Dykes Local Wildlife Site

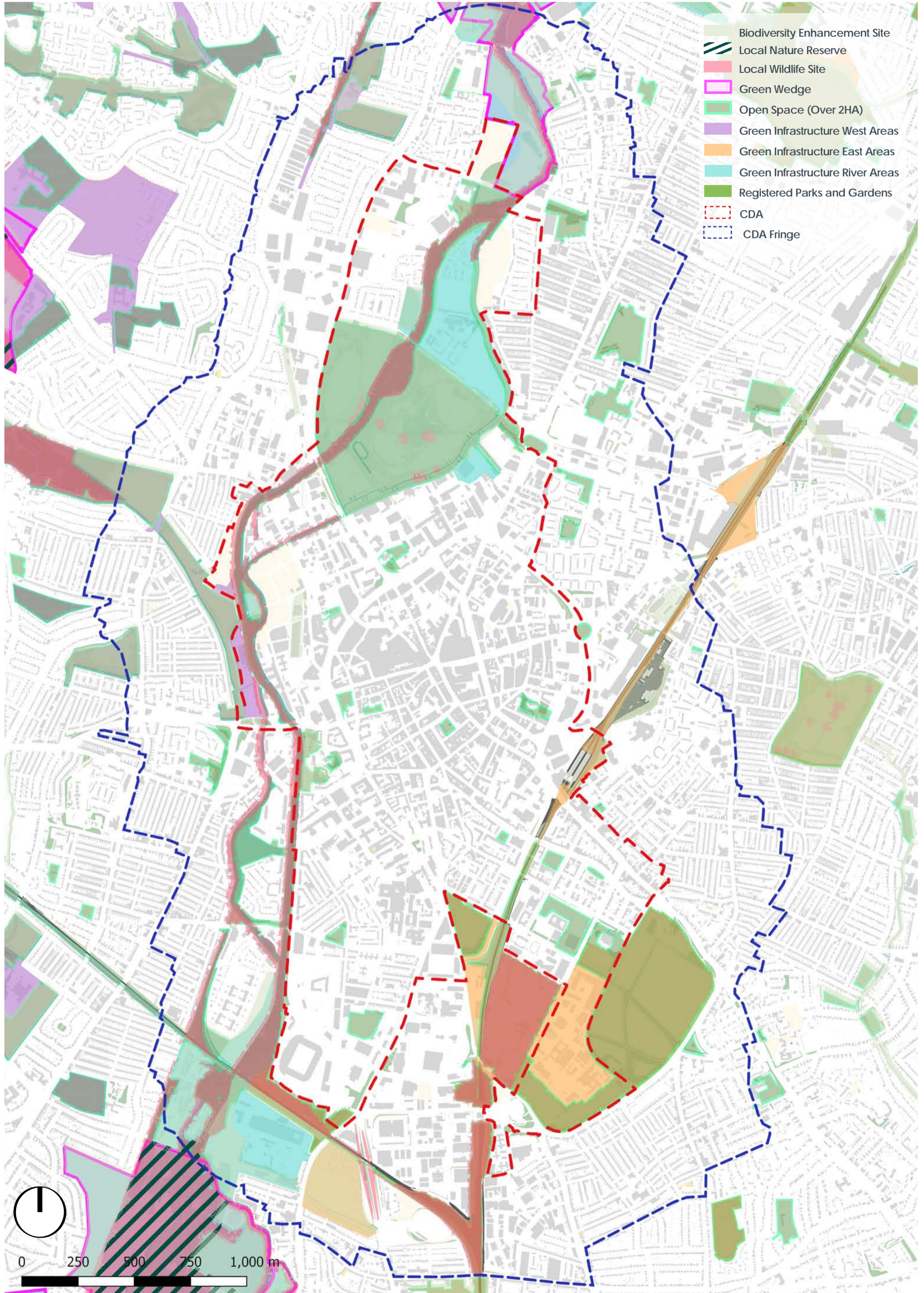


Figure 99. Ellis Meadows



Figure 100. Aylestone Meadows

Figure 101. Regeneration Areas & CDA Fringe Green Infrastructure



4.9 Draft Local Plan Allocations

As discussed in Chapter 2, recent tall developments in the city are mainly for residential use, including purpose-built student accommodation. Furthermore, the 'model/ pattern' for office accommodation has moved away from the tall buildings of the past to mid-rise buildings with larger floorplates.

Figure 102 shows the proposed Local Development Framework Allocations for the draft Local Plan. Specifically;

- The Space Park
- Pioneer Park
- LDF Primary Employment
- LDF Primary Office
- LDF Office Allocations

In these areas, it is highly unlikely that residential development will be supported by the Council in order that the office and employment requirements of the city are met. Furthermore, even though the use classes may be appropriate, it is highly unlikely that tall development in the form of offices will come forward given the current market delivery model in the city.

4.10 Flooding & Flood Management

Figure 103 shows the Flood Alleviation projects undertaken by the Council. The projects were delivered as part of the Local Growth Funded River Soar/Grand Union Canal Partnership Programme to reduce flood risk, improve access and enhance biodiversity along Leicester's waterways. They were also delivered to enable future development on other nearby sites and therefore, these locations should be considered undevelopable and constrained.

The projects are;

- Loughborough Road Culvert
- Little Mead
- Ellis Meadows
- Swans Nest Wetland
- Cardinal Meadows
- Aylestone Meadows

Some of these locations may overlap with protected Green Infrastructure.

4.11 Managing Growth

It is important to consider the growth potential for residential development in the five Regeneration Areas and the CDA Fringe, where new development will be focussed.

The Regeneration Areas are;

1. Abbey Meadows and Pioneer Park
2. Waterside
3. Leicester City Football Club
4. University of Leicester
5. Walnut Street Area

Figure 104 shows;

- soft sites - identified as larger sites under few land ownerships which may be suitable for residential or mixed use development
- sites with planning approved for residential development
- sites of current planning applications (as of April 2021)

For the CDA Regeneration Areas, sites have been taken from the Leicester Central Development Area Residential Capacity Study (Planit.ie July 2022). It is an independent report to provide an evidence base for the draft Local Plan to assess the residential capacity of the CDA as a whole. As is evident in the plan below, clusters of potential development sites and approved planning applications can be found in these five Regeneration Areas emphasising their status. Further information can be found within the Leicester Central Development Area Residential Capacity Study (Planit.ie July 2022).

Within the CDA Fringe there are very few larger developments sites. Most are located to the west edge of the CDA, with a noticeable cluster of potential development sites near West Bridge.

Figure 102. Character Areas, Regeneration Areas & CDA Fringe Draft Local Plan Employment Allocations

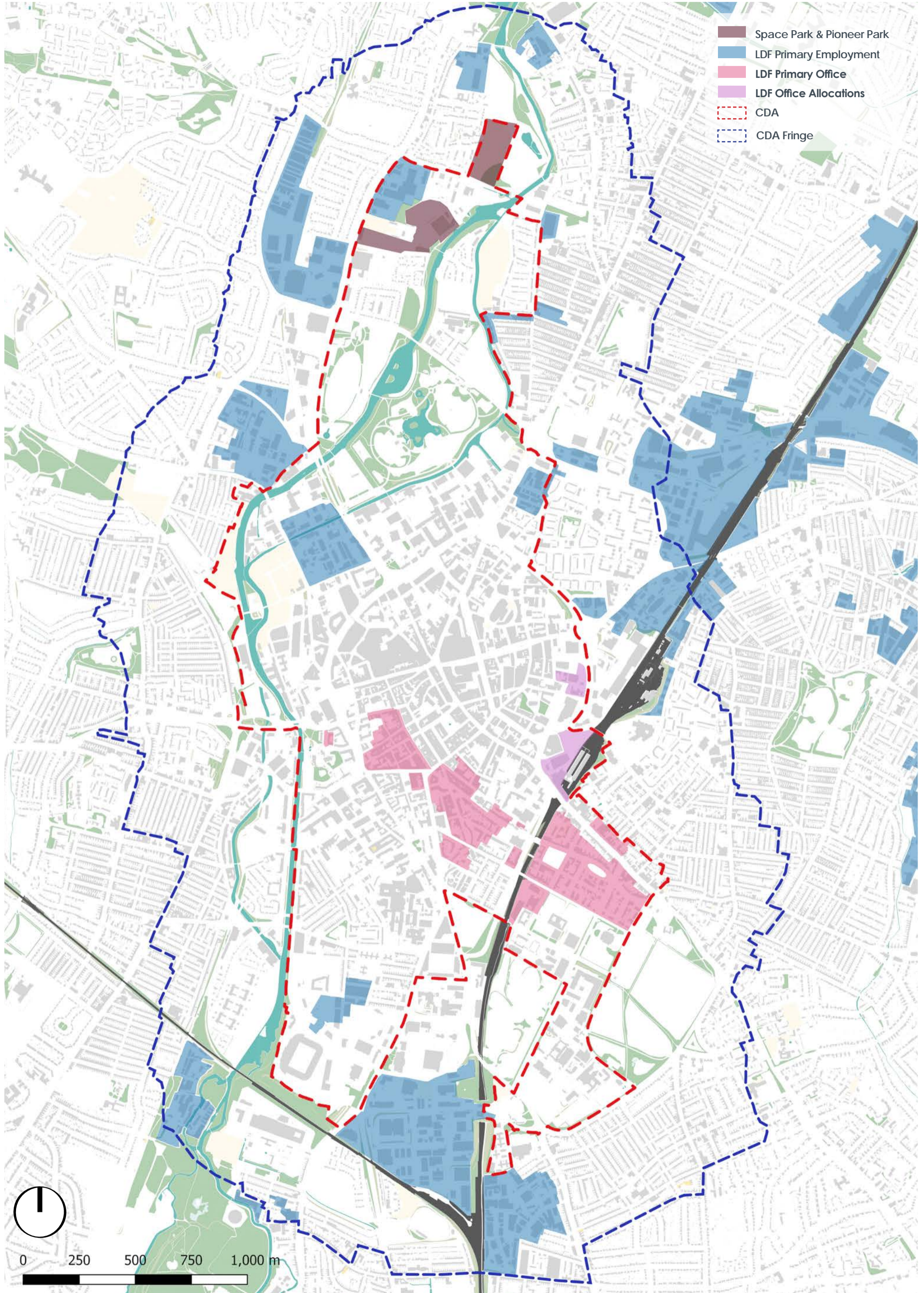


Figure 103. Regeneration Areas & CDA Fringe Flood Alleviation Projects

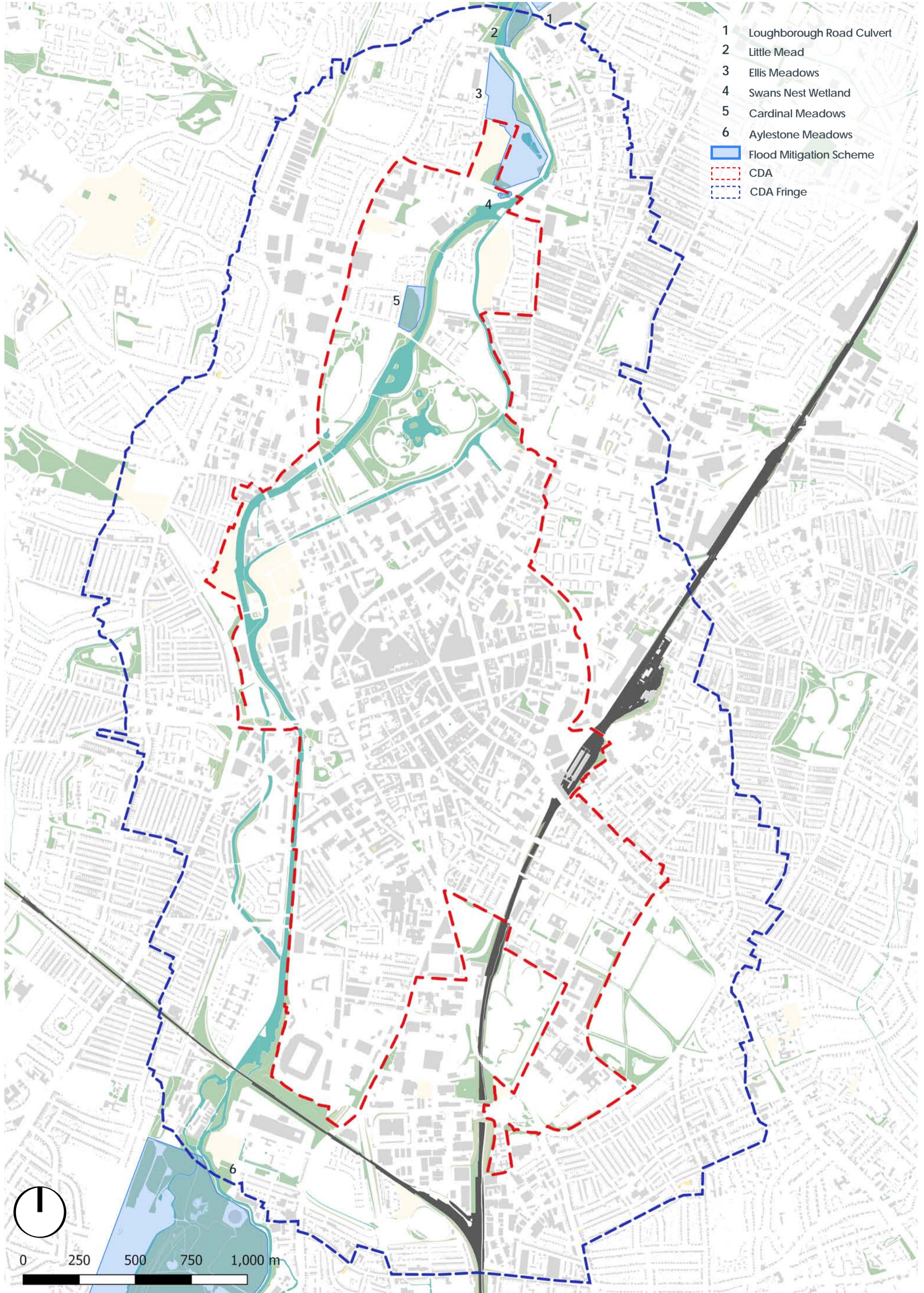
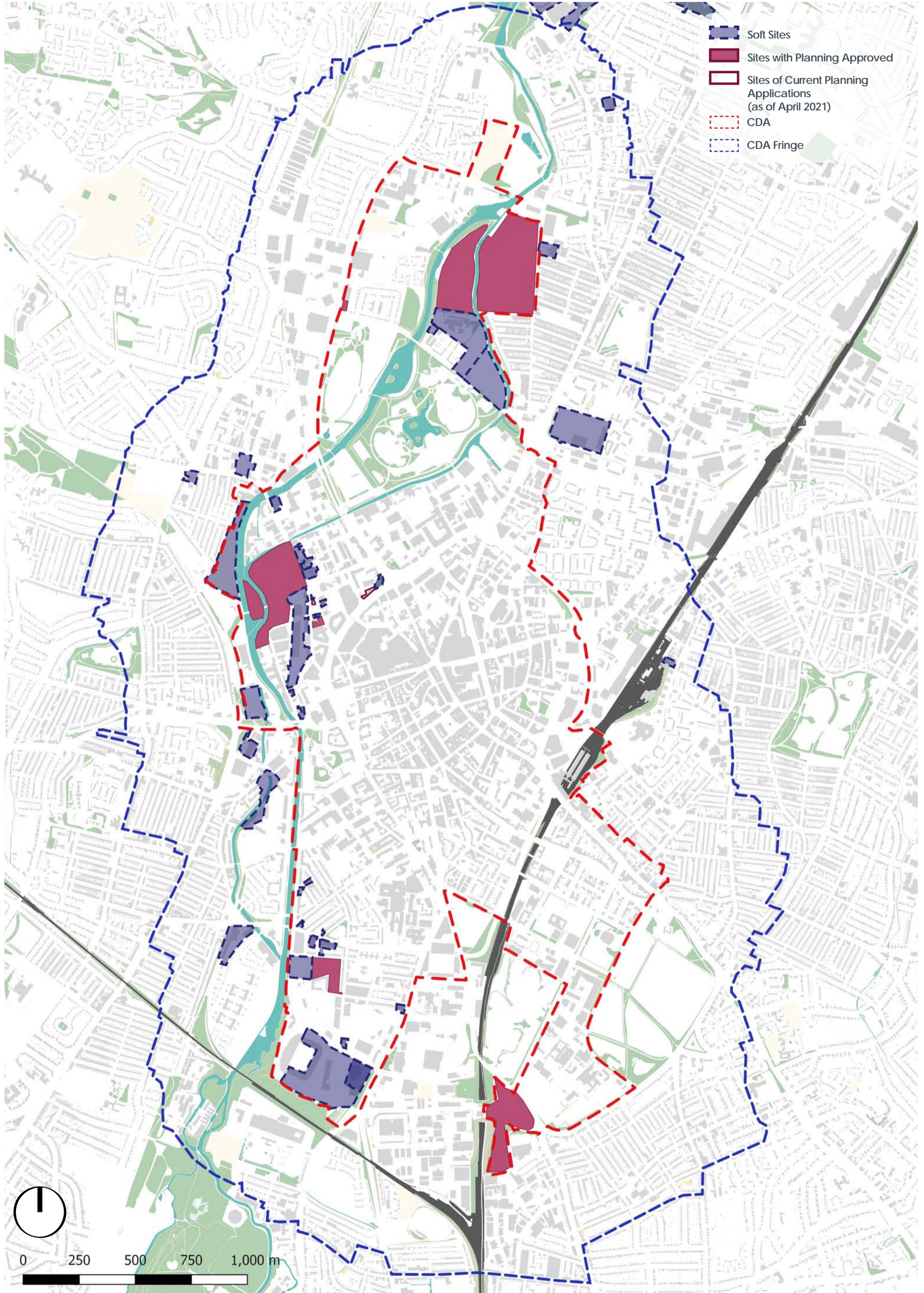


Figure 104. Regeneration Areas & CDA Fringe Growth & Development Potential



5. Policy Position

5.1 Defining 'Tall' For Leicester

The issues and opportunities for the Character Areas, Regeneration Areas and CDA Fringe have been considered in Chapters 3 and 4. In setting the policy context for defining 'tall' in the Leicester context we should look to the existing situation. There is no formal definition of a tall building and it needs to be Leicester specific.

In the draft conclusions of the **Regulation 18 Tall Development in Leicester Evidence Document (February 2020)**, 'tall' was defined as;

- a development of any height which is substantially taller than the prevailing height of the surrounding area. This can be defined as 3 storeys (9 metres) taller; and
- a development where any element of built form is 8 storeys (24 metres) and above.

In the **Tall Building SPD (adopted 2007)** a tall building is defined as;

- a building over 20 metres in height; and /or
- a building of any height which is substantially higher than the predominant height of the buildings in the surrounding area; and /or
- a building, which would make a significant impact on the skyline of the city.

In reviewing the policy position it was not appropriate to simply repeat the definition of the past and this evidence document now includes a larger study area than for the Regulation 18 document above. Therefore, the Council have considered the following;

- the distribution of existing heights,
- the ambient, prevailing heights;
- street sections and streetscape
- heights of existing and tall development

Chapter 3 and Chapter 4 outline these for the whole study area; Character Areas, Regeneration Areas and CDA Fringe.

For the **Character Areas** the **ambient height** was calculated at **14.85 metres** (broadly equivalent to 5 residential storeys).

As would be expected, the **Regeneration Areas and CDA Fringe** has a lower **ambient height** calculated to be **9.397 metres** (broadly equivalent to 3 residential storeys). A difference of 5.45 metres.

Leicester is generally of low to mid-rise scale and there is a clear difference in ambient heights, not only across the Regeneration Areas and CDA Fringe and the CDA but also potentially across the city. Therefore, to establish a clear and coherent policy a definition for tall needs to be applicable across the city of Leicester.

Revisiting, in policy terms, the definition of tall development, it can be 'a building which is significantly higher than the buildings in the surrounding area' is a critical aspect.

Given the ambient height of the Character Areas within the CDA are 14.85 metres, the previous definition (Tall Building SPD) of 20 metres (broadly equivalent to 7 residential storeys) as 'tall' would not be considered 'substantially higher' than the ambient height. However it is clear from the existing heights plans in Chapters 3 and 4 that there are large areas in the CDA and CDA Fringe that have building heights below 9 metres and are not identified for redevelopment, and any development of 18 metres and above (broadly equivalent to 6 residential storeys) would be double the ambient height to those immediate areas. This development would be considered substantially higher than the surrounding area. Additionally, in the CDA Fringe developments of 9 metres (3 residential storeys) higher/ above the ambient height (9.397m) will be considered substantially higher and 'tall' for Leicester.

Therefore, it is the Council's view that a definition for tall development, which allows a development to be considered tall in relation to its surroundings, but with no defined height threshold, is still required.

If this reasoning was applied across the Character Areas, development of 9 metres (3 residential storeys) above the ambient height would be 23.85 metres (nearly 8 residential storeys). Again, recognising that some locations in the Character Areas, and particularly sensitive locations, the ambient height is less than 14.85 metres.

In understanding this threshold, the street sections (Figures 46 to 50) in Chapter 3 illustrates the impact and prominence of development at above 24 metres on the streetscape and street enclosure compared to the surrounding context. It is the Council's view that if proposals were considered today, at the same scale, they would require thorough assessment in accordance with identified criteria to establish impact, in particular, on the townscape.

Addressing consultation from the Regulation 18 Tall Development in Leicester Evidence Document (February 2020), certainty was required as to when any future Tall Development SPD would apply. It was also clear that storey heights can vary across proposals with a range of heights and so a height expressed in metres is now proposed. Clarification has also been provided that development **above 24 metres** is now defined.

Therefore, a transition zone is recognised, for the Character Areas, where heights fall between what is and is not tall. This zone is between 21.1 and 24 meters and although this is not considered as tall, such buildings will need to be considered with care.

In considering both existing tall development and recently approved schemes it is very clear that there are only a handful of tall developments that exceed 45 metres (broadly equivalent to 15 residential storeys) in the city. If the Cathedral was to be excluded, only five existing tall developments and part of one recently approved scheme exceed this height - they are rare in the Leicester context. Further, the next five existing developments, if we consider their tallest elements, are consistently around 45 metres. It is the Council's view that a further policy definition of 'supertall' should be applied to development which exceed 45 metres.

Given that there are very few tall buildings in Leicester at that height, and the impact on townscape would be significant, it is the Council's view that opportunities for 'super tall' are likely to be very limited and only allowed in exceptional circumstances. How this will impact on the criteria for evaluation will need to be considered in the future Tall Development SPD.

In conclusion, what is defined as 'tall' is dependent on the context and general ambient, prevailing height of the context and surrounding area. However, in recognising the general prevailing heights of the Character Areas (14.85 metres) and the Regeneration Areas and CDA Fringe (9.397 metres) 'tall' for Leicester is defined as;

- **a development of any height which is substantially taller than the prevailing height of the surrounding area. This can be identified as 9 metres (broadly equivalent to 3 residential storeys) taller; and**
- **a development where any element of built form is above 24 metres (broadly equivalent to 8 residential storeys)**

Additionally,

- **a development of above 45m is defined as 'super tall' in the Leicester context.**

5.2 The Constraints Merged

This section brings together the issues and constraints outlined in Chapter 3 for the Character Areas and Chapter 4 for the CDA Regeneration Areas and the CDA Fringe.

For the Character Areas, Figure 107 combines all the heritage constraints identified in Chapter 3. The merging of the heritage constraints, in Figure 108, identifies an area within the CDA Character Areas which is viewed to be 'constrained'. It is considered that tall development (of above 24 metres) in this area is most likely have a harmful effect on the historic environment within the Character Areas.

This highlighted area also includes a few small areas, which are within the city centre retail area (and outside the heritage constraints area) and where 'no guidance is required' as these areas are unlikely to come forward for development, for example, the main retail area of the Highcross Shopping Centre.

For the CDA Regeneration Areas and CDA Fringe, Figure 109 combines all the constraints identified in Chapter 4. The merging of the constraints in Figure 110, identifies an area within the CDA Regeneration Areas and CDA Fringe which is viewed to be 'constrained'. In addition, it is considered that tall development (of above 24 metres) in this area is most likely have a harmful effect on the historic environment within this area. However, as explained in Chapter 4, the constraints for the CDA Regeneration Areas and CDA Fringe are much wider in scope and the constraints also include locations where;

- any form of built development is highly unlikely;
- where tall development of above 24 metres would be substantially higher than the prevailing height;
- any residential development is also highly unlikely to be supported, noting that the majority of recent 'tall' development in the city is residential.



Figure 107. Character Area Heritage Constraints

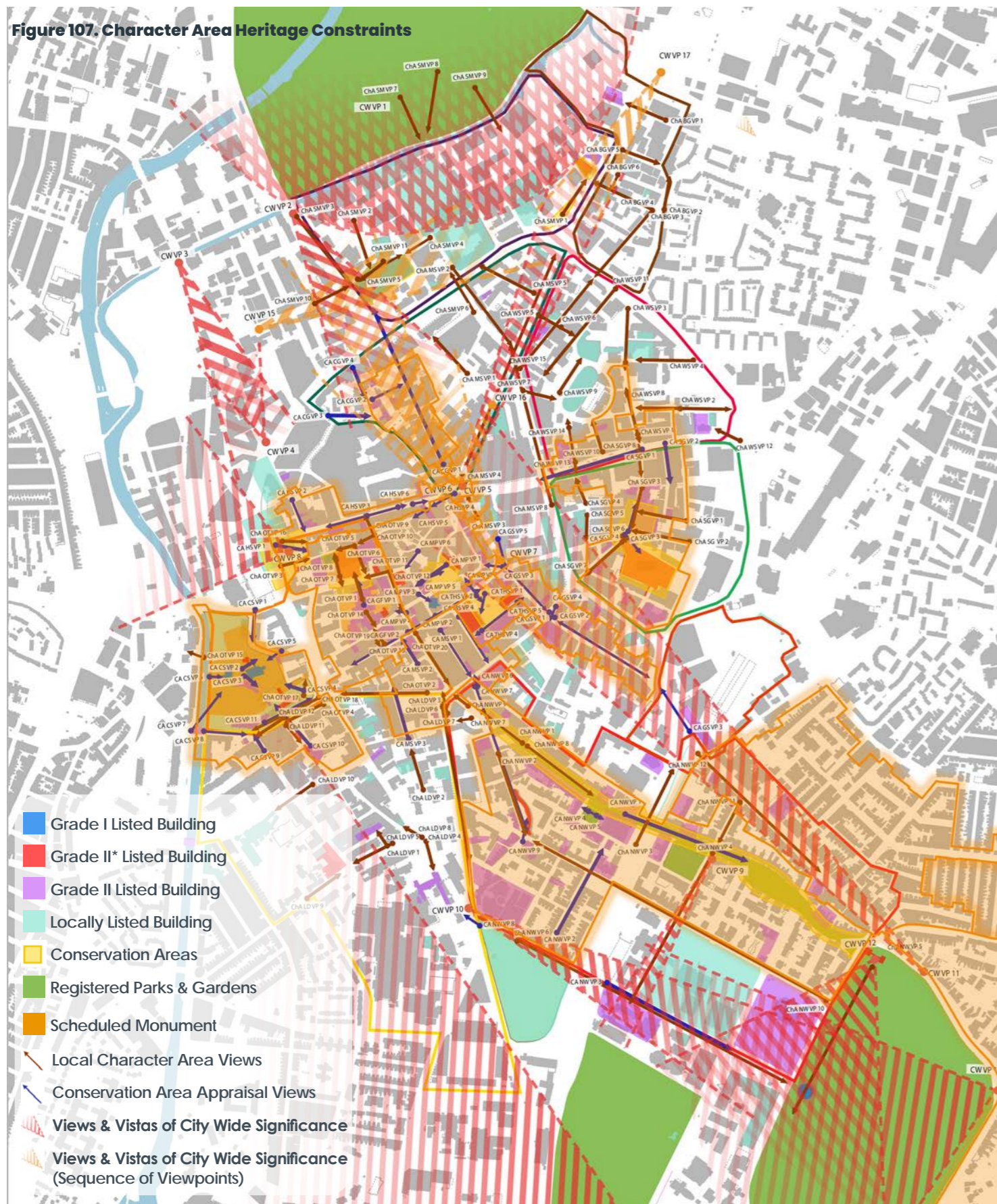


Figure 108. Character Area Merged Heritage Constraints

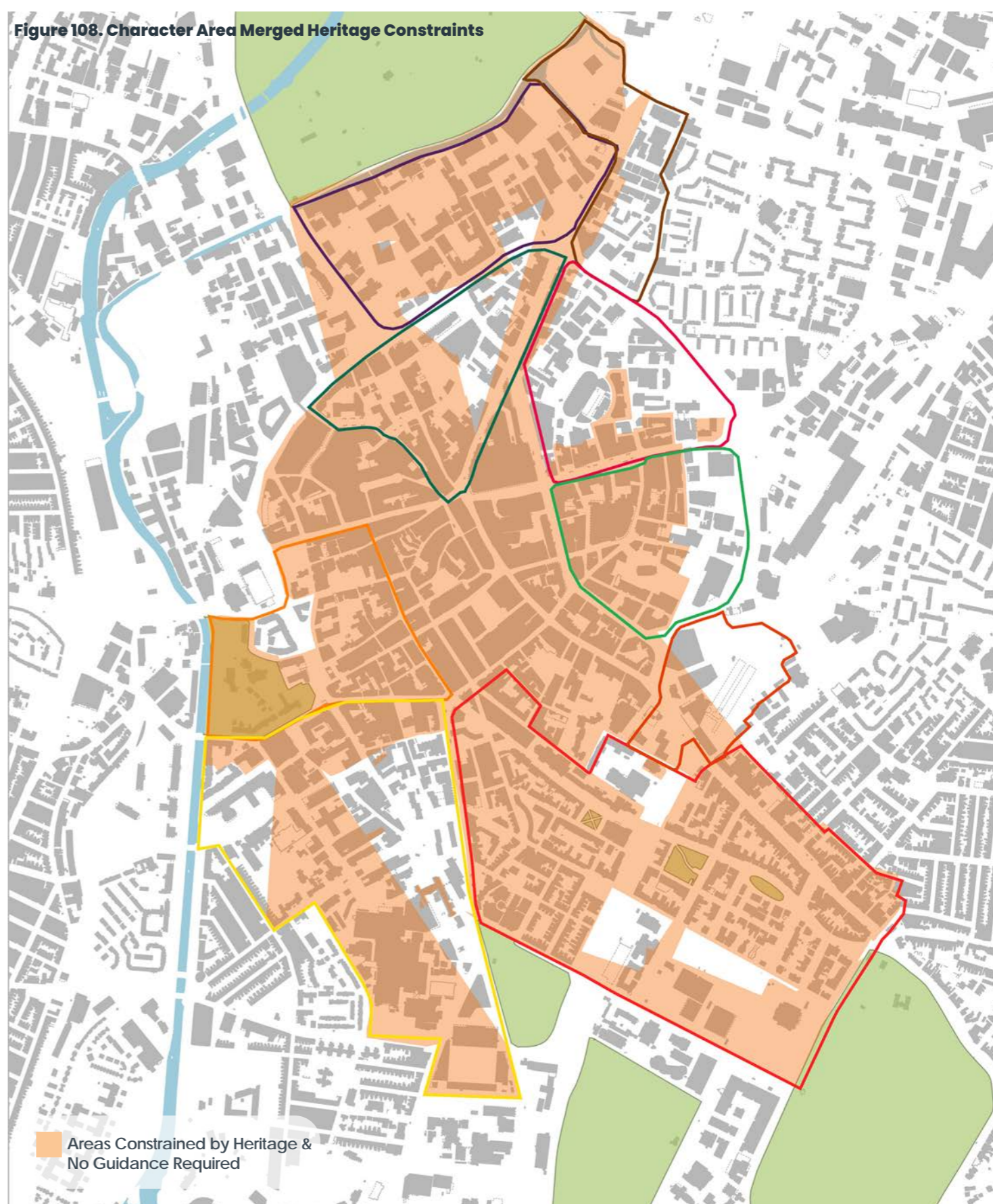


Figure 109. CDA Fringe Individual Constraints

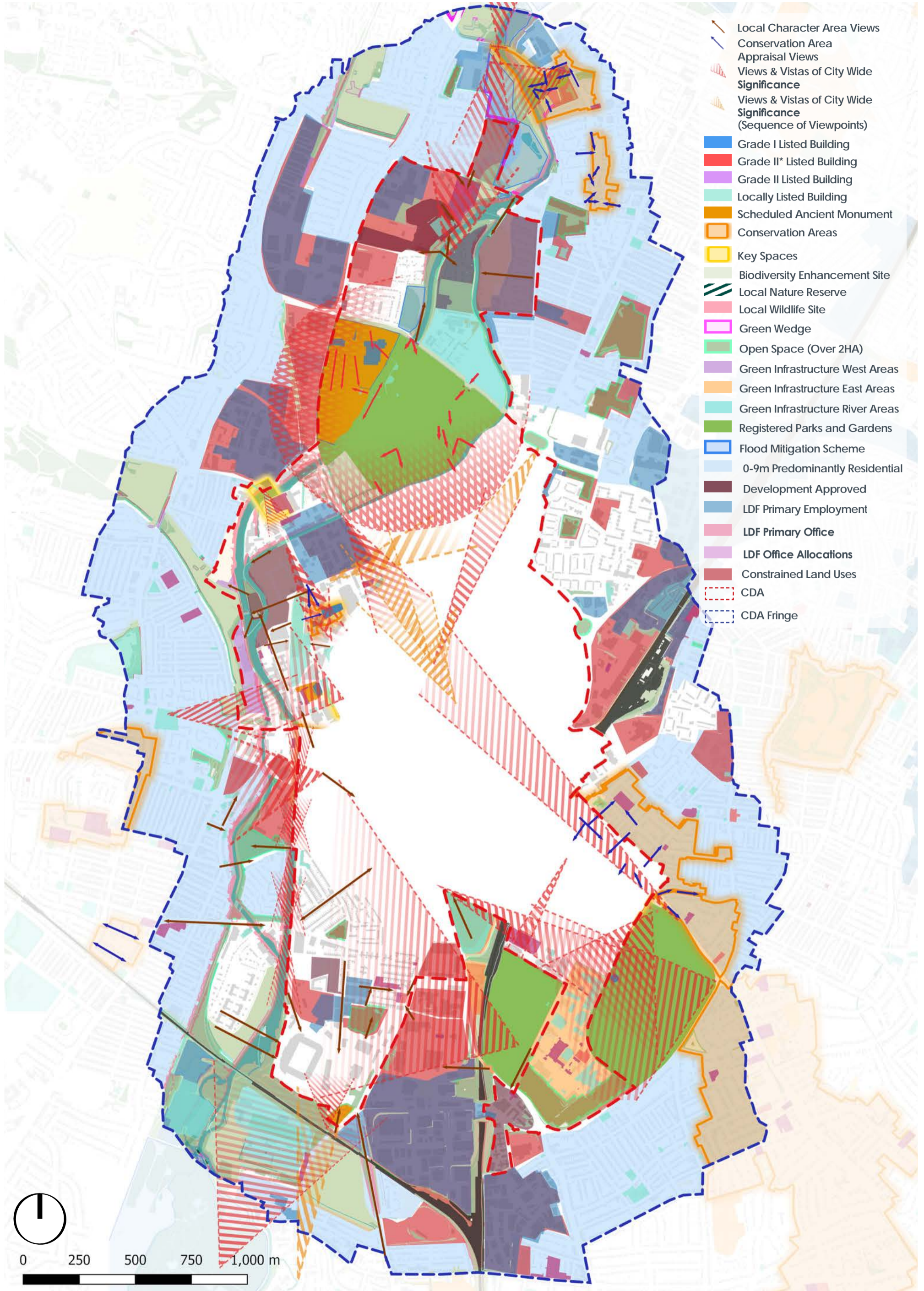
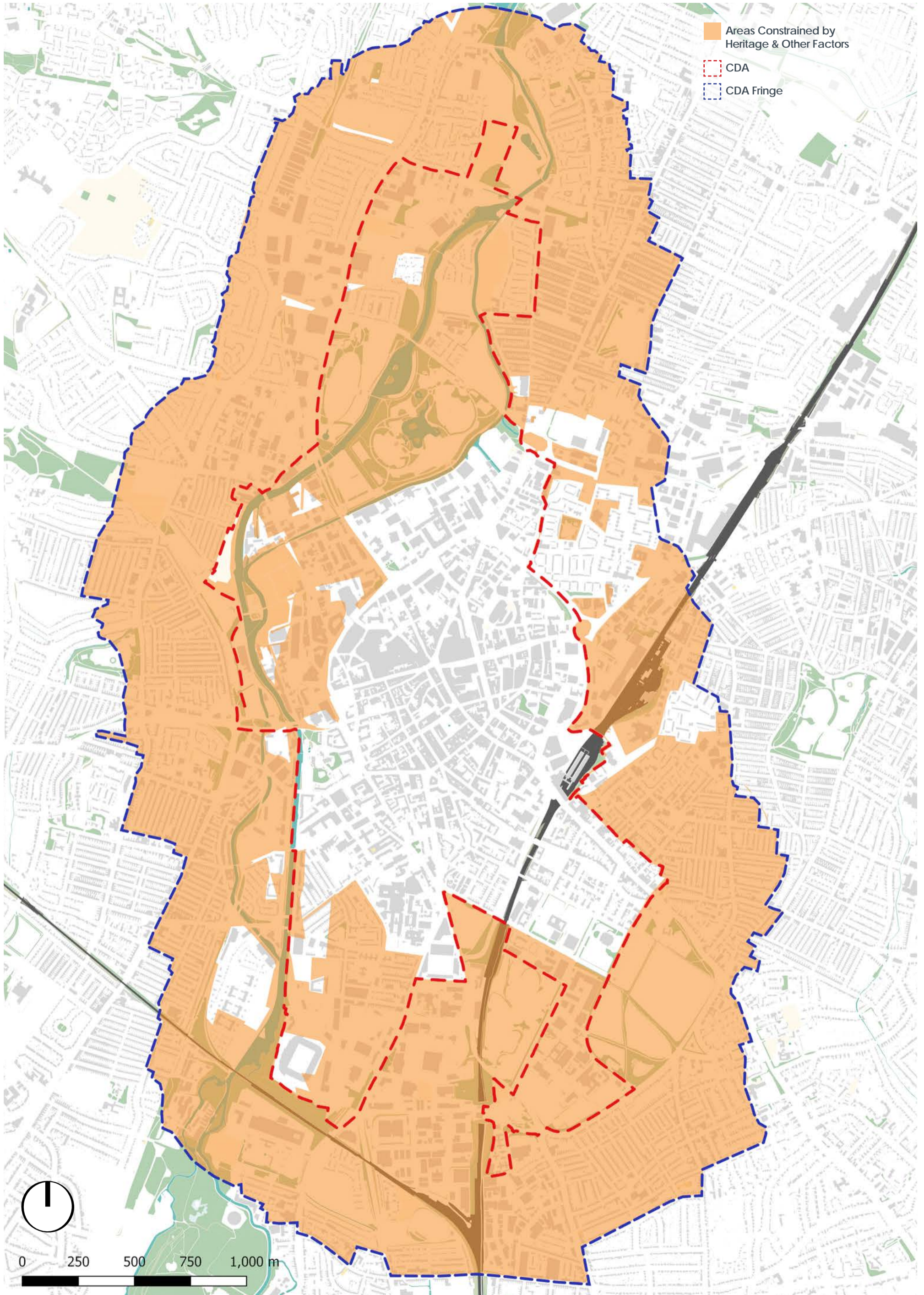


Figure 110. CDA Fringe Constraints Merged



5.3 Areas Offering Potential for Tall Development

Figure 112 outlines for the CDA and CDA Fringe, areas offering potential for **some** tall development, which is defined as 'development of above 24 metres' (broadly equivalent to 8 residential storeys).

For the **Character Areas**, these areas have primarily been identified through detailed consideration of the townscape and heritage constraints as outlined in Chapter 3 and in the Townscape Analysis and Design Guidance Evidence Documents for each Character Area. This has included 3D modelling, using the Leicester city model. Further information on the heights strategy for the Character Areas can be found within these documents, which also include details of where it is considered that a part of a site or a particular element of a proposal could be above 24 metres.

For the **CDA Regeneration Areas**, areas offering potential for tall development have been identified through detailed consideration of constraints, as outlined in Chapter 4, but also recognising their wider potential for growth, as Regeneration Areas, and wider Council objectives. The potential for a cluster of tall development to the Leicester City Football Club Regeneration Area has been included. Locations previously identified within the Leicester Waterside SPD (adopted August 2015), identified as 'important corner or gateway sites', but not necessarily potential sites for tall development, have been included where a more detailed review supports the potential for development above 24 metres. Many of the sites identified in the Leicester Waterside SPD as 'important corner or gateway sites' have now been constructed and are occupied.

The **CDA Fringe** context is much more constrained and consequently there are very limited opportunities for development above 24 metres. Further, given the existing building heights and the prevailing height of much of the CDA Fringe, development much lower than 24 metres could be considered tall. For much of the area, a development of above 18 metres (broadly equivalent to 6 residential storeys) would be substantially higher than the prevailing height.

Figure 112 also outlines the potential for development between 21 and 24 meters and although this is not considered as tall, the heights fall within a transition zone between what is and is not tall. Such buildings will therefore need to be considered with care.

Figure 112 also outlines the potential for **some** tall development above 24 metres (broadly equivalent to 8 residential storeys). Areas are shown as illustrative to enable the exact locations, scale, mass and built form of any proposed development to be determined more thoroughly on a site by site basis.

To note, the areas identified are defined as 'areas offering potential for **some** tall development'. It should not be assumed that all of the site allows for a blanket application for tall development. The appropriateness of any proposal will be considered on a site by site basis and will need to be considered in line with policy.

In addition, the identified 'areas offering potential for **some** tall development' are not 'unconstrained' and those constraints and context need to be carefully considered alongside any development proposals. Indeed, within the Character Areas, some of the areas identified as offering potential for some tall development fall within the 'areas constrained by heritage'. Therefore, consideration for the townscape setting is crucial to the acceptability of any proposals. These areas have been considered in more detail in the individual Townscape Analysis and Design Guidance Evidence Document for each Character Area and should be referred to.

The areas also reflect current planning approvals for proposals which contain elements of above 24 metres and where they are consistent with the findings of the townscape analysis.

The Council recognises that there are already a number of existing tall developments within the Central Development Area that are above 24 metres. Whilst some tall developments make a positive contribution to the townscape, others may not for various reasons. There is potential for tall development in locations where it already exists but it should not be assumed that the Council will support future development proposals at the same mass, scale and built form or additional development to change the mass, scale and built form. The same process for assessing proposals will be required.

Figure 111. View Looking South Down Belgrave Gate

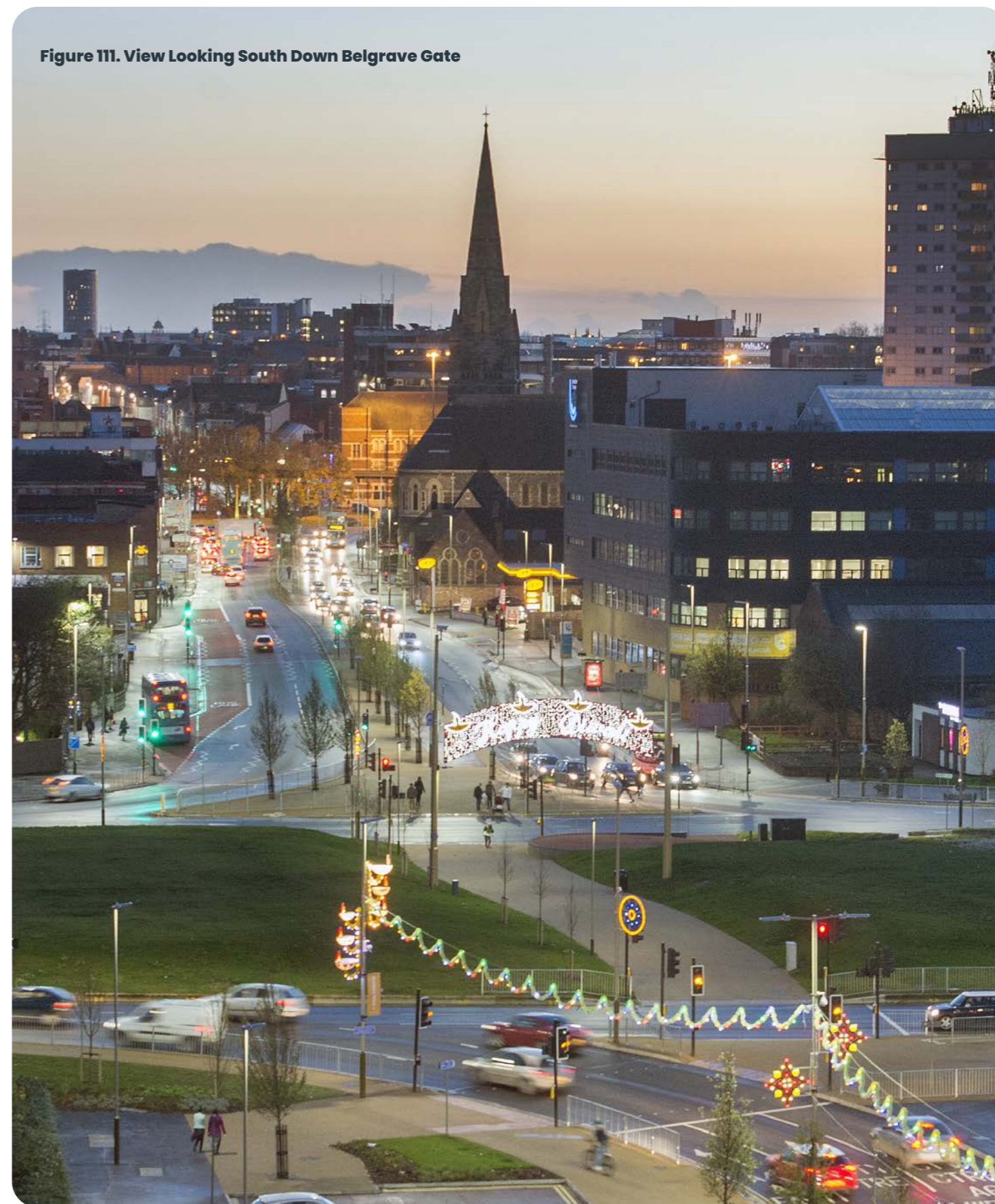
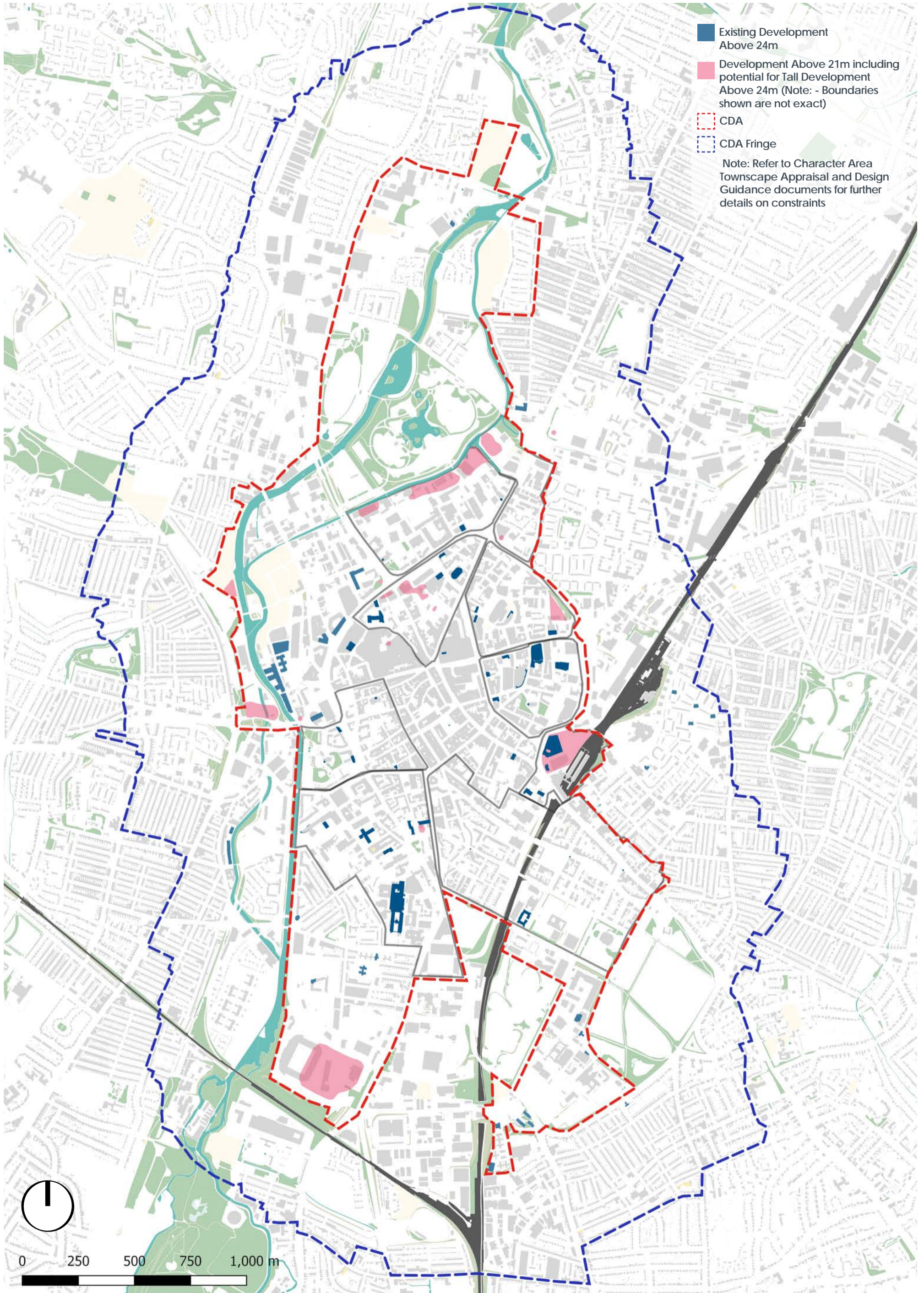


Figure 112. CDA and CDA Fringe Areas Offering Potential for Tall Development



5.4 Constraints & Areas Offering Potential for Tall Development

Figure 114 outlines for the CDA and CDA Fringe a combination of:

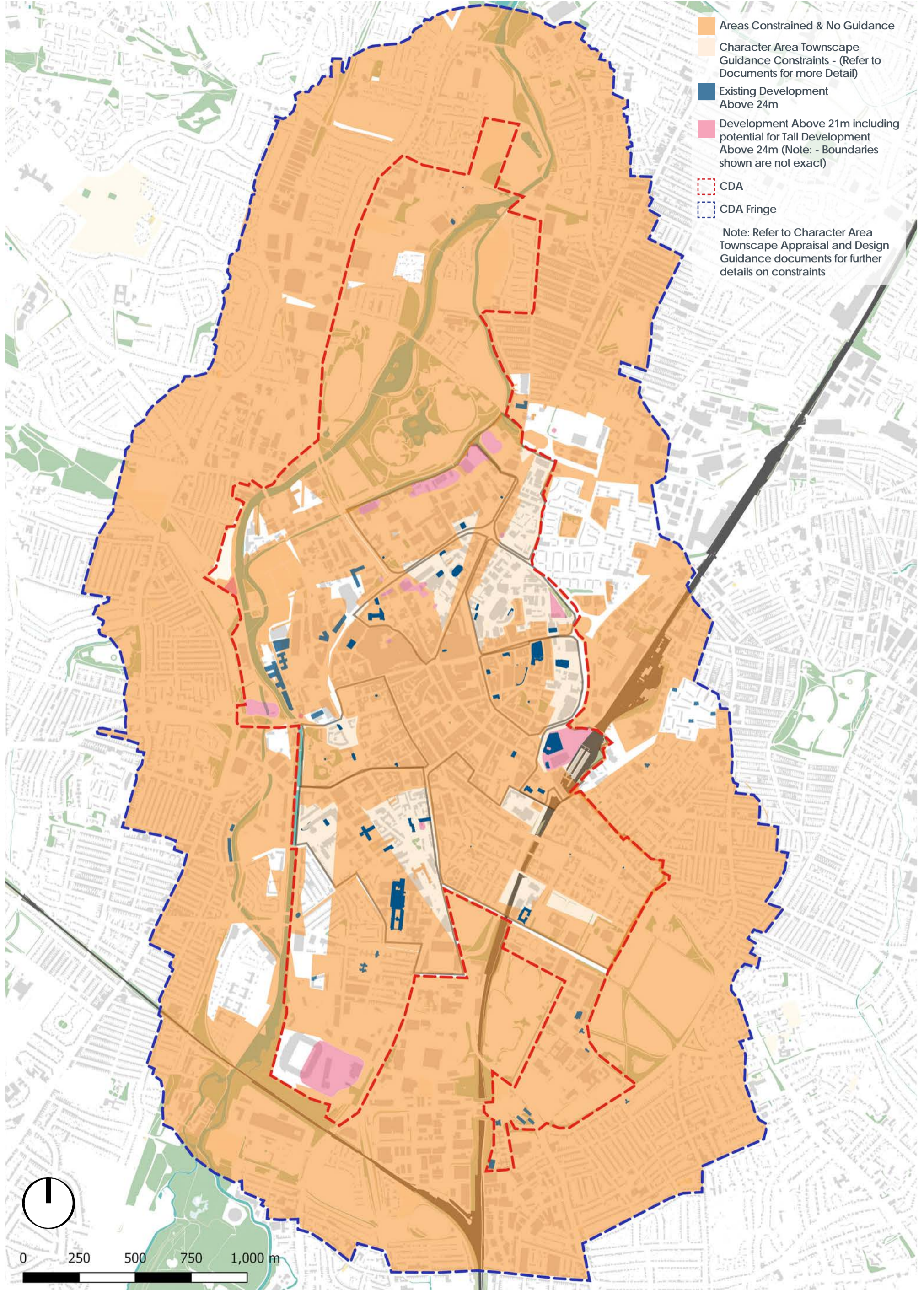
- the 'areas constrained' as identified in Chapters 3 and 4 and no guidance needed;
- the potential for development between 21 and 24 metres within the transition zone;
- the 'areas offering potential for some tall development' above 24 metres;
- existing development above 24 metres; and
- Character Area Townscape Guidance Evidence Documents constraints.

For proposals within 'Character Area Townscape Guidance Constraints' area, reference should be made to the relevant Townscape Analysis and Design Guidance Evidence Documents for that Character Area for a more detailed townscape analysis and guidance, including proposed heights.

Figure 113. Corah Chimneys



Figure 114. CDA and CDA Fringe Constraints & Areas Offering Potential for Tall Development



5.5 Assessing Tall Development

In Chapter 2, Section 2.5, the quality of existing tall development was assessed using the Design Quality criteria from the Tall Buildings SPD (adopted 2007). The general conclusions from this assessment are outlined in that Chapter but the overarching point is that for tall development to be successful and of high quality, all the relevant criteria concerning design quality and townscape need to be addressed. Providing excellence in one criterion does not necessarily mitigate for being poor in others. For example, design excellence in appearance, will not mitigate for a poorly located tall development or one of excessive scale and mass. Whilst all criteria may not need to be addressed equally, they would all need to be addressed positively. This is an important point for assessing tall development.

The assessment also identified some further observations regarding the Tall Buildings SPD (2007) Design Quality criteria;

- A townscape analysis/ views analysis for tall development should not be limited to an extent, for example a 500m radius. The scope would need to consider the key elements that the proposal could impact upon and these will vary dependent on the proposal and the location.
- A well-proportioned built form of an appropriate mass and scale does not necessarily have to be a "slender, graceful structure" as described in the Tall Building SPD (2007).
- It is very difficult to establish how a tall development could "overload surrounding infrastructure, services and facilities". This is a criterion within the current Tall Buildings SPD (2007). It was difficult to make an assessment on this on existing tall development that is well established.
- Tall development in itself does not need to help people find their way around, although given their prominence they can make a contribution.
- It was difficult to establish whether 'best practice related to sustainable design', a further Tall Buildings SPD (2007) criterion, at the time of construction, had been implemented.

In general, the Council is of the view that most of these previous aspects are still essential assessment criteria. It is the Council's intention to review and revise the criteria and further expand this important topic in the future Tall Development SPD.

In considering the National Planning Policy Framework, the National Design Guide also states in paragraph 70 that; 'proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require **special consideration**. This includes;

- their location and siting;
- relationship to context;
- impact on local character, views and sight lines;
- composition - how they meet the ground and sky;
- and environmental impacts such as sunlight, daylight, overshadowing and wind'.

It states that, 'proposals should be resolved satisfactorily in relation to the context and local character'.

The National Model Design Code details further key design principles to consider;

- Top: Consider the impact on the skyline. Services need to be concealed, and both the street views and long views need to be considered.
- Form: Should be well-proportioned in terms of slenderness when viewed from all frontages.
- Materials: The use of materials to be consistent and simple.
- Base: Consider following the building line at street level, which may require a base to the building that is scaled to the surrounding buildings.
- Public Realm: Public spaces around the base to be generous, well designed and contribute positively to the local context.
- Entrance: The entrance needs to be clearly marked.
- Micro-climate: Needs to be considered in terms of overshadowing and wind. It may be necessary to protect the surrounding public realm from down draughts.
- Active frontage: If required by the design code the ground floor of the tall building needs to include active frontages.

The Historic England Advice Note (HEAN4) (published March 2022) states that tall development should have a positive relationship with a place's topography, character, heritage assets, urban grain and streetscape, open spaces and rivers, important views and skylines and height and scale of the surrounding development. It also states the importance of environmental impact and, importantly for an area undergoing significant growth and change, the cumulative, combined impacts on heritage assets and townscape from existing, consented and proposed tall buildings.

Advice Note 4 has also placed greater emphasis on the importance of acknowledging changing technologies and tools to provide evidence on tall development proposals (e.g. 3D modelling, urban design, townscape analysis and views studies) and the use of case studies to support tall development guidance.

Proposals for tall development should be considered as pieces of architecture in their own right, and as pieces of urban design sitting within a wider context; and in this respect they should be assessed in the same way as any other scheme, and against the most demanding standards of quality. However, given their prominence and design it is important to further expand on the general National and local policy context and be more explicit on the criteria for evaluating tall development proposals. Outlining these criteria will be a further objective of a Tall Development SPD for Leicester.

Summarised Design Quality Criteria from the Tall Buildings SPD (adopted 2007)

- **Appearance** - architects should aim to design tall buildings with a lasting appeal that will be seen as exemplars of quality architecture.
- **Alignment** – relationships to existing building lines, characteristic alignments and setbacks, framing of views.
- **Built form** – tall buildings must be slender graceful structures and not monolithic or project an impression of being an impenetrable mass.
- **Massing and scale** – successful integration with the surroundings, the use of podium buildings to address surrounding scale.
- **Ground floor** – active frontages contributing to the street, generous and well-designed public realm, prominent entrances.
- **The top of the building** – skyline considerations, interruption of plant and communications equipment on the roofline and silhouette.
- **Materials** – highest quality possible, robust, life expectancy over 50 years, materials cannot disguise a building which is fundamentally poorly designed or monolithic.
- **Car Parking** - appropriately located and designed and to maximise active uses at the ground floor.
- Contribute to **public spaces and facilities** including the mix of uses.
- Minimise effect on the local environment, including **micro-climate** and general amenity.
- Contribute to making **connected places** and helping people find their way around.
- Adopt **best practise** relating to sustainable design and the construction of tall buildings.
- Effect on the **long-term regeneration** of the locality and the city as a whole.

Figure 115. Summarised Design Quality Criteria

6. Future Consideration / Tall Development SPD

This evidence document is not intended to be a draft of the Tall Development Supplementary Planning Document (SPD) for Leicester. As stated, its primary aim is to provide an evidence base for the Draft Local Plan, although much of the information provided in this document may be included within the future SPD.

The Council will undertake further work to inform the future SPD. This also includes considering received feedback on the Draft Local Plan and undertaking further consultation.

Considerations for further work includes the following;



Criteria for Proposals Assessment / Evaluation

- Review of criteria within the current Tall Building SPD (Adopted 2007) and the need for new or revised criteria to assess design quality expectations. Also, to consider the National Planning Policy Framework and other statutory guidance and additional criteria required.
- Establishing whether additional criteria are required for 'super tall' (45 metres and above) proposals.
- Establish whether additional and specific criteria are required for tall development proposals that comes forward as part of a hybrid planning application (a planning application with both full (detailed) and outline elements).
- Understanding the impact of tall development on air quality and other local environmental requirements.
- Understanding how well designed places, and in particular homes, can be achieved at higher densities. Additionally, as stated by Historic England, in Advice Note (HEAN4), how can developments be assessed to establish whether tall development is the most appropriate way to deliver high densities or whether another solution is more appropriate.
- Understand more the potential for cumulative, combined impacts on heritage assets and townscape from existing, consented and proposed tall buildings and how they should new development be assessed.
- Consider the potential for planning policy to manage the re-cladding and elevational changes to existing tall development.
- How the sharing of tools e.g 3D city model can inform and used to assess tall development proposals.

Views

- Review of skyline views and views outside the Central Development Area (CDA) and CDA Fringe towards the city centre.
- More comprehensive and focussed assessment of the long views of the Cathedral and their significance.
- Review and identification of new views created through redevelopment which have enhanced the setting of Leicester's historic environment.
- Identify locations where the removal of 'past mistakes' may enhance the setting of Leicester's historic environment and townscape.
- Explore the potential for using GPS co-ordinates and an agreed photography methodology to provide exact viewpoint locations and view extents to important views to support the production of Actual Visual Representations (AVR'S) which are now validation requirements on major planning applications.
- Identification and consolidation of views and locations in Leicester which are not heritage assets, but are considered to be significant to the culture and 'image of Leicester'.

Other

- Understand the links between viability and taller development proposals, for individual proposals and for Leicester as a whole.
- Presentation of the 3D city models used to inform this evidence document to illustrate the principles of a three dimensional framework for the CDA and the CDA Fringe.

7. Glossary & Appendices

Glossary

- **Accessibility:** The ease of reaching destinations. In a highly accessible location, a person, regardless of age, ability, or income, can reach many activities or destinations quickly, whereas people in places with low accessibility can reach fewer places in the same amount of time. The accessibility of an area can be a measure of travel speed and travel distance to the number of places to be reached prioritising walking, cycling and public transport.
- **Active frontage:** The interface between buildings and streets, where there is an active visual engagement and interaction between the public realm/ those on the street and the premises facing the street (ground and upper floors of the buildings), usually characterised by multiple entrances and windows. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street. Ground floors may accommodate uses such as cafes, shops or restaurants. However, for a frontage to be active, it does not necessarily need to be a retail use, nor have continuous windows. A building's upper floor windows and balconies may also contribute to the level of active frontage.
- **Adaptability:** The capacity of a building or space to respond to changing social, technological, economic and market conditions and accommodate new or changed uses.
- **Ambient height:** The predominant height of an area is referred to as the 'ambient' or 'prevailing' building height.
- **Blank frontage/ wall:** A wall which has very few or no windows/ doors, providing no visual interaction with the public realm.
- **Boundary treatment:** The elements that define the extent of plots and differentiate between public and private space. Soft boundary treatments can be hedgerows and planting, whereas hard boundary treatments can include fences and walls.
- **Brick plinth:** A special shaped brick, which is used for aesthetic detail, allowing change in depth to brickwork, normally at the base of the building. Typically used for window cills, corbelling details, capping and kerbs.
- **Building cluster:** When several elements with similar characteristics are grouped in an area, making a distinct or prominent contribution to the townscape. For example, a cluster of tall buildings is formed when multiple tall buildings are grouped and placed together within a specific city area.
- **Building massing:** Refers to the overall configuration of a building in three dimensions. The height, volume and overall shape of a building as well as its surface appearance.
- **Building scale:** The size of a building in relation to its surroundings, or the size of parts or details of the building, particularly in relation to the scale of a person. Scale refers to the apparent size, not the actual size.
- **Built form:** Refers to the function, shape and configuration of buildings as well as their relationship to streets and open spaces.
- **Character:** It is what defines a place. It represents a variety of physical and non-physical features and qualities factors that help us distinguish the identity of one area from another based on its uniqueness and distinctiveness.
- **Comprehensive development:** Development delivered on several interrelated sites over varying timescales that is guided by a long-term plan for the whole area and describes how the land is expected to be developed and how land uses may change over time. It incorporates the identification and creation of a shared vision, usually planned by local leadership/ government in partnership.
- **Connectivity:** The number of connecting routes within a particular area, often measured by counting the number of intersection equivalents per unit of area. An area may be measured for its 'connectivity' for different travel modes – vehicle, cyclist or pedestrian. An area with high connectivity has an open street network that provides multiple routes to and from destinations.
- **Cul-de-sac:** A street with only one inlet/outlet connected to the wider street network. A closed cul-de-sac provides no possible passage except through the single road entry. An open cul-de-sac allows cyclists, pedestrians or other non- automotive traffic to pass through connecting paths at the cul-de-sac head.
- **Definition:** Ensure that the height and width of buildings or landscape features and the gaps between them relate to the width of the street and space in front of them and those on the other side.
- **Enclosure:** Enclosure refers to the extent to which buildings, walls, trees and other vertical items frame streets and public spaces. The way public spaces are framed by vertical elements in relative proportion to the width of the space can vary providing different character and sense of enclosure a person can experience.
- **Façade:** The external face of a building or group of buildings that face the public realm. Usually refers to the principal wall of a building that is facing the street and is visible from the public realm. It is the face of the building and helps inform passers-by about the building and the activities within.
- **Façade's animation:** The support of sustained activity on the street through visual details, engaging uses and amenities.
- **Figure ground plan:** A plan which shows only building footprints, rendered in black, with the ground plane left white, providing an abstract representation of the development density and the extent that buildings define public spaces. A figure-ground plan is a two-dimensional map of an urban space that shows the relationship between built and unbuilt space. It is used in analysis of urban design and planning.
- **Fine grain:** Grain refers to the pattern of property lines, plots, streets and lanes. It is the general shape and direction of building footprints. Fine grain refers to the higher intensity of smaller plots or streets.
- **Fragmentation:** In the urban context, it refers to the process or state where the urban fabric is broken into fragments, being visually and physically disconnected.
- **Gateway:** A signature building, landscape or space to mark an entrance or arrival to an area. The gathering point or place which acts a transition between different areas and/ or spaces.
- **Groundscraper:** A large building of both significant mass and scale which extends horizontally. It sprawls along the ground, rather than soaring into the sky.
- **Height transition:** the gradual change in height between buildings within a community.
- **Healthy street:** A street defined by its response to 10 evidence-based indicators that create a human-centred framework, embedding public health in transport, public realm and planning. These 10 indicators must be prioritised and balanced to improve social, economic and environmental sustainability through how streets are designed and managed. Thus, 'healthy' is a street where everyone feels welcome, that is easy to cross, that offers shade and shelter, that provides places to stop and rest, that is not too noisy, where people choose to walk and cycle, where people feel safe, that offers things to see and do, where people feel extra relaxed and with clean air (good air quality), (Lucy Saunders, adopted by TfL).
- **Heritage asset:** A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, due to its heritage interest.
- **Human scale:** Elements and features with a scale that relate well in size to an individual human being and makes people feel comfortable rather than overwhelmed.
- **Inclusive (neighbourhood):** A neighbourhood where all buildings and their surrounding spaces can be accessed and used by everyone (all ages, backgrounds and abilities).
- **Landmark:** An 'object' that provides 'external points of orientation, usually an easily identifiable physical object in the urban landscape' (Lynch, 1960). Usually refers to a tall or taller structure/ built element with great visibility and a significant impact on its surroundings but can also be a building or structure that stands out from the surrounding buildings. It offers distinctiveness to locations within the urban fabric, contributing to an area's character and making it memorable. Highly distinctive buildings, structures or landscapes that provide a sense of place and orientation.
- **Layout:** The arrangement of buildings, streets, uses and spaces in a development.

- **Left over space:** A space with no clear use, character and/ or purpose, usually formed by the residues between various plots. 'Left over' spaces are usually at risk of being neglected/ abandoned and it is best for them to be incorporated within a design.
- **Legibility:** The ease with which a person is able to see, understand and find their way around an area, building or development, reflecting the possibility of organizing an place/ environment within an imageable and coherent pattern. A 'legible' place is one that people find easy to navigate and move through.
- **Local distinctiveness:** The combination of features of a building or a place that give it a distinctive identity, features that define an area or development.
- **Landscape openness:** Landscape openness is determined by the number of elements above eye level, as slopes, tall vegetation such as woods, groves and wooded banks, buildings in towns and villages, houses and commercial buildings.
- **Local (character area) view:** A view identified in the detailed townscape analysis of each Character Area as significant to the urban fabric, contributing to the area's distinctiveness.
- **Marker:** A prominent feature or area of interest that can serve as a visual marker (focal point) and help a person to navigate through a place.
- **Mobile workforce:** A workforce comprising individuals who work outside of a physical office location. These professional workers are not limited to employees who work from home.
- **Overlooking:** Having a view from above into other people's private space. For example, a balcony on the rear extension of a house could easily look into the neighbour's garden.
- **Obscure glazing:** An umbrella term for any type of glass that obscures or distorts the view through the glass. There is not a single type of glass known as obscure glass, rather, obscure glass can be thought of as a category name for various other types of glass. There are different levels of obscurity in glass.
- **Outskirts:** The outer part of the city.
- **Perimeter block:** Development blocks where buildings front onto streets and spaces and back onto rear gardens. It is commonly used to achieve successful development through connected streets and well-defined frontages. It can work at a range of scales but should be large enough to fit adequate amenity space, parking, natural ventilation, use of the block for other purposes and to accommodate the site's topography; and small enough to allow a permeable and walkable street pattern. It enables a clear distinction to be made between public and private realms, as defined by the exterior and interior of blocks respectively and increases natural surveillance of the street.
- **Permeability:** The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.
- **Place-making:** A term for the design of public spaces and the greater urban fabric, to create the physical conditions that residents find attractive, safe, neighbourly and legible. It is usually done in close consultation with the residents of a city or neighbourhood, resulting in places that have popular features for recreation, hobbies, socializing, interaction and personal reflection.
- **Positive contribution building:** Buildings that are not listed, locally listed or within Conservation Areas, however, they are important as part of the townscape of each Character Area. As such there is a general presumption against the demolition of these buildings.
- **Problematic view:** A view which is poorly terminated or defined and could be improved to make a better contribution to the townscape and place-making.
- **Rus in urbe:** An illusion of countryside created by a building or garden within a city. The phrase, which is Latin and means literally 'country in the city', was coined originally by the Spanish-born Latin epigrammatist Martial.
- **Sensory richness:** The human experience of the urban environment comes from different sensory channels i.e., sight, hearing, smell, taste, and touch. The depth and breadth of these sensory experiences can be investigated under the general term, sensory "richness."
- **Screened frontage:** A frontage that is blocked by planting or physical objects, interrupting or making difficult the interaction between the public realm/ those on the street and the building premises facing the street (ground and upper floors of the buildings).
- **Sense of place:** A place with strong identity and character that is memorable and deeply felt by local residents and visitors. Sense of place is determined by personal experiences, social interactions, and identities.
- **Skyline:** The outline of land and buildings defined against the sky, the shape viewed near the horizon. It can be created by a city's overall structure, or by human intervention in a rural setting, or in nature that is formed where the sky meets buildings or the land.
- **Slender building:** A building, usually a tall one, where its proportions of height to width creates a narrow or 'slender' built form.
- **Slum clearance:** Urban slums are regions accommodating people who lack the necessities to sustain a healthy and safe livelihood. Slum clearance refers to the removal for rehousing, by the state, of those people who previously lived in slum areas, to prepare the area for demolition and rebuilding.
- **Soft site:** A site with possible redevelopment potential.
- **Strategic vista:** A view of city-wide significance.
- **Street block/ Urban block:** The space within the street pattern of a city that is subdivided into land, usually containing several buildings.
- **Streetscape:** The visual character of a street space that results from the combination of street width, curvature, paving, street furniture, plantings and the surrounding built form and detail. The people and activities present in the street also contribute to the streetscape.
- **Street pattern:** Refers to the shape and distribution of streets which ultimately determines the shape of the city.
- **Strong frontage:** A frontage of heritage assets and/ or buildings making a positive contribution (as presented within each Character Area Evidence Base document). The building lines, characteristics and heights of these frontages are to inform the streetscape and for them to be retained as 'dominant features' in any street.
- **Tall development:** A building/ development which is significantly higher than the buildings/ developments in the surrounding area.
- **Three-dimensional, urban design framework:** An urban design vision for an area presented in three dimensions (length, width, height) with the use of 3D modelling.
- **Townscape elements:** The visual composition of buildings, spaces, views and features within a town that determine its distinctive character.
- **Urban grain:** The pattern of development in a settlement, the balance between open spaces and built forms, and the nature and extent of subdividing an area into smaller parcels or blocks.
- **View/ Vista of city-wide significance:** A view/ vista of city-wide significance meets a large number of important criteria, significant to the history, identity and place of Leicester.
- **View termination point:** A building or other feature which is placed at the end of a view down a street or square, to aid enclosure or provide a landmark.
- **Vista:** Direct and continuous views along straight streets or open spaces.
- **Visual impact:** The changes to the scenic attributes of the landscape/ townscape brought about by the introduction of visual contrasts (e.g., development) and the associated changes in the human visual experience of the landscape/ townscape.
- **Wayfinding:** All the ways in which people orient themselves in physical space, navigate from place to place and interpret their surroundings. It is a holistic concept with a focus on making all parts of the urban landscape easy to read and understand.

Appendix 1: Calculating the Ambient Height - Methodology

Data Background

In order to establish an accurate estimate for the ambient height of the Character Areas and CDA Regeneration Areas and CDA Fringe 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 Areas

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.



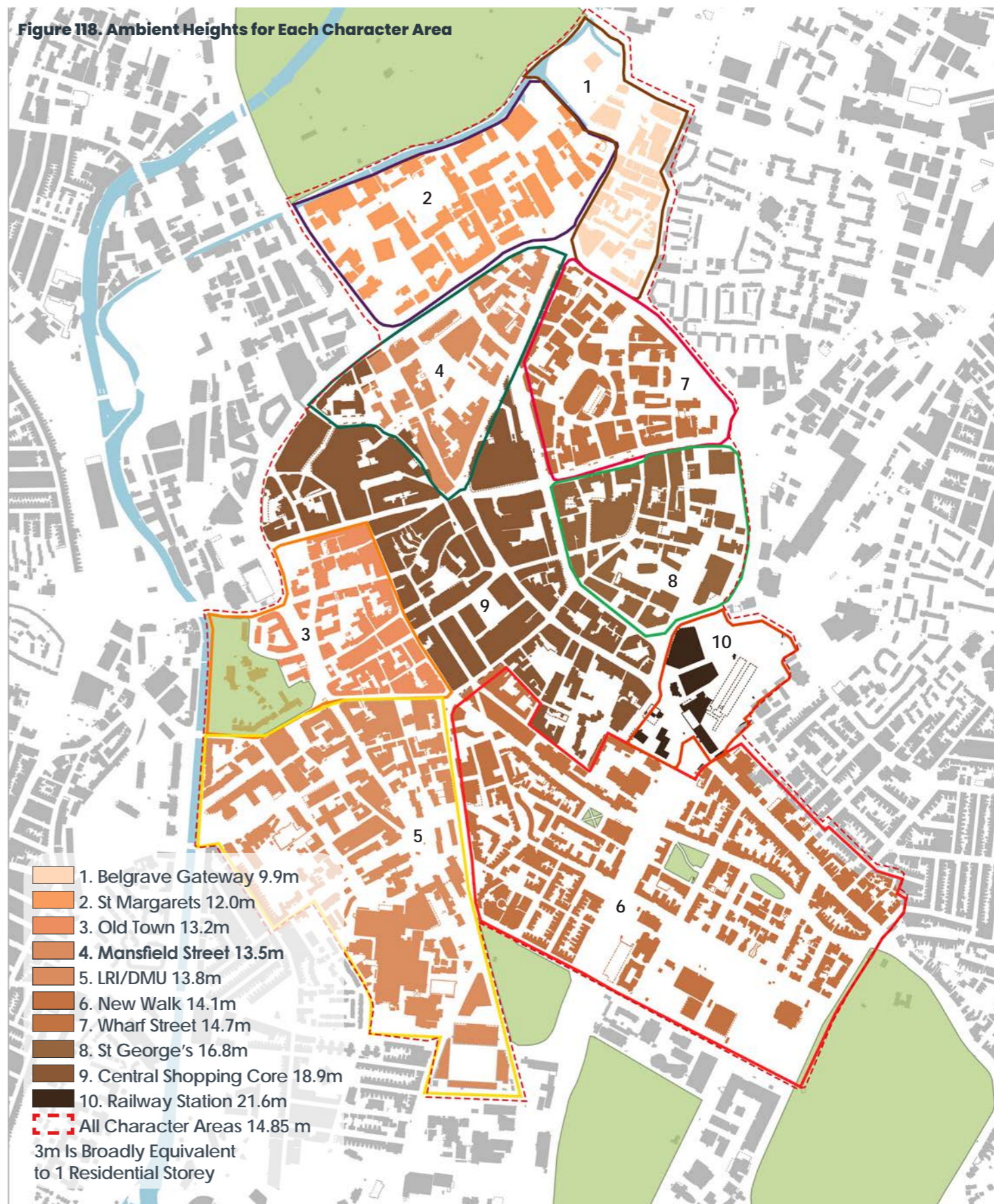
Figure 117. Leicester Character Area Custom Map. Building Heights in England.

The software then calculates the total number of buildings within the Character Areas (646), 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 205 buildings
- 10 – 20m 319 buildings
- 20 – 30m 82 buildings
- 30 – 40m 20 buildings
- 40 – 50m 13 buildings
- 50 – 60m 5 buildings
- 60 – 70m 0 buildings
- 70 – 80m 0 buildings
- 80 – 90m 2 buildings.

| Interval Range Average | Number of Buildings | Range Interval Product & Number of Buildings |
|--|---------------------|--|
| 5 | 205 | 1025 |
| 15 | 319 | 4785 |
| 25 | 82 | 2050 |
| 35 | 20 | 700 |
| 45 | 13 | 585 |
| 55 | 5 | 275 |
| 65 | 0 | 0 |
| 75 | 0 | 0 |
| 85 | 2 | 170 |
| 95 | 0 | 0 |
| 100 | 0 | 0 |
| Total | 646 | 9590 |
| Average Height: 14.85m | | |
| Ambient Height : 4.95 residential storeys | | |



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 (646). This gave an average height 14.85m. The assumption of 1 residential storey being the equivalent to 3m means that 14.85 m is equivalent to 4.95 storeys - i.e. 4 to 5 residential storeys is the ambient height for the combined Character Area's in Leicester.

To confirm this result, Google street view was used 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 areas.

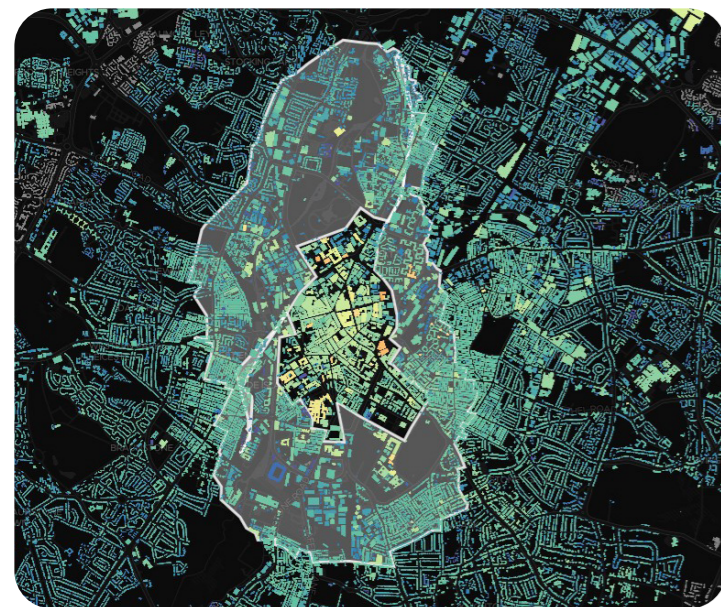


Figure 119. Leicester Fringe Area Custom Map. Building Heights in England.

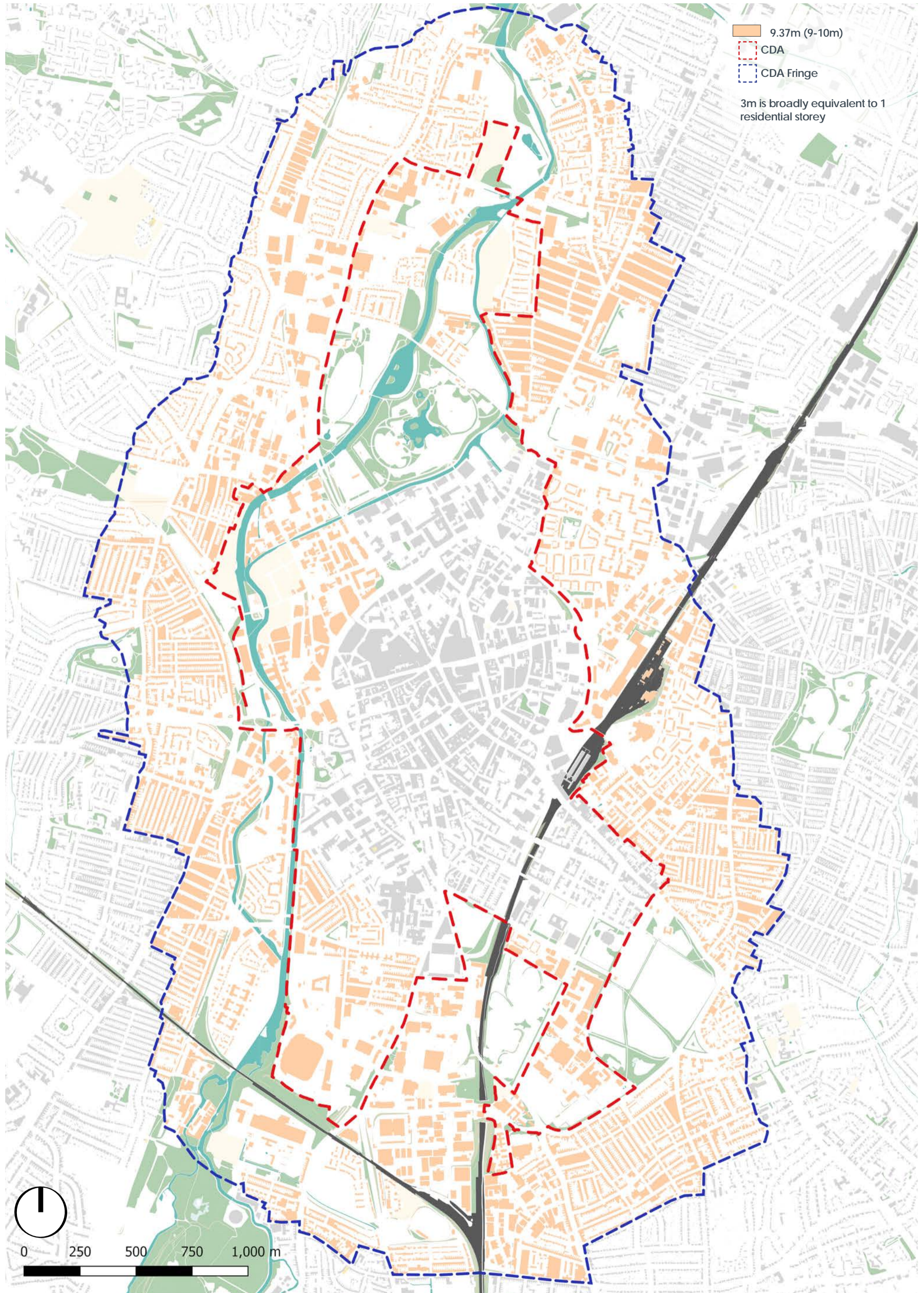
Leicester Regeneration Areas and CDA Fringe

The same methodology was carried out to obtain a value for the ambient height within the Fringe Area. A new area was drawn that included Fringe (the area approximately extending 500m beyond the Character Area boundary).

As with the Character Areas the total of the products (interval range multiplied by number of building for that range) is then divided by the total number of buildings in the custom area. This gave an average height 9.37m (i.e. an ambient height of between 9-10m). The assumption of 1 residential storey being the equivalent to 3m means that 9.37m is equivalent to 3.12 storeys - i.e. 3 to 4 residential storeys is the ambient height for the Fringe Area in Leicester.

| Interval Range Average | Number of Buildings | Range Interval Product & Number of Buildings |
|-------------------------------|---------------------|--|
| 5 | 3343 | 16715 |
| 15 | 2283 | 34245 |
| 25 | 50 | 1250 |
| 35 | 11 | 385 |
| 45 | 7 | 315 |
| 55 | 4 | 220 |
| 65 | 5 | 325 |
| 75 | 0 | 0 |
| 85 | 0 | 0 |
| 95 | 0 | 0 |
| 100 | 0 | 0 |
| Total | 5703 | 53455 |
| Average Height: 9.37m | | |
| Ambient Height : 9-10m | | |

Figure 120. Regeneration Areas & CDA Fringe Ambient Height



Appendix 2: Tallest Developments & Structures in Leicester

(3m is broadly equivalent to 1 residential storey)

Figure 121. List of 12 Tallest Developments in Leicester with Heights

| Name | Location | Height (m) |
|-----------------------|--------------------------------|------------|
| Cardinal Exchange | Humberstone Road | 85 |
| St George's Tower | St George's Way | 79 |
| The Summit | Eastern Boulevard | 67 |
| St Martin's Cathedral | Peacock Lane | 61 |
| Thames Tower | Navigation Street | 58 |
| Attenborough Building | University of Leicester Campus | 52 |
| St Mark's Church | Foundry Lane off Belgrave Gate | 51 |
| De Montfort House | Oxford Street | 48 |
| Merlin Wharf | Bath Lane | 47 |
| Elizabeth House | Waterloo Way | 46 |
| Midland House | Charles Street | 45 |
| Merlin Heights | Bath Lane | 43 |



Figure 123. Cardinal Exchange

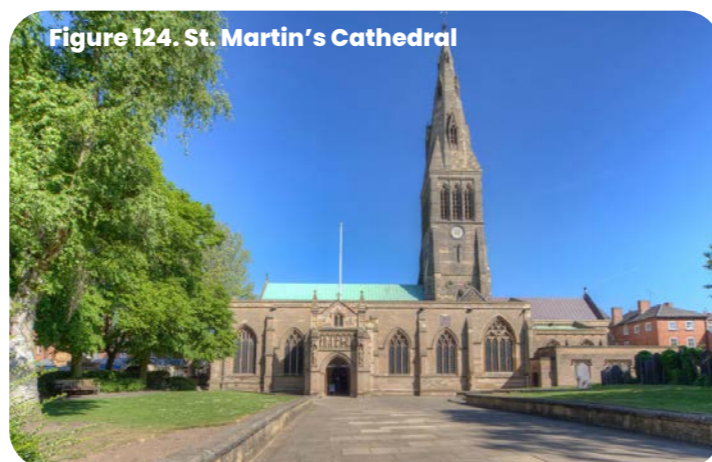


Figure 124. St. Martin's Cathedral



Figure 125. De Montfort House



Figure 126. Merlin Heights

Figure 122. List of Tallest Structures in Leicester with Heights (Note: heights are taken from multiple sources)

| | Name | Location | Height (m) |
|----|--|-------------------------------|------------|
| 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 | 14 |
| 21 | Queen's Building Towers | Mill Lane, DMU | 24 |
| 22 | Holy Trinity Church (spire) | King Street | 38 |
| 23 | St. Stephens United Reformed Church (spire) | De Montfort Street | 36 |
| 24 | Seventh Day Adventist Church (spire) | University Road | 42 |
| 25 | Wolsey Chimney | Pescall Boulevard | 42 |
| 26 | Abbey Pumping Station Chimney | Wellington Road | 45 |
| 27 | Church of the Martyrs | Westcotes Drive | 16 |
| 28 | Chimney on Woodboy Street | Woodboy Street | 12 |
| 29 | St Peters Boilerhouse Chimney | Guthlaxton Street | 66 |
| 30 | War Memorial | Victoria Park | 21 |
| 31 | Counting House | Almond Road | 22 |
| 32 | Gas Works, Aylestone Road | Aylestone Road | 28 |
| 33 | Cluster of Pylons | River Soar/Freemans Meadow | 30 |
| 34 | Robert Hall Memorial Baptist Church | Narborough Road | 18 |
| 35 | Former Abbey Mill Chimney | Ross Walk | 39 |

Appendix 3: Table of Approved Planning Applications (Above 24m with use classes)

Figure 127. Approved Planning Applications (Above 24m with use classes)

| Application Number | Location | Height (m) of tallest occupied element | Use Class | Description | Status at 1 April 2021 |
|--------------------|--|---|---|---|------------------------|
| 20162521 | Bath Lane | 52 | Part C3 , Class E (a,b,c) | 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). | Completed |
| 20182183 | 97 Church Gate | 45 | | Demolition of existing buildings. Construction of mixed use development comprising single and seven storey 171 bed room hotel; and eight, ten and fourteen storey buildings comprising 142 flats (53 x 2 bed, 67 x 1 bed & 22 studios). Car parking, landscaping and associated works (amended plans) (S016 agreement). | Approved |
| 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 F1, Part F1 (a) | 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). | Under Construction |
| 20162182 | Vaughan Way | 42 | Part C3, Part Class E (a,b,c,g,i), Part Sui Generis | 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). | Completed |
| 20200644 | 57 Rutland Street, Leicester International Complex | 41.26 | Part Sui Generis, Part E | Conversion and external alterations to former Hotel Building to provide student accommodation (sui generis), (425 x studio flats and 10 x 5-bed flats to accommodate 475 students); gym; cafe; creative work space/ office; together with associated landscaping and loading bay to Humberstone Road. | Under Construction |
| 20171085 | Great Central Street | 37 | Part C, Part E Part F1 | 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). | Completed |
| 20150866 | Morledge Street | 36.8 | Part C , Part Sui Generis | 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). | Approved |
| 20171254 | Sandacre Street | 35 | Part C, Part E (b, g) | Construction of 267 residential flats for the private rented sector. Block one: five and eight storey's (71 x 1 bed, 72 x 2 bed); block two: seven and eleven storey's (67 x 1 bed, 57 x 2 bed) (Class c3). Car parking, landscaping. Demolition (amended plans 25/04/19). | Approved |
| 20160361 | 27 Wharf Street South | 34 | Part C (C3), Part E (b, g) | 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). | Approved |
| 20170634 | All Saints Road | 32 | Part C, Part E (a,b,c), Part F1 (a), Part Sui Generis | 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. | Completed |
| 20191390 | 42 Belgrave Gate former ABC Cinema | 30.23 | | Construction of 126 residential apartment (81 x 1 bed and 45 x 2 bed), (Class C3) and retail/ office units to the ground floor (Class A1, A2, A3 and B1) block facing belgrave gate 5 storey's, blocks facing new road5, 7 and 9 storey's, blocks facing Mansfield st. 9 storey's. Car parking and bin storage (amended plans 21/5/20). | Approved |
| 20182111 | 132-140 Highcross Street and rear of 61 Great Central Street | 26.775 | C3 | Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising 98 flats (21 x studio flat; 62 x one-bed; 15 x two-bed) with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway. | Approved |
| 20180801 | Jarrom Street | 25 | Part C, Part E (a,b), Part F1 | 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). | Approved |

Appendix 4: Understanding the Historical Context & Map Regression

Understanding the Historical Context

Understanding how the city has evolved and grown over time, including its changing skyline, is crucial to establishing its historical context and the contribution it makes to present day Leicester. Of particular importance are the street pattern, key landmarks (including bridges and gateways), key spaces and junctions and nodes. All of these elements are recognisable in the townscape today as they were historically. The use of historical information, such as maps, over relevant time periods, can assist this process.

This section is not intended to give a full account of the history of Leicester which can be sought from other research and documents beyond the scope of this evidence document.

Roman Era 43 - 409AD

Figure 3.53 overlays the approximate location of the Roman roads entering Leicester, or Ratae Corieltauorum as it was known then, on a present day Ordnance Survey plan. The Fosse Way can be identified running south-west/north-east. There are also additional roads running east/west and south/north-west. Obviously, over time development due to the growth of Leicester its suburbs and connecting villages has meant that the historical significance of these routes are no longer immediately recognisable. The views that would have been experienced from further afield in the past are not the same.

When considering the same plan at a larger scale (Figure 3.54) focussing on the former Roman roads and how they enter the current city centre via gateways / gates, we can however, identify some areas of the city where the connections and street pattern survive today. Throughout Leicester's history the need to cross the River Soar has been a recurring challenge to be overcome.

From the north (Little Chester Road):

- Woodgate - North Bridge – Northgate Street – Highcross Street (meeting the Fosse Way at the present day Jubilee Square)
- Fosse Way: Belgrave Road – Belgrave Gate (terminating at the current location of the Clocktower)

From the west (Via Devana):

- Glenfield Road – St. Augustine Road – West Bridge (meeting the Fosse Way outside the west gate)

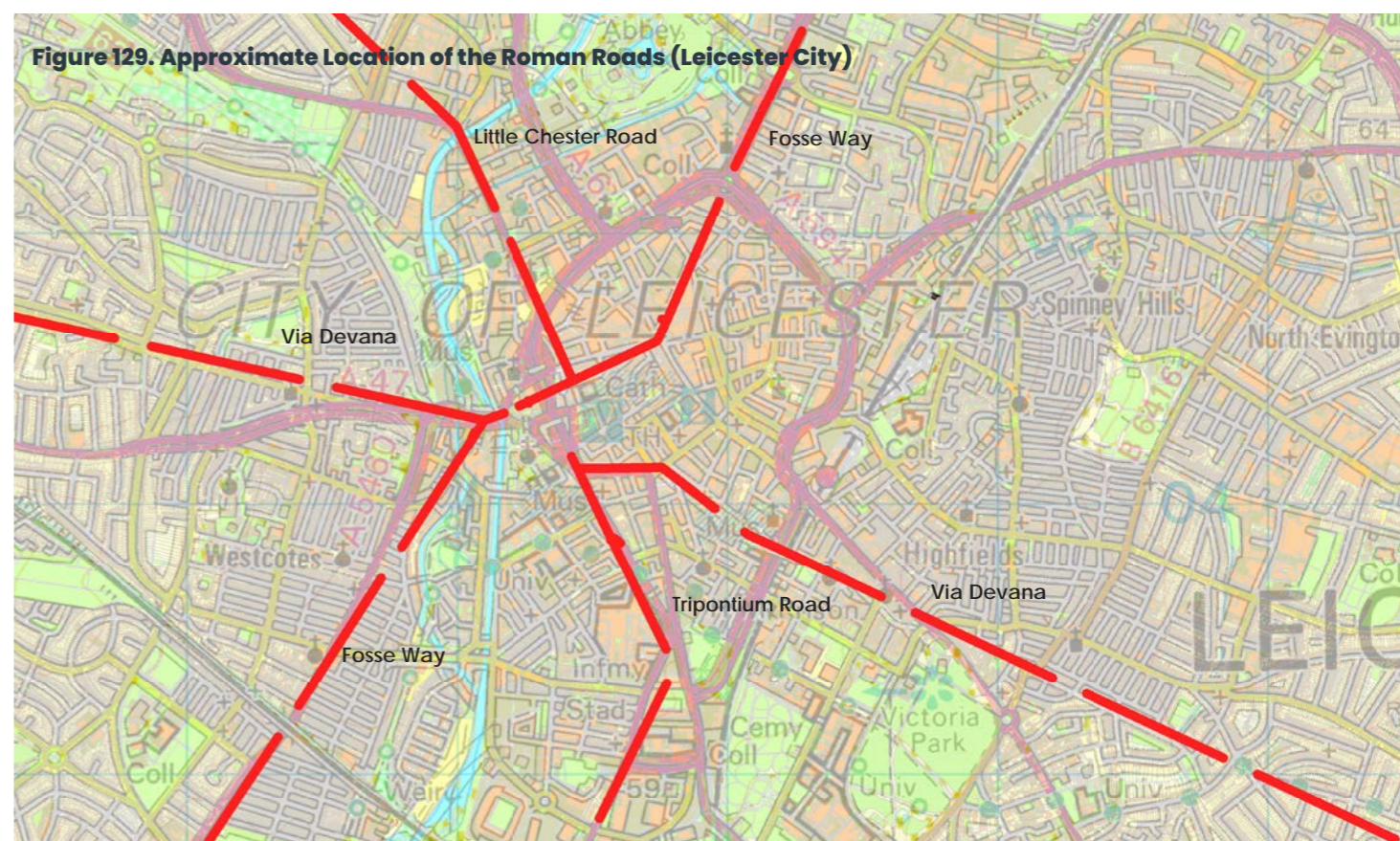
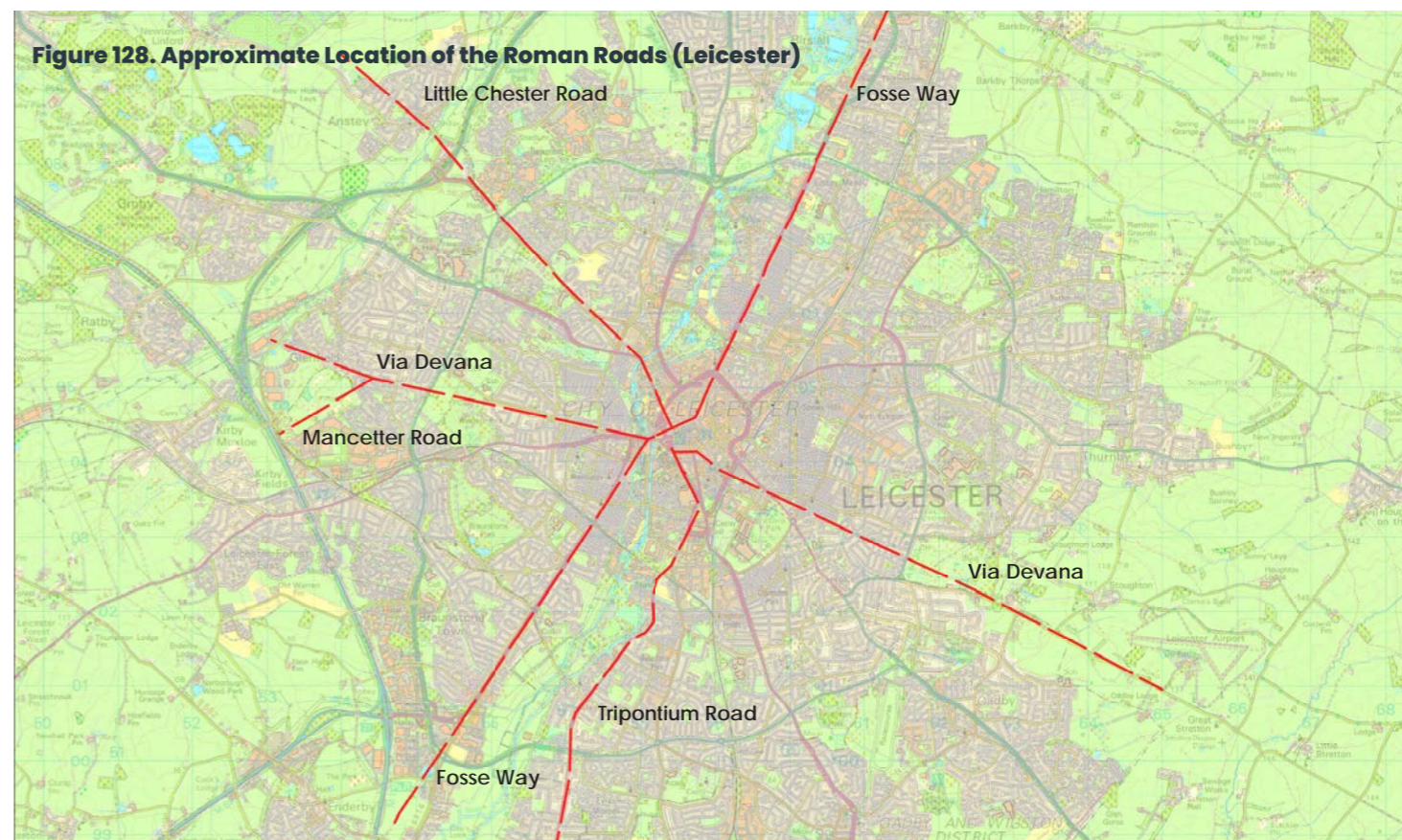
From the east (Via Devana):

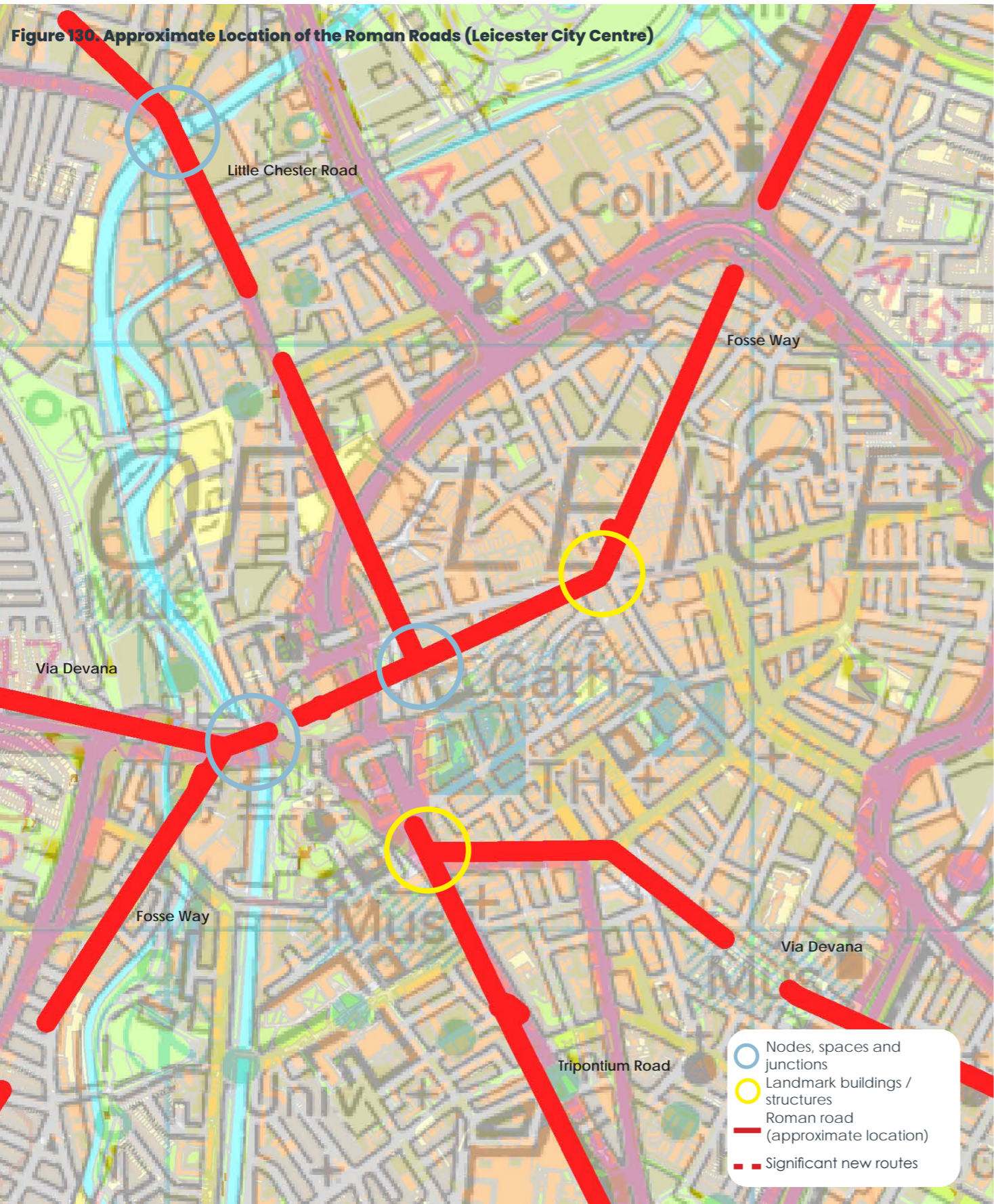
- Evington Footway – New Walk – Newarke Street (terminating at the current location of the Magazine Gateway)

From the south (Tripontium Road):

- Aylestone Road – Oxford Street (terminating close to the current location of the medieval Magazine Gateway)
- Fosse Way: St Augustine Road – West Bridge (where it meets the road from the west)

It is notable that, in the city centre, not only are the former Roman roads discernible in the present day street pattern, but also through the location of bridges and gateways and the crossing points over the River Soar. Further, the junctions and termination points of the roads are represented today by landmark buildings. Figure 3.55 shows the plan at a larger scale with those locations identified.





Map Regression

To identify the changes, or not, in the built environment over time a series of maps have been considered. The maps shown are:

- John Speede Plan 1610 - one of the earliest recorded maps of Leicester
- Roberts Plan 1741
- Burton Plan 1844
- 1914 – 1916 Ordnance Survey Plan (exact date unknown)
- 1953 – 1958 Ordnance Survey Plan (exact date unknown)

On these maps certain elements have been highlighted:

- Blue circles represent key nodes, spaces and junctions.
- Yellow circles represent key landmark buildings or structures.
- Solid red lines represent the approximate location of the Roman roads.
- Dashed red lines represent significant new routes in the street pattern.

Observations are outlined under each map section. The townscape elements that have been considered are predominantly those which are discernible to the present day and may be considered to have a significant impact on the city, rather than at a more local level as part of the urban fabric. For a more detailed assessment of the historic environment within the Character Areas we would recommend viewing the nine Townscape Assessment and Design Guidance Evidence Documents for each Character Area. The Conservation Area Appraisals also contain further information.

It is acknowledged that over time structures and building will have evolved and changed. The map progression mostly considers locations and their relevance to the present day, rather than the buildings themselves.

1610 John Speede Plan

There are no surviving plans of Leicester from the medieval period. The Speede plan of 1610 is one of the earliest surviving plans and captures many of the townscape elements of the medieval period. However, John Speede was known to be inaccurate.

Roman Roads: The Roman road from the north (Little Chester Road) with the North Bridge crossing remain discernible terminating at the junction between High Cross Street and High Street (as labelled on the Speede plan). Part of the Fosse Way is shown meeting at Belgrave Gate. The Roman road from the south (Tripontium Road) meets the South Gate and forms a node with the Magazine Gateway. From the west the Roman roads are no longer as clear but West Bridge remains as the principle crossing.

Landmark Buildings & Structures: The North, West, and South Gates are clearly identifiable on Speede's plan. The East Gate is labelled, but would have been located at the end of Belgrave Gate (below the '11' on the plan).

Buildings and structures remaining from the medieval period to the present day include:

- Leicester Abbey precinct wall
- St. Margaret's Church
- St. Martin's Church
- St. Nicholas Church
- St. Mary (de Castro)
- The Castle (mound)
- Trinity Hospital (labelled Ould Hospital)
- The Newarke (labelled The Newe Warke) and including Skeffington House (labelled Scevington House)
- Magazine Gateway (not labelled on plan)
- Castle Turret (not labelled on plan)



Figure 131. John Speede Plan 1610

Nodes, Spaces & Junctions:

- Market Place (labelled Satterdayes Market)
- Junction of Belgrave Gate, Church Gate, Humberstone Gate (location of the East Gate)
- Junction of Highcross Street and High Street (location of the High Cross in the plan)
- Node to the south at termination of former Roman road (location of the South Gate and Magazine Gateway in the plan)
- West Bridge
- North Bridge
- Significant Routes (excluding Roman roads):
- Sanvey Gate (labelled Sinuis Street)
- Church Gate (labelled Churche Gate)
- Humberstone Gate

1741 Roberts Plan

Whilst the map is slightly distorted it provides a good representation from the time it was produced. Significant routes, nodes and landmarks remain identifiable, many from the medieval period.

Roman Roads: The Roman roads from the north with the North Bridge crossing remain discernable terminating at the junction between High Cross Street and Swines Market (now High Street). The part of the Fosse Way towards Belgrave Gate terminates at a key node (the present day location of the Clock Tower). From the south they are still identifiable with a node emerging (the present day location of the medieval Magazine Gateway). From the west the Roman roads are no longer as clear but West Bridge remains as the principle crossing.

Landmark Buildings and Structures - Majority remain identifiable from the medieval period. Identifiable are:

- All Saints Church (along Highcross Street)
- St. Margaret's Church – clearly terminating the streets of Sanvey Gate and Church Gate
- St. Martins (Cathedral)
- Town Hall (Guildhall)
- St. Nicholas Church
- Jewry Wall
- Holy Bones
- St. Marys (de Castro) and Turret Gateway
- The (castle) mound
- Greyfriars
- North Mill
- Trinity Hospital
- Great Meeting House
- Wyggstons Hospital
- Magazine Gateway

Nodes, Spaces and Junctions - Identifiable are:

- Market Place
- Sheep Market
- Corn Mill
- Junction of Belgrave Gate, Church Gate, Gallowtree Gate, Swines Market (now High Street)
- Junction of Highcross Street (former Roman road) and Swines Market (now High Street)
- Node to the south at termination of former Roman road
- West Bridge
- North Bridge

Significant New Routes:

- Humberstone Gate
- Gallowtree Gate

Figure 132. Roberts Plan 1741

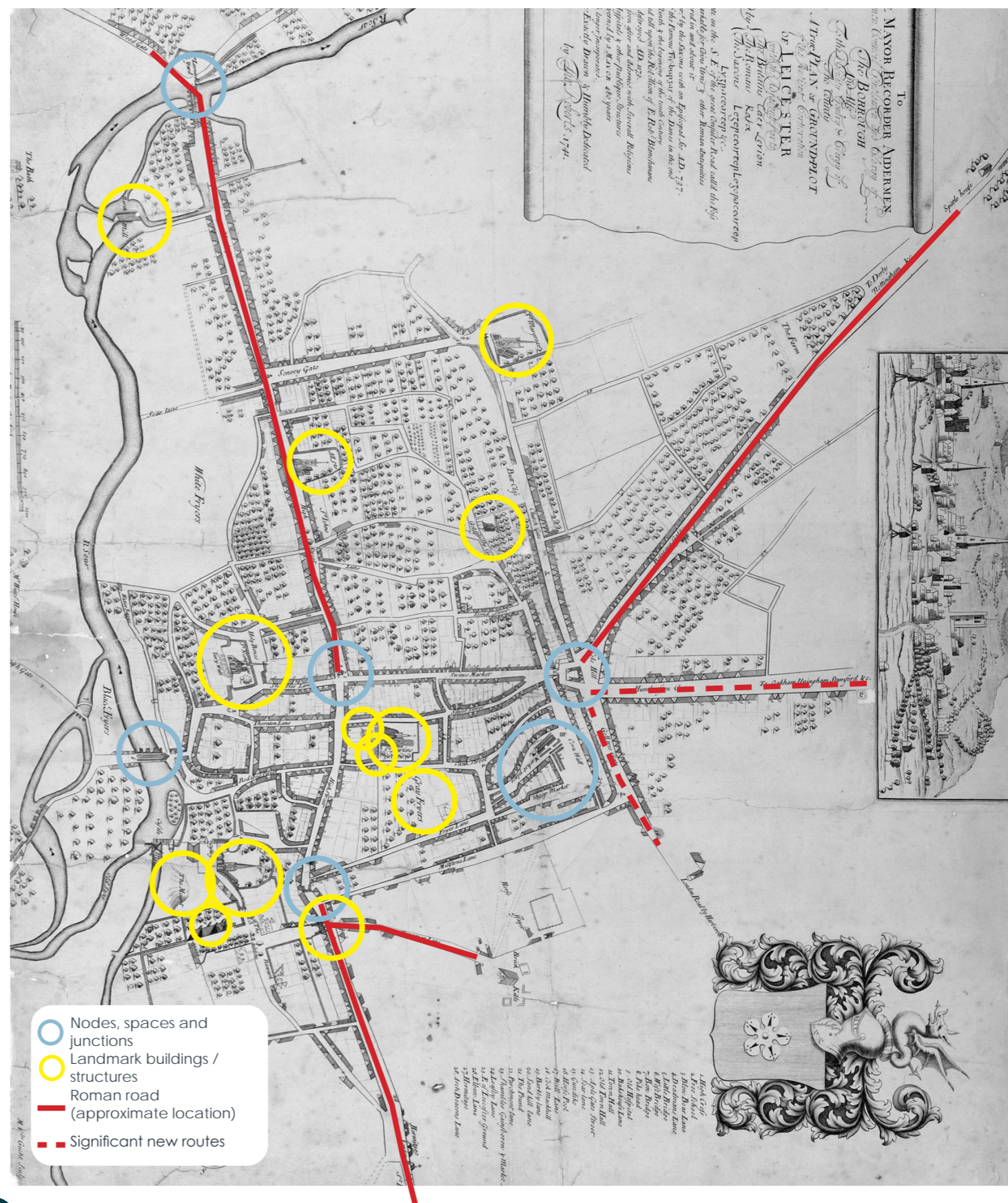




Figure 133. The Castle and St Mary de Castro from about 1890 from across the river before the engineering works to create the Mile Straight (Malcolm Elliot: Leicester - A Pictorial History)

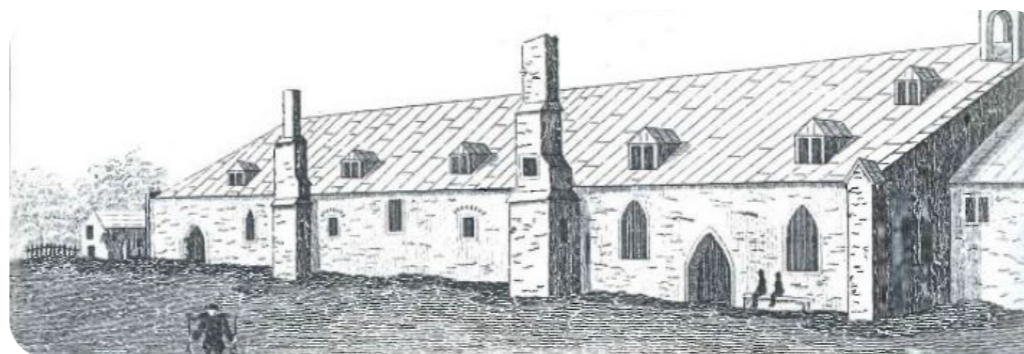


Figure 134. Trinity Hospital as illustrated by John Nichols in 1796 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 135. A view of the Abbey meadows in the mid-19th century before the creation of Abbey Park (Malcolm Elliot: Leicester - A Pictorial History)



Figure 136. The Town Hall, completed in 1876 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 137. The old West Bridge from around 1841 (Malcolm Elliot: Leicester - A Pictorial History)



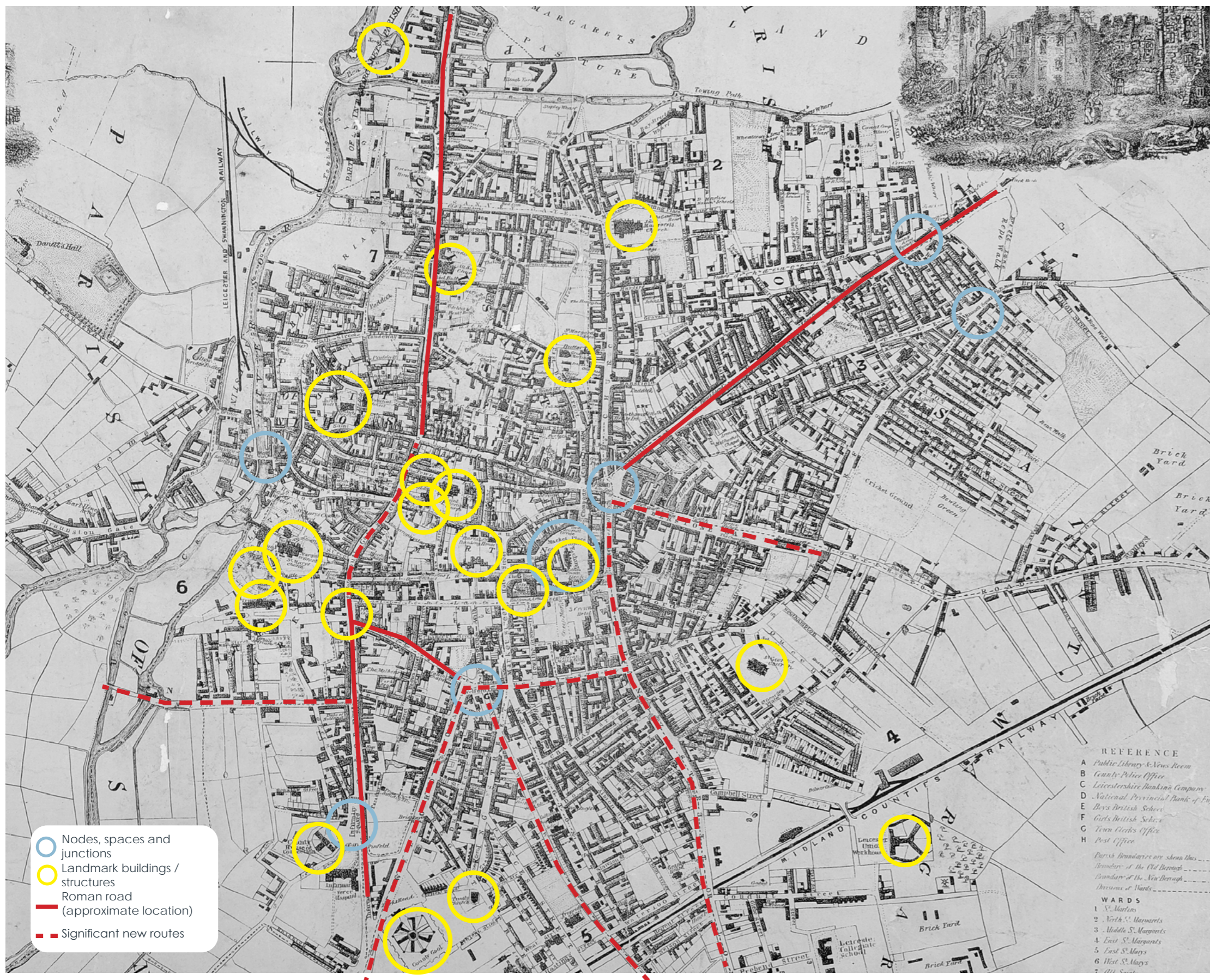
Figure 138. St. Mary de Castro and the Castle Mound, 1795 (John Nichols: The History and Antiquities of the County of Leicester)



Figure 139. A watercolour by W. Millican of the Exchange built in 1747. It was replaced by the present Corn Exchange in the 1850s (Malcolm Elliot: Leicester - A Pictorial History)



Figure 140. Leicester Market Place, by I.C. Cockshaw in 1812. The Exchange is on the left (Malcolm Elliot: Leicester - A Pictorial History)



1844 Burton Plan

This plan is much less distorted and shows the growth of Leicester, in particular to the south and east.

Roman Roads: Remain clearly identifiable in the street pattern. Newarke Street formalises a medieval part from the south east.

Landmark Buildings and Structures - The majority of those identified in the section above remain. Identifiable (in addition to 1741):

- St. George's Church
- County Gaol
- Castle House
- Exchange to the south of the Market Place
- Trinity Church
- Assembly Rooms
- Leicester Workhouse
- County House of Correction

Nodes, Spaces and Junctions - Of those identified in 1741 the majority have become formalised in the townscape. Identifiable (in addition to 1741):

- Abbey Land (accompanied by a picture of the Abbey in 1826)
- Infirmary Square
- Russell Square
- Foundry Square
- Welford Place

Significant New Routes:

- Belvoir Street
- Gallowtree Gate extending to the new routes of Granby Street and London Road
- Welford Road
- Mill Lane in the west to a new emerging crossing on the River Soar
- Routes to West Bridge have been established with new development to the west of the River Soar (Braunstone Gate)
- New Walk (established 1785)

New railway lines to the west and south of the city are identifiable. The Leicester Canal is clearly identifiable in the north.

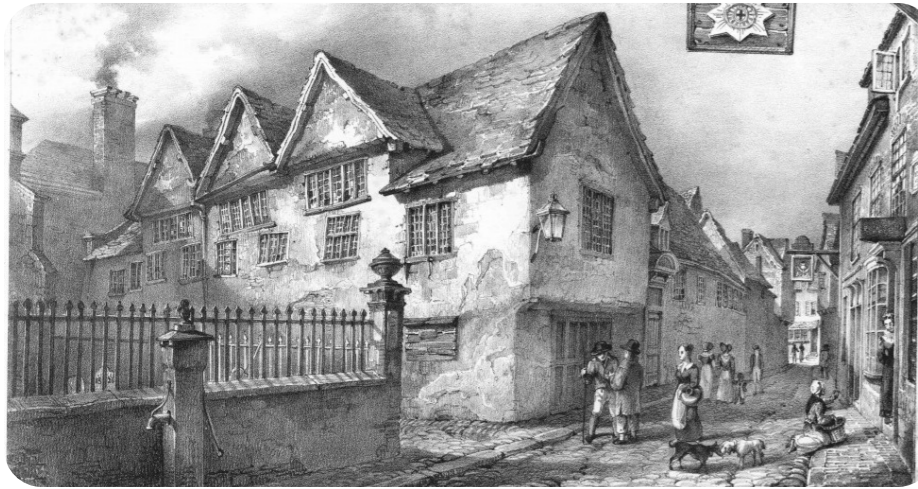


Figure 142. Town Hall (now the Guildhall), 1825 (John Flower: Views of Ancient Buildings in the Town and County of Leicester)



Figure 143. The Newarke in the late 18th century showing Trinity Hospital to the right (Malcolm Elliot: Leicester - A Pictorial History)

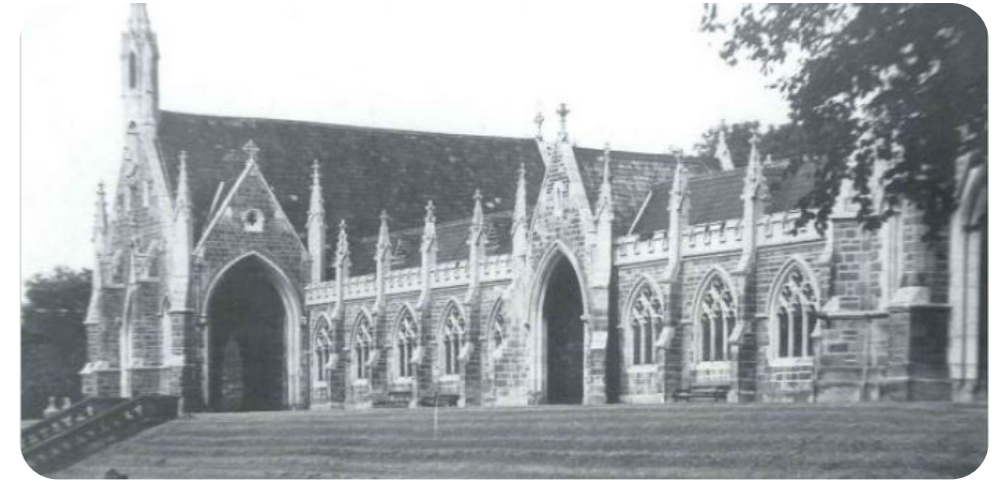


Figure 144. Welford Road Cemetery was opened in 1849. The chapel, placed on a elevated position was demolished in the 1960s (Malcolm Elliot: Leicester - A Pictorial History).



Figure 145. New Street (Images of England Central Leicester: Stephen Butt)



Figure 146. View from Newarke Bridge showing the spires of St Mary de Castro and the Cathedral from the early 19th century (Images of England Central Leicester: Stephen Butt)

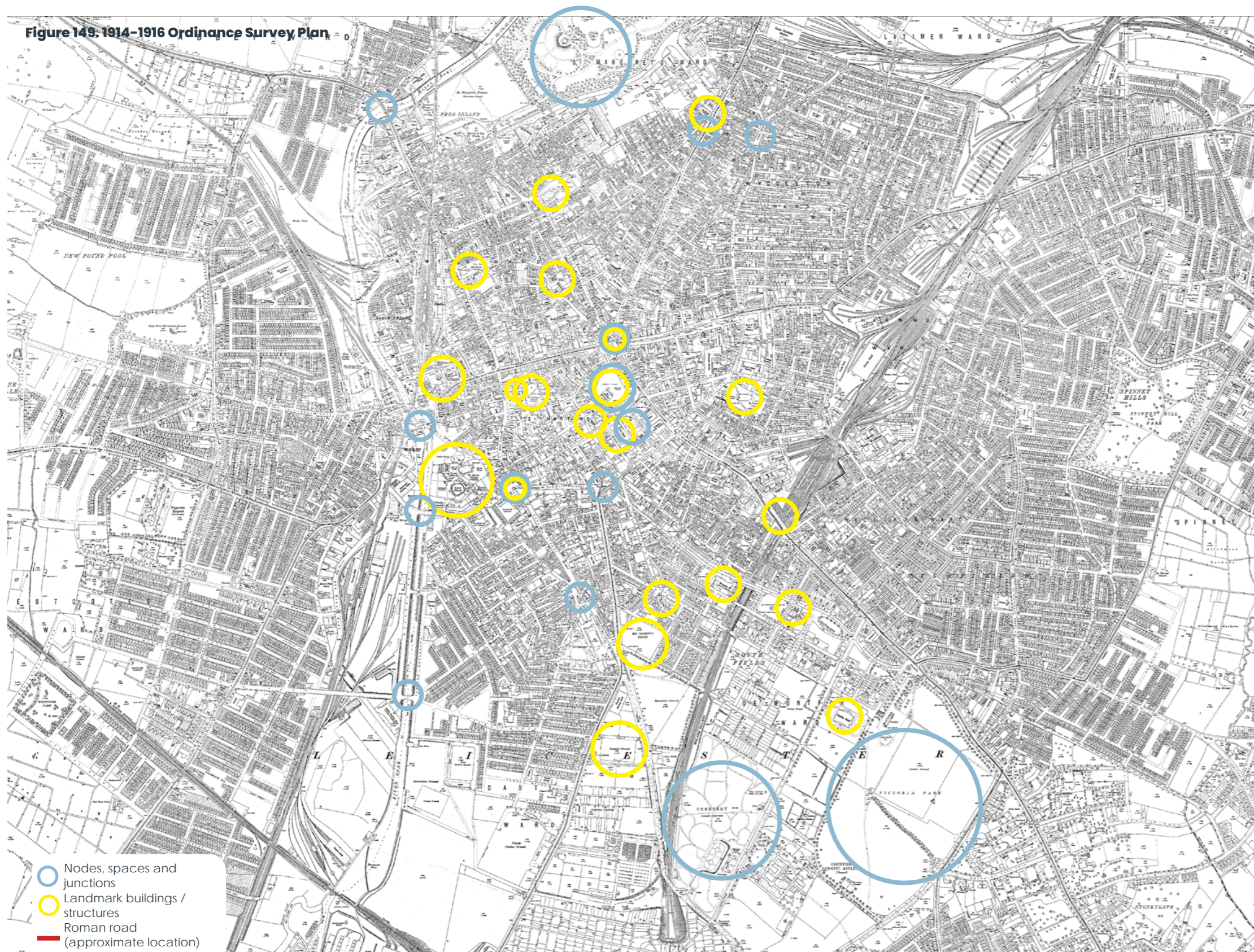


Figure 147. High Cross Street 1825 (John Flower: Views of Ancient Buildings in the Town and County of Leicester)



Figure 148. Oxford Street in the Edwardian era. The Magazine Gateway is on the right (Images of England Central Leicester: Stephen Butt)

Figure 149: 1914-1916 Ordnance Survey Plan



- Nodes, spaces and junctions
- Landmark buildings / structures
- Roman road (approximate location)
- - - Significant new routes

1914-1916 Ordnance Survey Plan

Roman Roads: Remain clearly identifiable in the street pattern.

Landmark Buildings and Structures: Majority of those identified in the section above remain. Identifiable (in addition to 1741 and 1844):

- St. Marks Church
- Town Hall
- Public Hall (de Montfort Hall)
- County Court
- Trinity Hospital Almshouses and Chapel
- (Rugby) Football Ground
- The Clock Tower
- St. Stephen's Church
- Leicester Railway Station Port Cochere
- New Walk Museum and Art Gallery

Nodes, Spaces and Junctions: Majority of those identified in the section above remain. Identifiable (in addition to 1741 and 1844):

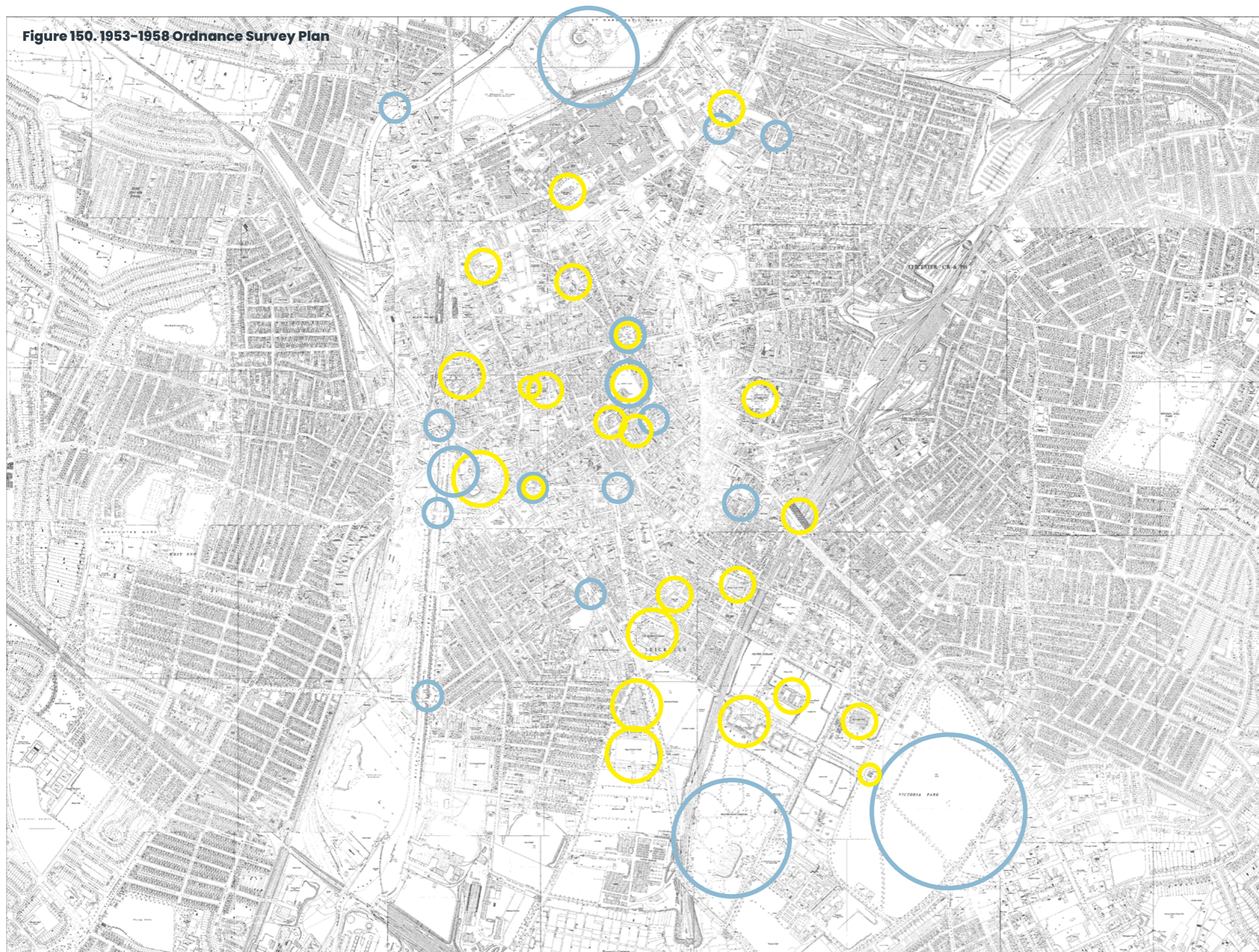
- Abbey Park and Victoria Park have become more established and formally landscaped
- Town Hall Square
- Welford Road cemetery

Significant New Routes: New Walk and associated spaces have become more established and formalised (it was first established in 1785)

The extension of the Leicester canal and the 'Mile Straight' and new bridges are identifiable

Also, the new tram lines and new roads to make way for the tram.

Figure 150. 1953-1958 Ordnance Survey Plan



1953-1958 Ordnance Survey Plan

Roman Roads: Remain clearly identifiable in the street pattern

Landmark Buildings and Structures: The majority of those identified in the section above remain. Identifiable (in addition to 1741, 1844 and 1916):

- War Memorial
- Lancaster Place including Fire Station
- Wyggeston School
- Granby Halls

Nodes, Spaces and Junctions: Majority of those identified in the section above remain. Identifiable (in addition to 1741, 1844 and 1916):

- Castle Gardens (now formalised with pathways through).

Significant New Routes: There are now within the CDA.



Figure 151. The Market Approach pictured around 1910. (Images of England Central Leicester: Stephen Butt)



Figure 152. Belgrave Gate in the 1890s. The Palace Theatre can be seen on the left and the spire of St. Mark's in the distance (Malcolm Elliot: Leicester - A Pictorial History)



Figure 153. Welford Place pictured in the 1920s (source unknown)



Figure 154. Entrance to the Market Place in 1902 (Malcolm Elliot: Leicester - A Pictorial History)



Figure 155. A bird's-eye view of the Leicester University campus in the mid 1970s with Victoria Park in the background (Ben Beazley: Leicester Then and Now)



Figure 156. Gallowtree Gate pictured around 1910. (LCC)



Figure 157. New Walk in about 1900 (Images of England Central Leicester: Stephen Butt)



Figure 158. Foundry Square in 1937 (source unknown)



Figure 159. High Street in the early 1900s with the Clock Tower in the distance taken before it was widened (Ben Beazley: Leicester Then and Now)

Appendix 4: Image of Leicester & Cultural Importance

The 2,000-year history of Leicester is reflected in its rich built heritage and its distinct character areas. The importance of Leicester's history is valued and historical landmarks and places are well used in marketing and tourism information and documentation for Leicester. Examples in Figures 3.58 to 3.511 show their extensive use.

However, it is not just the built heritage that is valued and contributes to the identity and image of Leicester.

When the Council commissioned a wayfinding and signage strategy for the city in 2016, workshops and consultations were undertaken with residents, businesses and interest groups to inform its development.

Figure 160 shows a simplified mental map of the city, produced at the time, which identifies the Cathedral and Leicester Castle alongside both Universities, parks, the football and rugby stadia, shopping destinations and key public transport locations. Interestingly, but perhaps unsurprisingly, the location of the Clock Tower is identified as the 'centre of Leicester'. Further along in the process landmarks to be used on the new signage were developed and consulted on. Figure 161 shows part of the finalised collection. There are 27 landmarks and amongst the majority of buildings of heritage significance are others that also are considered to contribute to the image and culture of Leicester:

- Jain Centre
- Curve
- John Lewis
- King Power Stadium
- Welford Road Stadium
- Mercury Place
- The Summit
- National Space Centre

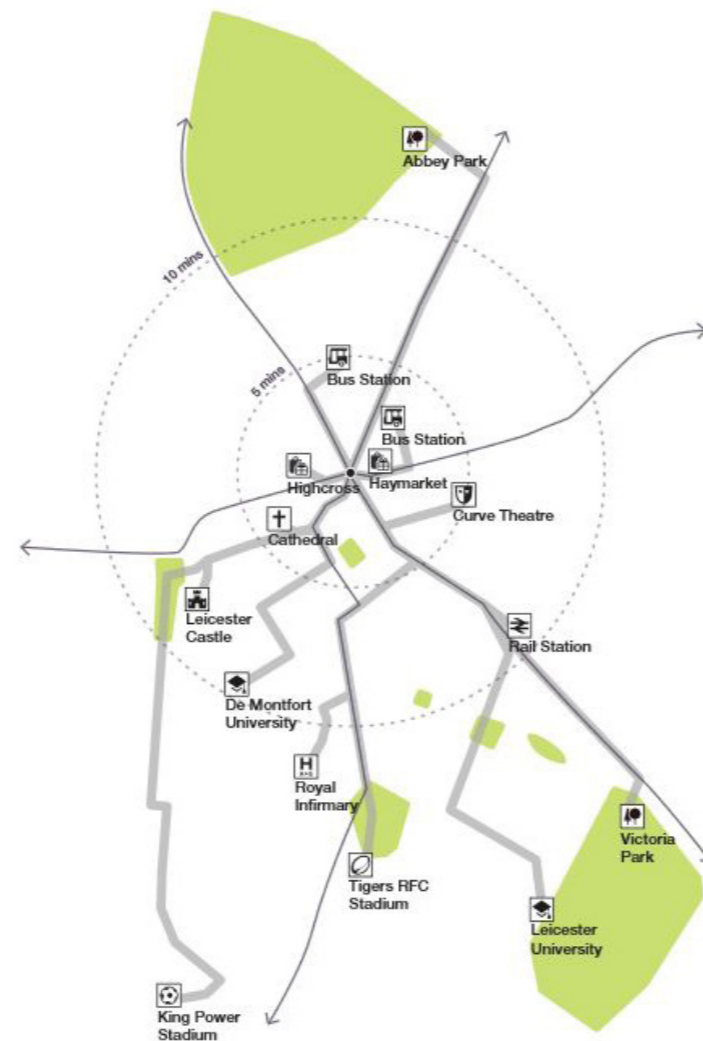
The Curve, Orton Square and Jubilee Square also feature regularly in marketing information and documentation for Leicester.

From a marketing perspective it is regarded that Richard III, the National Space Centre and both the rugby and football clubs represent the image of Leicester on a national rather than local scale.

Given the potential prominence and impact of tall development, the views assessment has identified cultural importance and the image of Leicester as criteria for assessing the importance of the view. The assessment is in Appendix 6 and states views where this has been considered.

The Council also recognises that further consultation and discussions on this aspect is required.

Figure 160. Mental Map from Wayfinding Strategy



Based on the on-site mental mapping a simplified composite map of the main destinations, areas and routes that people use was created to inform the movement concept.

VISUAL IDENTITY Landmarks

Figure 161. Selected Landmarks Identified in Wayfinding and Signage Strategy

There are a set of illustrations that have been drawn for current key places and landmarks, any future landmarks that may be identified should be drawn in a consistent style.

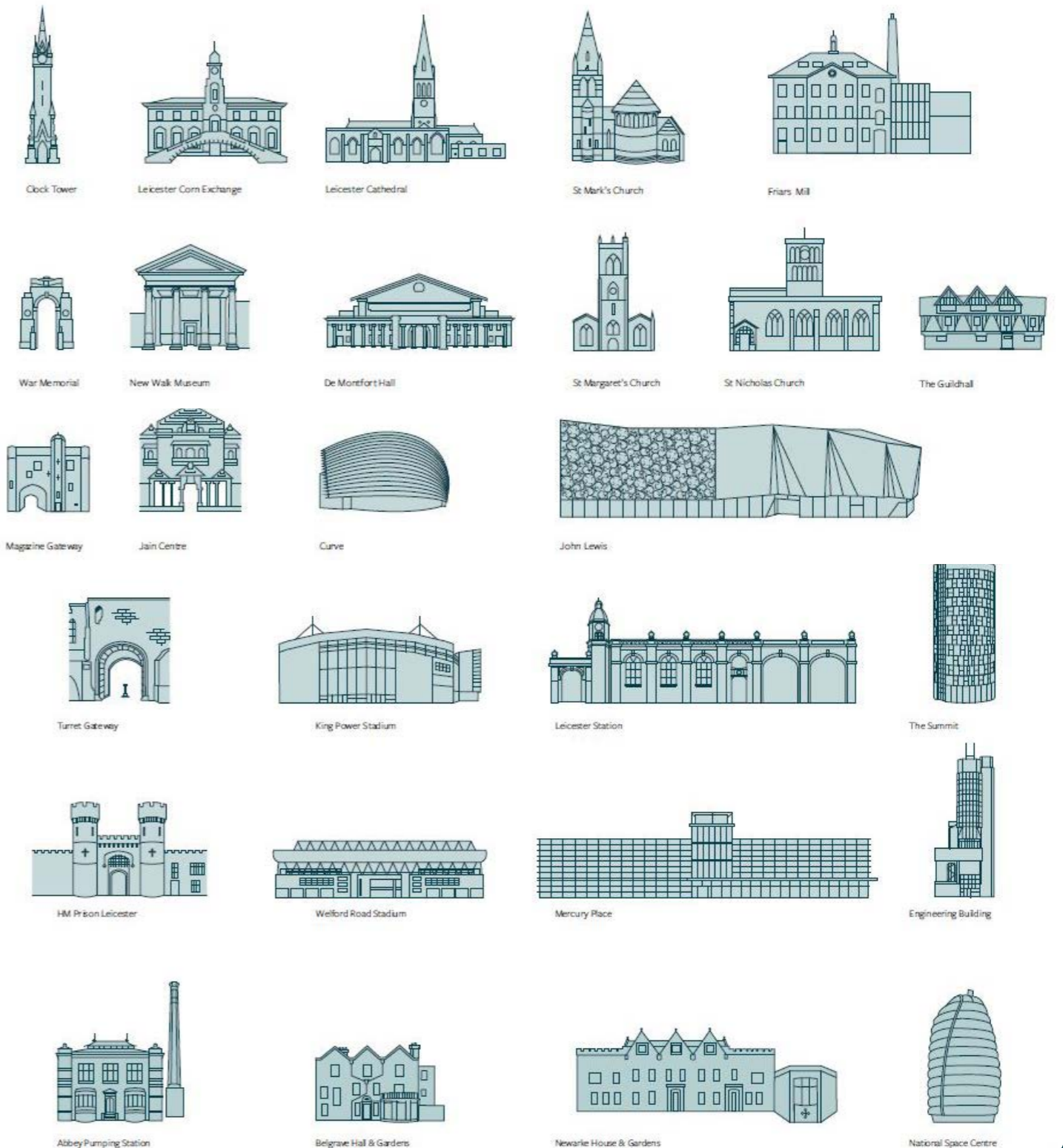


Figure 162. Images from the Leicester Tourism Action Plan (2020–2025)



Figure 163. Images from the Leicester and Leicestershire Tourism Growth Plan



Figure 164. Images from St. George's Cultural Quarter Action Plan (2016–2020)

CONTENTS

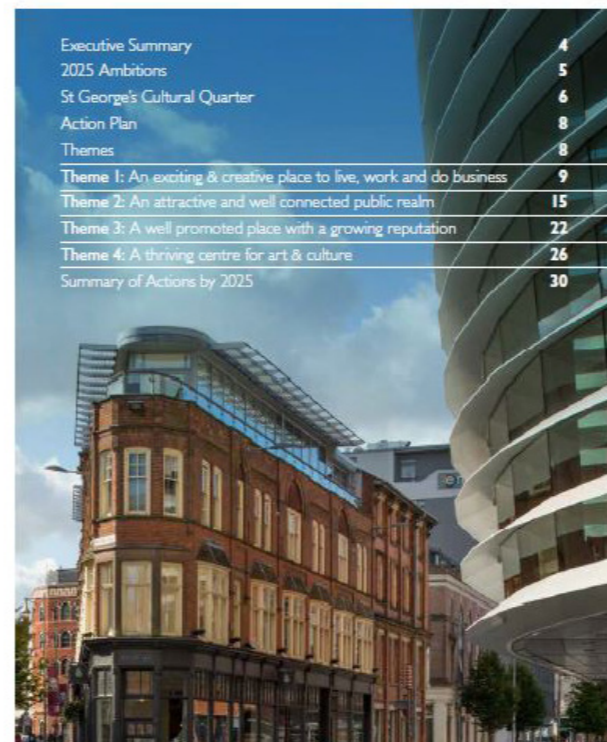
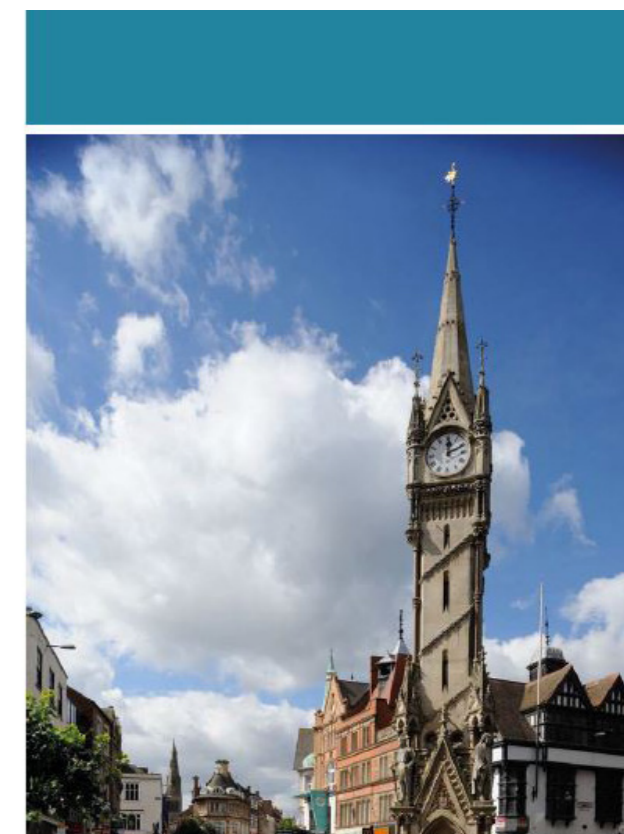
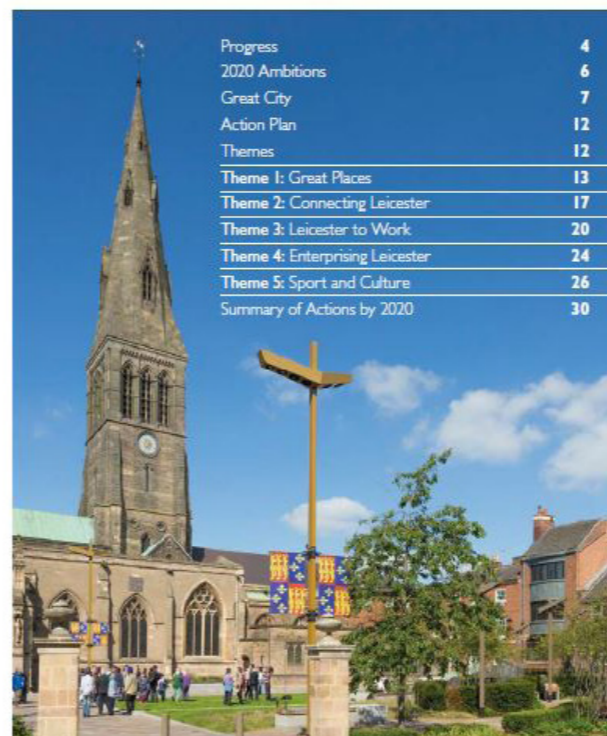


Figure 165. Images from the Leicester Economic Action Plan (2016–2020)

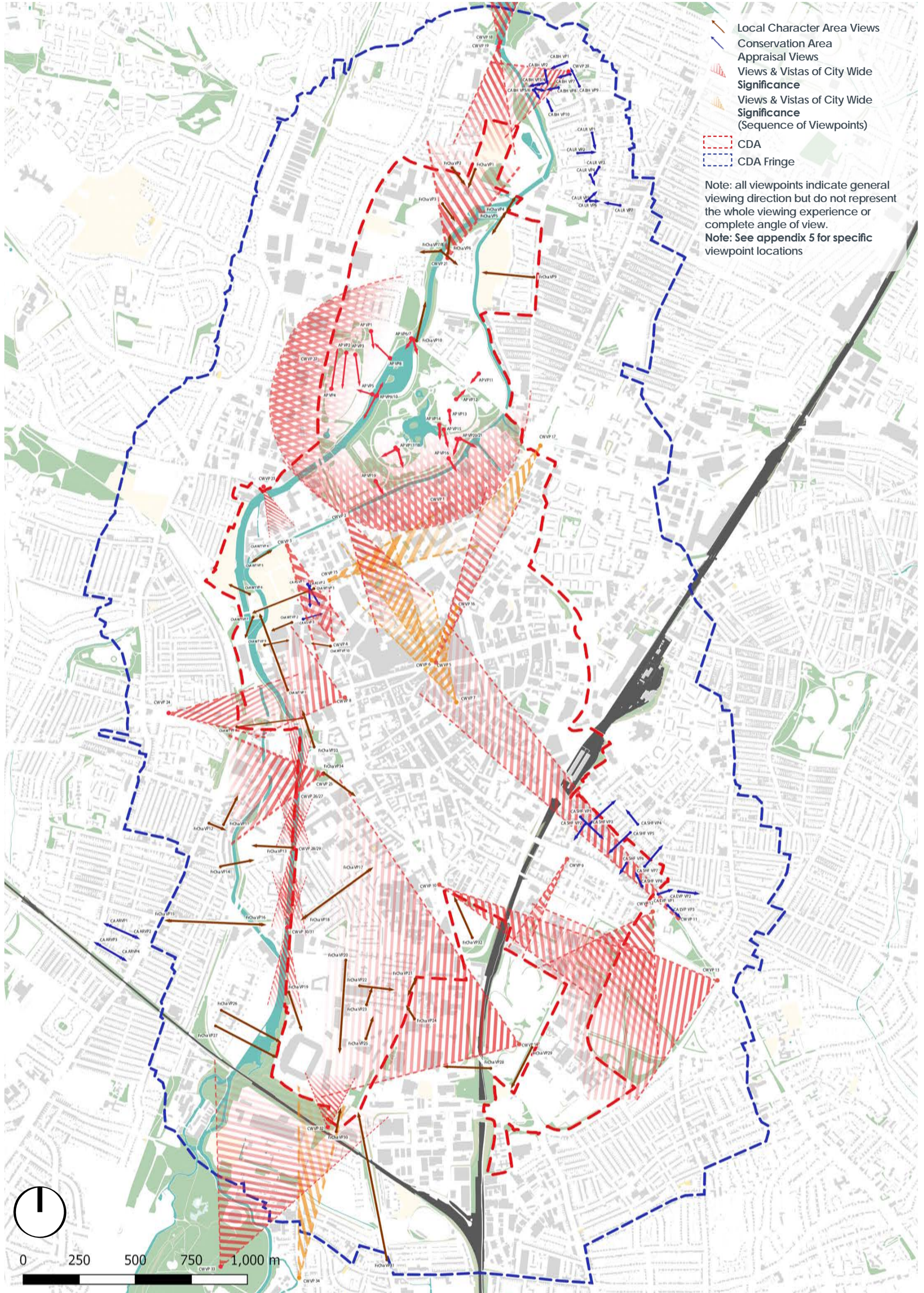
CONTENTS



Appendix 5: Views Assessment



Figure 167. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



Views & Vistas of City-Wide Significance

Figure 168. Views & Vistas of City-Wide Significance for the Character Areas, Regeneration Areas and the CDA Fringe (Viewpoints 15 – 34 are additional views that have been added since February 2020)

| 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. For more detail on the collection of viewpoints please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document. | 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 | High |
| CW VP 11 | Long-range view from London Road looking north-west towards the city centre. 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 17th Century and Victorian postcards. | Sense of Place / Legibility Cultural | Townscape Panorama | High |
| 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 | High |

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|----------|--|---|--|-----------------------------------|
| CW VP 15 | Sequence of views (mid-range to short range) looking north-east along the historic route of Sanvey Gate terminated by the Grade I listed St. Margaret's Church and short-range views at the end of Sanvey Gate where St. Margaret's Church dominates the setting (although affected by ring road). Route and relationship established during medieval era. | Historical Sense of Place / Legibility | Sequential views | High |
| CW VP 16 | Mid-range view from Belgrave Gate terminated by the Grade II listed Clock Tower. | Historical Sense of Place / Legibility | Linear mid | Medium |
| CW VP 17 | Sequence of views (mid-range to short range) looking south-west along Belgrave Gate with the Grade II listed St Marks Church visually prominent in the view. | Historical Sense of Place / Legibility | Sequential views | High |
| CW VP 18 | Mid-range view looking north of the River Soar, with no buildings in view, from the Grade II listed Thurstaston bridge. | Historical Sense of Place / Legibility | Linear mid | High |
| CW VP 19 | Mid-range view looking south of the River Soar, with no buildings in view, from the Grade II listed Thurstaston bridge. | Historical Sense of Place / Legibility | Linear mid | High |
| CW VP 20 | Short-range view looking west from the monument to Edward Holdsworth in the Registered Historic Park and Garden of Belgrave Gardens. The view is on a formal east-west axis terminated by Belgrave Hall. (This view is under review pending confirmation of public access now and in the future) | Historical Sense of Place / Legibility | Linear short | High |
| CW VP 21 | Mid-range view looking north towards the River Soar and a cluster of iconic buildings including the Grade II listed Abbey Pumping Station and the locally listed National Space Centre. | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | Medium |
| CW VP 22 | A collection of viewpoints from locations within the Registered Historic Park and Garden of Abbey Park looking south towards the city centre and west towards residential neighbourhoods and commercial, employment uses. The views include the A Scheduled Ancient Monument and the Grade I listed remains of Cavendish House and Abbey Ruins. | Historical Sense of Place / Legibility | Specific view from a special place Townscape Panorama | High |
| CW VP 23 | Mid-range view looking south from Woodgate towards a collection of listed and locally listed buildings, including Frisby Jarvis, Frog Island Mills and North Bridge providing a 'set piece' of industrial heritage. North Bridge is a long established gateway and route into the city of Leicester dating back to, at least, the Roman era. | Historical Sense of Place / Legibility | Linear mid | Medium |
| CW VP 24 | Long-range view from an elevated position approaching the city centre from the west with a skyline panorama, importantly including the spire of the Cathedral. | Historical Sense of Place / Legibility Image of Leicester | Linear long | Medium |
| CW VP 25 | Mid-range elevated townscape panorama view to the west from the Castle Motte Scheduled Ancient Monument. Tree cover is reduced in autumn and winter increasing the prominence of the view. | Historical Sense of Place / Legibility | Specific view from a special place Townscape Panorama | High |
| CW VP 26 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed The Newarke bridge. | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Low |
| CW VP 27 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed The Newarke bridge | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Medium |
| CW VP 28 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed Mill Lane bridge | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Low |

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|----------|---|---|--|-----------------------------------|
| CW VP 29 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed Mill Lane bridge | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Low |
| CW VP 30 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking south from Grade II listed Upperton Road bridge | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Low |
| CW VP 31 | Mid-range view of the River Soar corridor, the 'Mile Straight' looking north from Grade II listed Upperton Road bridge | Historical Sense of Place / Legibility Image of Leicester | Linear mid Specific view from a special place | Low |
| CW VP 32 | Mid-range view looking north from within the Raw Dykes Ancient Scheduled Monument. | Historical Sense of Place / Legibility | Linear mid | Medium |
| CW VP 33 | View from Aylestone Meadows, Local Nature Reserve, looking north towards the south of the city. | Sense of Place / Legibility | Townscape Panorama Specific view from a special place | Medium |
| CW VP 34 | Sequence of views along Aylestone Road towards the Grade II Listed Former Gas workers cottages and gatehouse with clocktower. The clocktower is a prominent landmark within the sequence. | Historical Sense of Place / Legibility | Sequential views | Medium |



Figure 169. CW VP 1 - For the collection of views please refer to St. Margaret's Townscape Analysis and Design Guidance Evidence Document



Figure 171. CW VP 2



Figure 170. CW VP 3

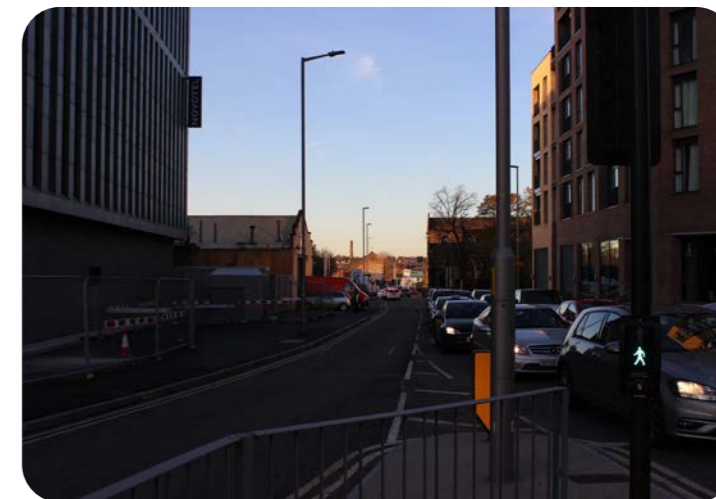


Figure 172. CW VP 4

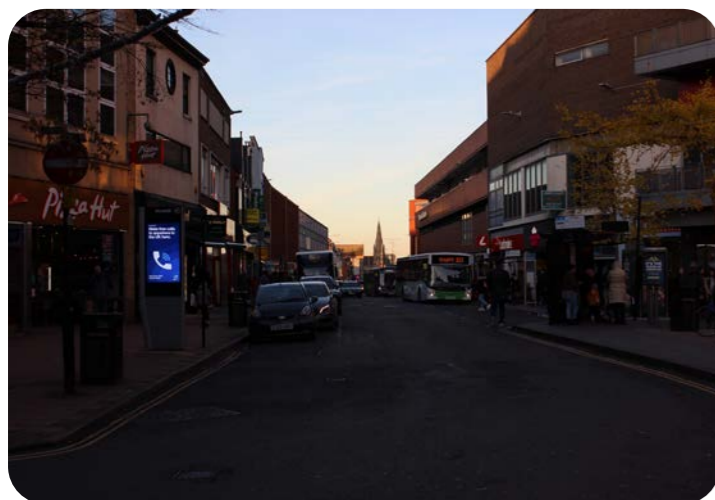


Figure 173. CW VP 5



Figure 174. CW VP 6 One viewpoint from a sequence of views



Figure 175. CW VP 7



Figure 176. CW VP 8



Figure 177. CW VP 9

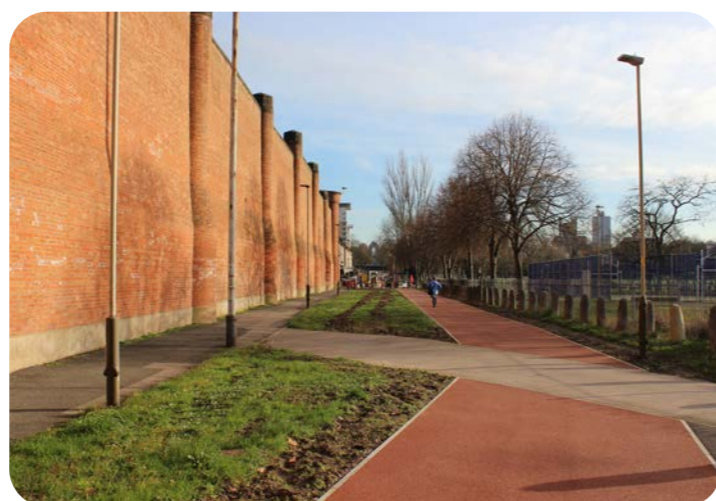


Figure 178. CW VP 10



Figure 179. CW VP 11



Figure 180. CW VP 12



Figure 181. CW VP 13



Figure 182. CW VP 14



Figure 183. CW VP 15



Figure 184. CW VP 16



Figure 185. CW VP 17



Figure 186. CW VP 18



Figure 187. CW VP 19



Figure 188. CW VP 20 (taken from publically accesible location)



Figure 189. CW VP 21



Figure 190. CW VP 22- For the collection of views please refer to Abbey Park Views



Figure 191. CW VP 23



Figure 192. CW VP 24



Figure 199. CW VP 25



Figure 201. CW VP 26



Figure 200. CW VP 27



Figure 202. CW VP 28



Figure 193. CW VP 29



Figure 194. CW VP 30



Figure 195. CW VP 31



Figure 196. CW VP 32



Figure 197. CW VP 33



Figure 198. CW VP 34

Figure 203. Possible Additions to City-Wide Views

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------|--|------------|-----------------|-----------------------------------|
| | 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 |

Figure 204. Views of the Cathedral with Potential for Upgrading to Views & Vistas of City-Wide Significance

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|----------------------------------|---|--|---|---|
| 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) |

Local Character Area Views: Character Areas

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

Figure 205. 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 Place from adjacent to locally listed Corah building. Grade I listed St. Margaret's Church within view. | Historical | Important View within Urban Fabric | High |
| ChA SM VP 5 | Mid-range view looking east along Canning Street to locally listed Corah building. | Historical | Important View within Urban Fabric | High |
| ChA SM VP 6 | Mid-range view looking north from Abbey Street to locally listed Corah building on St John Street | Historical | Important View within Urban Fabric | High |
| ChA SM VP 7,8,9 | See CW VP1 | | | |



Figure 206. ChA SM VP 1



Figure 207. ChA SM VP 2



Figure 208. ChA SM VP 3



Figure 209. ChA SM VP 4

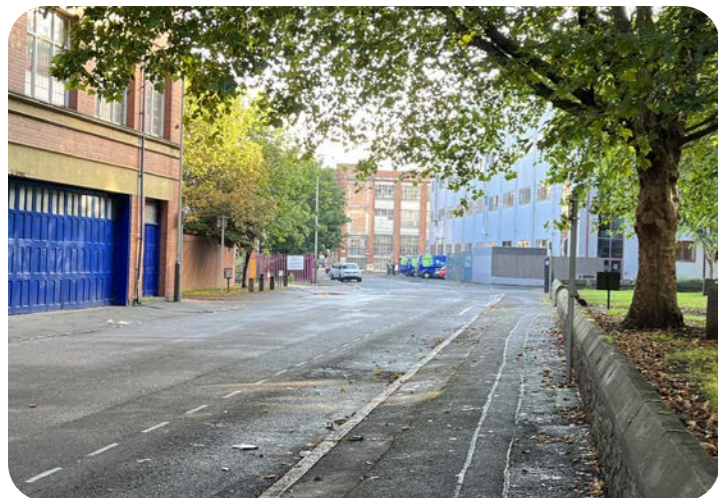


Figure 210. ChA SM VP 5



Figure 211. ChA SM VP 6

Figure 212. Mansfield Street

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|--|---------------------|------------------------------------|-----------------------------------|
| ChA MS VP 1 | View north from Sandacre Street. To be considered in future development of area. | Not within Criteria | Not within Criteria | |
| ChA MS VP 2 | View south from St John Street along Abbey Street. View terminated by Belgrave Gate/Charles Street frontage. | Not within Criteria | Not within Criteria | Medium |
| ChA MS VP 3 | Midrange view north along Gallowtree Gate to the Clock Tower and Churchgate | Historical | Important View within Urban Fabric | High |
| ChA MS VP 4 | See CW VP5 | | | |
| ChA MS VP 5 | Mid-range view from Belgrave Gate looking west down Orchard Street terminated by locally listed Corah factory. | Historical | Important View within Urban Fabric | Medium |



Figure 213. ChA MS VP 1



Figure 214. ChA MS VP 2



Figure 215. ChA MS VP 3



Figure 216. ChA MS VP 4



Figure 217. ChA MS VP 5

Figure 218. 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 | | | |
| 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 |
| ChA WS VP 14 | Mid-range view looking south along Hill Street taking in the Age Concern building. | Historical Sense of Place / Legibility | Important View within Urban Fabric | Medium |
| ChA WS VP 15 | Long view north east from Bedford Street towards Bedford Street north. | Sense of Place / Legibility | Important View within Urban Fabric | Medium |



Figure 219. ChA WS VP 1



Figure 220. ChA WS VP 2



Figure 221. ChA WS VP 3



Figure 222. ChA WS VP 7



Figure 223. ChA WS VP 8



Figure 224. ChA WS VP 9



Figure 225. ChA WS VP 12



Figure 226. ChA WS VP 13



Figure 227. ChA WS VP 14



Figure 228. ChA WS VP 15

Figure 229. Belgrave Gateway

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|--|---|--|---|
| 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 (in combination with VP 4 potential city wide view) |
| 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 (in combination with VP 3 potential city wide view) |
| 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 |



Figure 230. ChA BG VP 1



Figure 231. ChA BG VP 2



Figure 232. ChA BG VP 3



Figure 233. ChA BG VP 4



Figure 234. ChA BG VP 5



Figure 235. ChA BG VP 6

Figure 236. LRI & 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 west. Grade II* listed St. Andrews Church within view, although not terminating view | Historical Sense of Place / Legibility | Sequential views | High |
| ChA LD VP 2 | 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 |
| 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 |
| 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 Image of Leicester | Important view within urban fabric | Medium |
| 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 terminated by the Grade II listed Newarke Chantry Building | Historical | Linear short | Medium |



Figure 237. ChA LD VP 1



Figure 238. ChA LD VP 2



Figure 239. ChA LD VP 3



Figure 240. ChA LD VP 4



Figure 241. ChA LD VP 5



Figure 242. ChA LD VP 6



Figure 243. ChA LD VP 7



Figure 244. ChA LD VP 8 (holding photo)



Figure 245. ChA LD VP 9



Figure 246. ChA LD VP 10



Figure 247. ChA LD VP 11



Figure 248. ChA LD VP 12

Figure 249. St. Georges

| 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. The Curve theatre is also prominent within the view | Historical Sense of Place / Legibility Cultural Image of Leicester | Linear mid | High |
| 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 with Criteria | Not with 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 from Humberstone Gate into Rutland Street | Historical Sense of Place / Legibility | Linear mid | High |



Figure 250. ChA SG VP 1



Figure 251. ChA SG VP 2



Figure 252. ChA SG VP 3



Figure 253. ChA SG VP 4



Figure 254. ChA SG VP 6



Figure 255. ChA SG VP 7



Figure 256. ChA SG VP 8

Figure 257. 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 |
| 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 with Criteria | Not with 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 (potential for city wide view) |
| 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 |
| 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 | View in north west corner of Jubilee Square looking south west across the square. | Sense of Place / Legibility | Important View within Urban Fabric | Medium |
| ChA OT VP 17 | View to the north east from Newarke House. Cathedral Spire visibl in distance. | Historical Sense of Place / Legibility | Important View within Urban Fabric | Medium |
| ChA OT VP 18 | (See ChA LD VP 12) | | | |
| ChA OT VP 19 | View looking south along Wycliffe Street terminated by 2 storey Georgian terrace. | Historical | Important View within Urban Fabric | Medium |
| ChA OT VP 20 | View looking south along Pocklingtons Walk from the corner of Pocklingtons Walk and Millstone Lane. Terminated by New Walk Place/Matteoli Woods | Historical Sense of Place / Legibility | Important View within Urban Fabric | Medium |



Figure 258. ChA OT VP 1



Figure 259. ChA OT VP 2



Figure 260. ChA OT VP 3



Figure 261. ChA OT VP 4



Figure 262. ChA OT VP 5



Figure 263. ChA OT VP 6



Figure 264. ChA OT VP 7



Figure 265. ChA OT VP 8



Figure 266. ChA OT VP 10



Figure 267. ChA OT VP 11



Figure 268. ChA OT VP 12



Figure 269. ChA OT VP 13



Figure 270. ChA OT VP 14



Figure 271. ChA OT VP 15



Figure 272. ChA OT VP 16



Figure 273. ChA OT VP 17



Figure 274. ChA OT VP 18



Figure 275. ChA OT VP 19



Figure 276. ChA OT VP 20

Figure 277. New Walk

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|--------------|---|---|--|-----------------------------------|
| ChA NW VP 1 | Sequence of views (with ChA NW VP 8) 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. Unique street pattern and alignment in context compared to linear grid pattern of most of New Walk Character Area | 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 | See CW VP 9 | | | |
| ChA NW VP 5 | See CW VP 12 | | | |
| ChA NW VP 6 | See CW VP 10 | | | |
| ChA NW VP 7 | View created from new development connecting New Walk to Welford Road | Not with Criteria | Not with Criteria | |
| ChA NW VP 8 | View south east along New Walk towards New Walk Museum. | Historical Sense of Place / Legibility | Linear mid | Medium |
| ChA NW VP 9 | View created from new development connecting New Walk to Pocklington Walk. | | | |
| ChA NW VP 10 | Mid-range view from University Avenue along Regent Road | Sense of Place / Legibility | Linear mid | Medium |
| ChA NW VP 11 | View south along De Montfort Street from London Road. | Sense of Place / Legibility | Sequential Views | Medium |
| ChA NW VP 12 | View towards east along London Road from station. View takes in spire of Seventh Day Adventist Church | Historical Sense of Place / Legibility | Linear mid Specific view from a special place | Medium |



Figure 278. ChA NW VP 1



Figure 279. ChA NW VP 2



Figure 280. ChA NW VP 3



Figure 281. ChA NW VP 4



Figure 282. ChA NW VP 5



Figure 283. ChA NW VP 6



Figure 284. ChA NW VP 7



Figure 285. ChA NW VP 8



Figure 286. ChA NW VP 9



Figure 287. ChA NW VP 10



Figure 288. ChA NW VP 11



Figure 289. ChA NW VP 12

Conservation Area Views: Character Areas

Figure 290. All Saints Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|------------|--|-----------------------------------|
| CA AS VP 1 | 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 VP 2 | 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 19th Century brick buildings and low lying 20th 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 19th 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 VP 3 | 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 |



Figure 291. CA AS VP1



Figure 292. CA AS VP2



Figure 293. CA AS VP3

Figure 294. Castle Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|---|--|--|-----------------------------------|
| CA CS VP 1 | 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 VP 2 | 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 | Specific view from a special place Important view within urban fabric | High |
| CA CS VP 3 | 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 VP 4 | Mid-range view from Magazine Square looking west onto the row of facades of the Grade II* Listed Newarke 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 VP 5 | 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 VP 6 | Short-range view onto the Grade I Listed Castle, as viewed from the Castle Gardens, looking east. An important internal view of a Scheduled Monument. Showcasing group value / historic association between the assets; Part of significant 'set piece' of heritage assets. | Historical Sense of Place | Important view within the urban fabric Specific view from a special place | High |
| CA CS VP 7 | Long-range view along the Newarke (from the Grade II Listed Newarke 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 VP 8 | 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 VP 9 | 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 VP 10 | 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 VP 11 | Mid-range view north-east along The Newarke from The Gateway junction, looking onto the Grade I Listed Magazine Gateway (also scheduled monument), allowing appreciation of the complimentary heritage assets along The Newarke. Part of significant 'set piece' of heritage assets | Historical Sense of Place | Linear mid view | Medium |



Figure 295. CA CS VP1



Figure 296. CA CS VP2



Figure 297. CA CS VP3



Figure 298. CA CS VP4



Figure 299. CA CS VP5



Figure 300. CA CS VP6



Figure 301. CA CS VP7



Figure 302. CA CS VP8



Figure 303. CA CS VP9



Figure 304. CA CS VP10



Figure 305. CA CS VP11

Figure 306. Church Gate Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-----------------------------|---|---|-------------------|-----------------------------------|
| CA CG VP 1 (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 VP 2* | 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 Sense of place | Linear short view | Medium |
| CA CG VP 3 | 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 VP 4 | 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 |



Figure 307. CA CG VP1



Figure 308. CA CG VP2



Figure 309. CA CG VP3



Figure 310. CA CG VP4

Figure 311. Greyfriars Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|---------------------------------------|--|---|------------|-----------------------------------|
| CA GF VP1 – doubled up as CHA OT VP 1 | 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 VP 2 | 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 |



Figure 312. CA GF VP1



Figure 313. CA GF VP2

Figure 314. Granby Street Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|--|-----------------------------------|
| CA GS VP 1 | 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 VP 2 | 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 VP 3 | 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 VP 4 | 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 VP 5 | 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 |

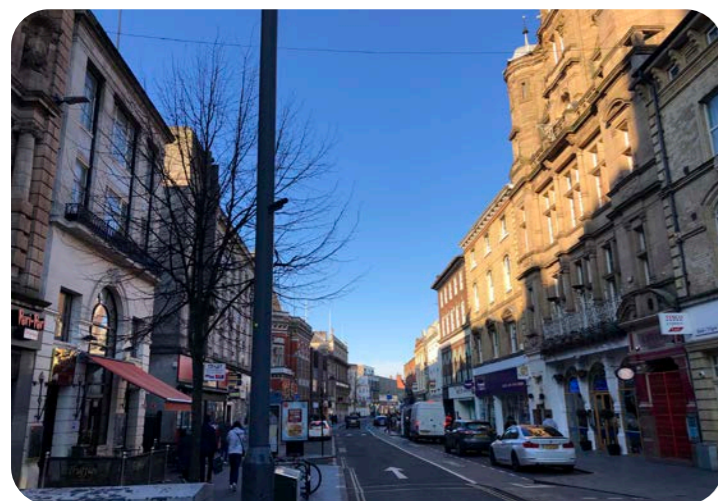


Figure 315. CA GS VP1



Figure 316. CA GS VP2

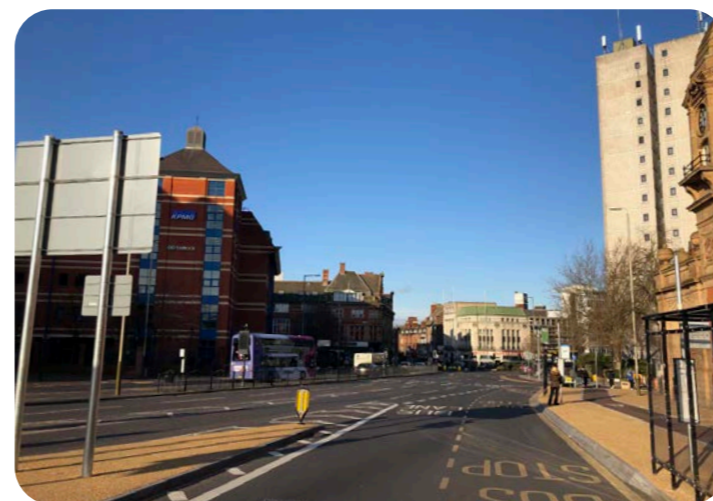


Figure 317. CA GS VP3



Figure 318. CA GS VP4



Figure 319. CA GS VP5

Figure 320. High Street Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|--|---|-----------------------------------|
| CA HS VP 1 | 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 VP 2 | View looking up Highcross Street towards Ascot house at corner of High Street and Jubilee Square | Historic Sense of place / legibility | Linear mid view | tbc |
| CA HS VP 3 | 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 20th 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 |
| CA HS VP 4 | 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 VP 5 | 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 VP 6 | 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 |



Figure 321. CA HS VP1



Figure 322. CA HS VP2



Figure 323. CA HS VP3



Figure 324. CA HS VP3



Figure 325. CA HS VP4



Figure 326. CA HS VP5



Figure 327. CA HS VP6

Figure 328. Market Place Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|--|-----------------------------------|
| CA MP VP 1 | 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 VP 2 | View along Millstone Lane, showing taller 19th / early 20th Century buildings nearest market Street, lower 19th Century Buildings in the distance, visual stop at Newarke Houses at the end. | Sense of place / legibility Historic | Linear long view | High |
| CA MP VP 3 | 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 VP 4 | 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 |
| CA MP VP 5 | 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 VP 6 | 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 VP 7 | 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 VP 8 | 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 |



Figure 329. CA MP VP1



Figure 330. CA MP VP2



Figure 331. CA MP VP3



Figure 332. CA MP VP4



Figure 333. CA MP VP5



Figure 334. CA MP VP6



Figure 335. CA MP VP7



Figure 336. CA MP VP8

Figure 337. Market Street Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|---|--|--|-----------------------------------|
| CA MS VP 1 | 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 VP 2 | North-west view along Rupert Street, with a good visual stop of the Georgian elevation of Grade II Listed 20 Millstone Lane and the dominant feature of the Cathedral's spire (Grade II* Listed) | Skyline and panorama Historic Sense of place / legibility View of the Cathedral | Linear long view | High |
| CA MS VP 3 | 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 VP 4 | 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 |



Figure 338. CA MS VP1



Figure 339. CA MS VP2



Figure 340. CA MS VP3



Figure 341. CA MS VP4

Figure 342. Town Hall Square Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|---|---|--|-----------------------------------|
| CA THS VP 1 | 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 VP 2 | 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 |
| CA THS VP 3 | See CA MS VP4 | | | |
| CA THS VP 4 | 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 VP 5 | 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 |

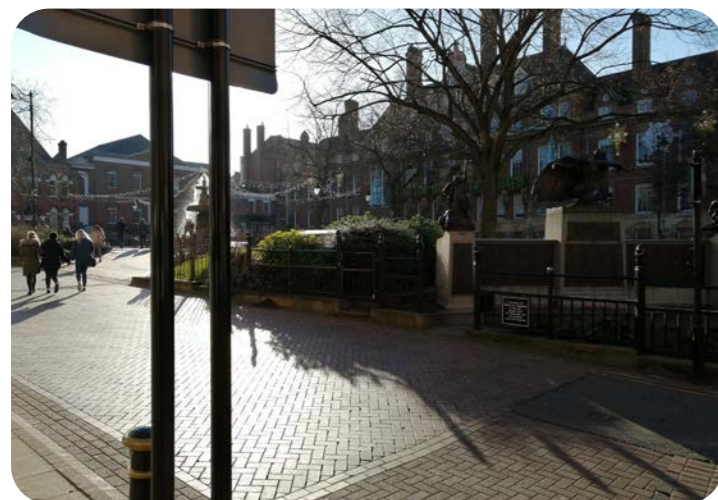


Figure 343. CA THS VP1



Figure 344. CA THS VP2



Figure 345. CA THS VP4



Figure 346. CA THS VP5

Figure 347. New Walk Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|---|-----------------------------------|
| CA NW VP 1 | 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 VP 2 | 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 VP 3 | See CW VP 10 Long-view looking south-east along Lancaster Road, onto the Grade II Listed gates and 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. | Historic | Linear long view | High |
| CA NW VP 4 | 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 VP 5 | See CP NW VP4 | | | |
| CA NW VP 6 | 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 VP 7 | 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 VP 8 | 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 |
| CA NW VP 9 | 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 |



Figure 348. CA NW VP1



Figure 349. CA NW VP2



Figure 350. CA NW VP3



Figure 351. CA NW VP4



Figure 352. CA NW VP5



Figure 353. CA NW VP6



Figure 354. CA NW VP7



Figure 355. CA NW VP8



Figure 356. CA NW VP9

Figure 357. St. George's Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|---|---|--|--|
| CA SG VP 1 | 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 VP 2 | 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 VP 3 | 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 |
| CA SG VP 4 | (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 |



Figure 358. CA SG VP1



Figure 359. CA SG VP2



Figure 360. CA SG VP3



Figure 361. CA SG VP4



Figure 362. Orton Square



Figure 363. Jubilee Square



Figure 364. New Walk



Figure 365. St Margaret's Churchyard (Leicester City Council)



Figure 366. Town Hall Square



Figure 367. Market Square



Figure 368. All Saints Churchyard (Leicester City Council)



Figure 369. St George's Churchyard

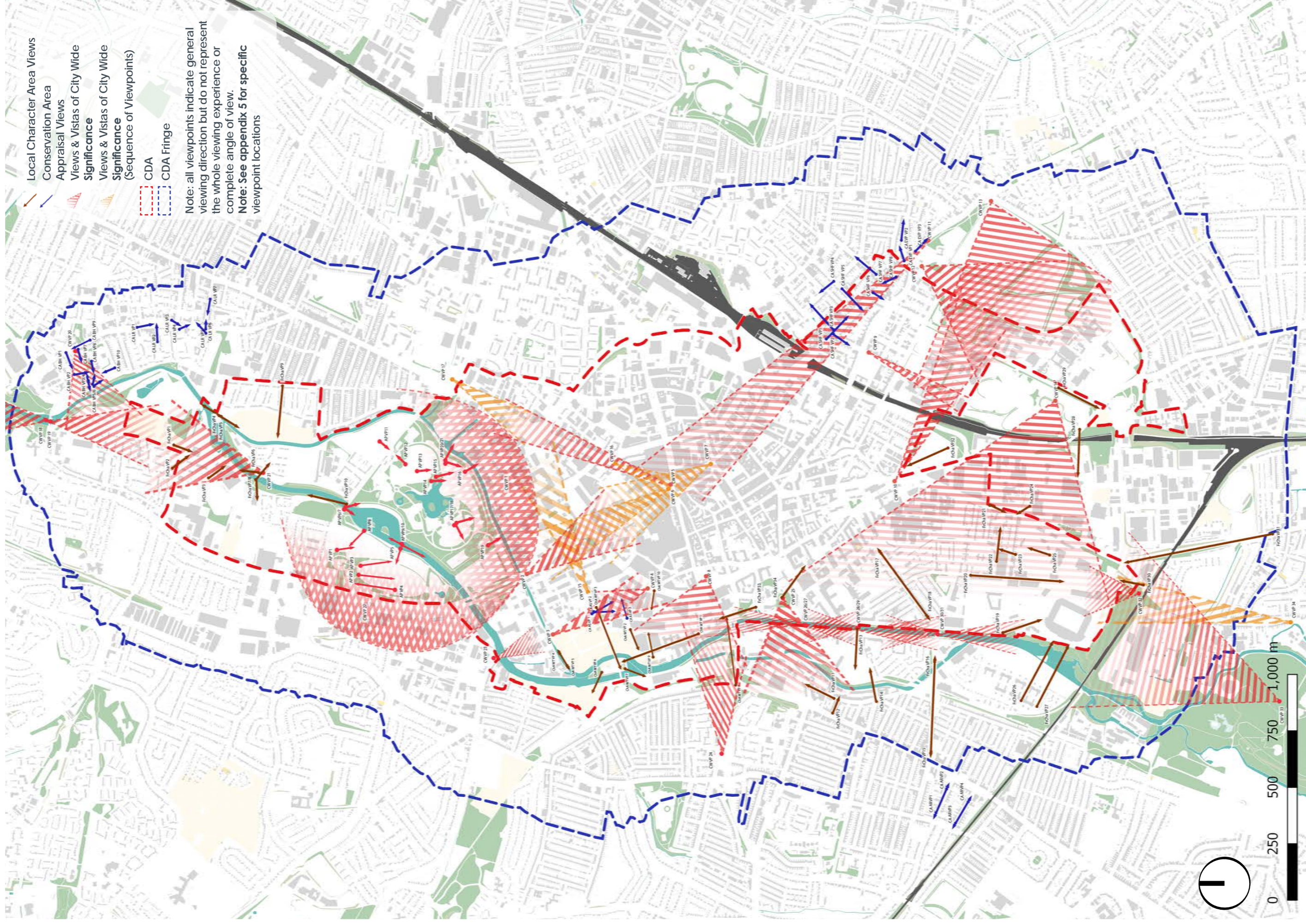


Figure 370. Cathedral Square



Figure 371. Foundry Square

Figure 372. Regeneration Areas & CDA Fringe Views Assessment (with Viewpoint Locations & Names)



Local Character Area Views: Regeneration Areas & CDA Fringe

Figure 373. Regeneration Areas and CDA Fringe

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|------------------------------------|-----------------------------------|
| FrCha VP1 | Mid-range view south from Corporation Road towards the Grade II listed Abbey Pumping Station on the axis with the front facade. In winter the reduced tree cover opens up the view. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP2 | Mid-range view south-east from Corporation Road towards the Grade II listed Abbey Pumping Station, incorporating all buildings fronting the street. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP3 | Mid-range view south-east from Wallingford Road towards the locally listed National Space Centre and the River Soar. | Sense of Place / Legibility Cultural Image of Leicester | Linear mid | Medium |
| FrCha VP4 | Mid-range view north from the locally listed Belgrave Lock towards the River Soar. Very few buildings in view. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP5 | Mid-range view south from the locally listed Belgrave Lock towards the River Soar. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP6 | Mid-range view north from Pescall Boulevard bridge towards the Grade II listed Abbey Pumping Station, locally listed National Space Centre and Water Tower of the former Wolsey Factory. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP7 | Mid-range view west from Pescall Boulevard bridge towards Dock and Exploration Drive. Key east-west connection. | Sense of Place / Legibility | Linear mid | Low |
| FrCha VP8 | Mid-range view east from Pescall Boulevard bridge towards the locally listed chimney of the former Wolsey Factory. Key east-west connection. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP9 | Mid-range view north from Ross Walk towards the locally listed chimney of the former Wolsey Factory. Key east-west connection. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP10 | Mid-range view north from Grade II listed Abbey Corner bridge towards River Soar. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP11 | Mid-range view north from Western Road towards locally listed No.47-79 (odds) Braunstone Gate | Historical Sense of Place / Legibility | Important View within Urban Fabric | Medium |
| FrCha VP12 | Mid-range view north from Celt Street towards locally listed former Equity Shoes building. | Historical Sense of Place / Legibility | Important View within Urban Fabric | Low |
| FrCha VP13 | Mid-range view west from Grade II listed Mill Lane bridge towards Bede Park. | Sense of Place / Legibility | Linear mid | Low |
| FrCha VP14 | Long-range view west from Briton Street towards Bede Park and the city centre with tall buildings adjacent to Railway Station, including St. George's Tower, in the distance. | Sense of Place / Legibility | inear long | Low |
| FrCha VP15 | Mid-range view east from Upperton Road terminated by the Grade II listed Robert Hall Memorial Baptist Church. | Historical Sense of Place / Legibility | Linear mid | Medium |

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|--------------------|-----------------------------------|
| FrCha VP16 | Mid-range view west from Upperton Road with view of city centre 'opening up' and the Summit within the view. | Sense of Place / Legibility Image of Leicester | Linear mid | Low |
| FrCha VP17 | Mid-range view south-west from Jarrom Street with the Summit prominent in the view in a street of predominantly 2 storey residential. | Sense of Place / Legibility Image of Leicester | Linear mid | Low |
| FrCha VP18 | Long-range view north-east from Jarrom Street towards the city centre with visually prominent tall buildings in the distance, including St. George's Tower and De Montfort House. | Sense of Place / Legibility | Linear long | Low |
| FrCha VP19 | Mid-range view south-east from Raw Dykes Road opening up full view of King Power Stadium and adjacent area. | Sense of Place / Legibility Image of Leicester | Linear mid | Low |
| FrCha VP20 | Long-range view south from Burnmoor Street towards LCFC Regeneration Area. Primarily a low scale residential street terminated by potential development site with LCFC Regeneration Area. | Sense of Place / Legibility | Linear long | Low |
| FrCha VP21 | Short view south-west from Aylestone Road towards Grade II* listed Greek Orthodox Church | Historical Sense of Place / Legibility | Linear short | Medium |
| FrCha VP22 | Mid-range view west from Sawday Street towards Grade II listed Hazel Primary School and Community Centre. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP23 | Mid-range view north from New Bridge Street towards Grade II listed Hazel Primary School and Community Centre. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP24 | Short view north-west from Almond Road towards Grade II* listed Greek Orthodox Church, | Historical Sense of Place / Legibility | Linear short | Medium |
| FrCha VP25 | Mid-range view north from Pavilion Close, across the cricket field towards locally listed Leicester Electricity Sports Cricket Club. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP26 | Mid-range view east from Quainton Road terminating in King Power Stadium with River Soar in the foreground. | Sense of Place / Legibility | Linear mid | Low |
| FrCha VP27 | Mid-range view east from Watkin Road terminating in King Power Stadium with River Soar in the foreground. | Sense of Place / Legibility | Linear mid | Low |
| FrCha VP28 | Long-range view west from an elevated position from the Welford Road entrance to the Registered Historic Park and Garden of Welford Road Cemetery. Although the view contains few heritage assets, the view offers an elevated townscape panorama of part of the city, including the King Power Stadium. | Historical Sense of Place / Legibility | Townscape Panorama | Medium |
| FrCha VP29 | Mid-range view south-west from University Road terminated by the Grade II listed Freeman's Cottage. | Historical Sense of Place / Legibility | Linear mid | Low |
| FrCha VP30 | Mid-range view north from Aylestone Road towards the Raw Dykes Scheduled Ancient Monument. | Historical Sense of Place / Legibility | Linear mid | Medium |

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|---|---|---|--------------------|-----------------------------------|
| FrCha VP31 | Mid-range view north from Saffron Lane terminated by potential development site with LCFC Regeneration Area. | Sense of Place / Legibility | Linear mid | Low |
| FrCha VP32 | Mid-range view north-west towards the Grade II listed Leicester Prison from the locally listed Nelson Mandela Park. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP33 | Mid-range view north from Castle Gardens towards West Bridge. | Historical Sense of Place / Legibility | Linear mid | Medium |
| FrCha VP34 | Mid-range view south-east from Castle Motte. Mid range views possible in winter. | Historical Sense of Place / Legibility | Townscape Panorama | Medium |
| Views taken from Leicester Waterside SPD Adopted August 2015 | | | | |
| ChA WT VP1 | Long-range view north along Bath Lane terminating in views of Soar Island. | Sense of Place / Legibility | Linear long | Low |
| ChA WT VP2 | Short view west emerging from locally listed Former Great Central Station Viaduct. | Sense of Place / Legibility | Linear short | Low |
| ChA WT VP3 | Mid-range view west along Soar Lane terminating in views of Soar Island. | Sense of Place / Legibility | Linear mid | Low |
| ChA WT VP4 | Short view west from North Lock and Bridge, Grand Union Canal (locally listed) towards Old Mill Race Bridge (locally listed) and River Soar. | Historical Sense of Place / Legibility | Linear short | Medium |
| ChA WT VP5 | Short view east from Old Mill Race Bridge (locally listed) towards North Lock and Bridge, Grand Union Canal (locally listed) | Historical Sense of Place / Legibility | Linear short | Low |
| ChA WT VP6 | Mid-range view north-west from the north of Soar Island across the River Soar. | Sense of Place / Legibility | Linear mid | Low |
| ChA WT VP7 | Mid-range view south-west from the south of Soar Island across the River Soar with Evans Weir (locally listed) within the view. | Historical Sense of Place / Legibility | Linear mid | Medium |
| ChA WT VP8 | Mid-range view east towards the Grade II listed Bow Bridge and Grade II listed West Bridge at a former historical gateway into the city. | Historical Sense of Place / Legibility | Linear mid | Medium |
| ChA WT VP9 | Short view east along Alexander Street terminating in the locally listed Former Great Central Station Viaduct and former Great Central Station Generator House. | Historical Sense of Place / Legibility | Linear short | Low |
| Cha WT VP10 | Short view north west from Vaughan Way terminating in the locally listed former Great Central Station Building on Great Central Street. | Historical Sense of Place / Legibility | Linear short | Low |



Figure 374. FrCha VP 1



Figure 376. FrCha VP 2



Figure 375. FrCha VP 3



Figure 377. FrCha 4



Figure 378. FrCha VP 5



Figure 379. FrCha VP 6



Figure 380. FrCha VP 7



Figure 381. FrCha VP 8



Figure 382. FrCha VP 9



Figure 383. FrCha VP 10.



Figure 384. FrCha VP 11



Figure 385. FrCha VP 12



Figure 394. FrCha VP 13



Figure 396. FrCha VP 14



Figure 395. FrCha VP 15



Figure 397. FrCha VP 16



Figure 386. FrCha VP 17



Figure 387. FrCha VP 18



Figure 388. FrCha VP 19



Figure 389. FrCha VP 20



Figure 390. FrCha VP 21



Figure 391. FrCha VP 22



Figure 392. FrCha VP 23



Figure 393. FrCha VP 24



Figure 404. FrCha VP 25



Figure 406. FrCha VP 26



Figure 405. FrCha VP 27



Figure 407. FrCha VP 28



Figure 398. FrCha VP 29



Figure 399. FrCha VP 30



Figure 400. FrCha VP 31



Figure 401. FrCha VP 32



Figure 402. FrCha VP 33



Figure 403. FrCha VP 34



Figure 408. Cha WT VP1



Figure 409. Cha WT VP2



Figure 410. Cha WT VP3



Figure 411. Cha WT VP4



Figure 412. Cha WT VP5



Figure 413. Cha WT VP6



Figure 414. Cha WT VP7



Figure 415. Cha WT VP8



Figure 416. Cha WT VP9



Figure 417. Cha WT VP10

Conservation Area Views: Regeneration Areas & CDA Fringe

Figure 418. Belgrave Hall Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|--|---|-------------------------------|-----------------------------------|
| CA BH VP 1 | Mid-range view west along Thurcaston Road from Loughborough Road View of the Talbot Inn framed by historic buildings, notably the Grade II listed Cross Corners and outbuildings associated with Belgrave Hall | Historic Sense of place Cultural importance | Linear Mid-long Sequential | High |
| CA BH VP 2 | View along Church Road from Thurcaston Road Mid-range view of cluster of historic and highly graded buildings on Church Road. Belgrave Hall and Belgrave House (grade II*) frame the view which terminates in the Church of St Peter. | Historic Sense of place Cultural importance | Linear Mid-long Sequential | High |
| CA BH VP 3 | View west across Belgrave Gardens from Church Road. Open view through grade II listed railings and gates across registered park and garden. | Historic Sense of place | Linear Mid-long | High |
| CA BH VP 4 | Long view of west front of Belgrave Hall across Belgrave Gardens Attractive view of grade II* listed hall across former garden and gates | Historic Sense of place Cultural importance | Linear Mid-long | High |
| CA BH VP 5 | View of Belgrave House and former stables across Belgrave gardens. Attractive view of cluster of historic and highly graded buildings, including the tower of the church of St Peter (grade II*) above the stables. | Historic Sense of place Cultural importance | Linear Mid-long | High |
| CA BH VP 6 | View south along path through Belgrave Gardens Attractive view of greenery through many mature trees | Sense of Place | Sequential | High |
| CA BH VP 7 | View of rear of east front of Belgrave Hall from Belgrave Hall Gardens Sequential view through gardens of elegant east front of Belgrave Hall (grade II*) Traditional framing of trees, walls and planting (grade II) | Historic Sense of Place Cultural importance | Sequential and Linear | High |
| CA BH VP 8 | Short-range view looking west from the monument to Edward Holdsworth in the Registered Historic Park and Garden of Belgrave Gardens. The view is on a formal east-west axis terminated by Belgrave Hall. (This view is under review pending confirmation of public access now and in the future) | Historic Sense of place | Linear mid | High |
| CA BH VP 9 | View north along Loughborough Road View along former turnpike, framed by grander older buildings on the right and more modest terraces on the left and the wall of Belgrave Hall Gardens. | Historic Sense of place | Sequential and Linear | Medium |
| CA BH VP 10 | View into Belgrave Hall Gardens from Vicarage Lane. Attractive view of greenery through many mature trees. Pleasant view, but closed by trees and no features visible | Sense of place | Sequential and Linear | Low |



Figure 419. CA BH VP1



Figure 420. CA BH VP2



Figure 421. CA BH VP3



Figure 422. CA BH VP4



Figure 423. CA BH VP5



Figure 424. CA BH VP6



Figure 425. CA BH VP7



Figure 426. CA BH VP8



Figure 427. CA BH VP9

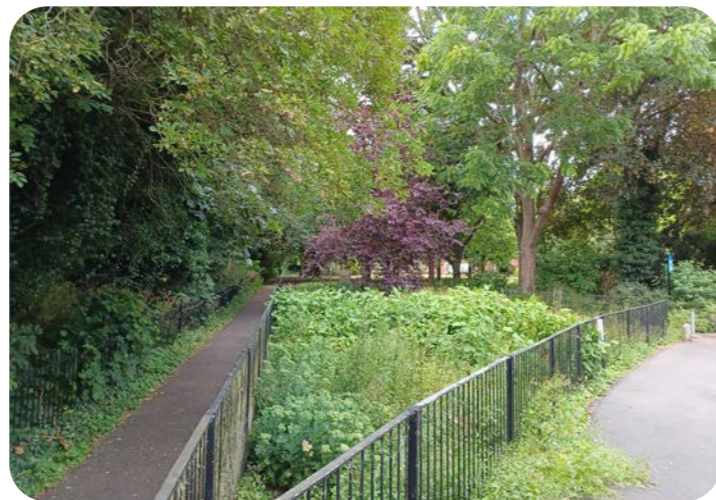


Figure 428. CA BH VP10

Figure 429. Loughborough Road Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-----------|---|----------------------------|-----------------------|-----------------------------------|
| CA LR VP1 | View south along Loughborough Road from junction with Roughton Street. Long view of houses, gardens and trees along east side of the road. Shows relationship between houses | Sense of place | Sequential and Linear | Medium |
| CA LR VP2 | View along Shirley Street towards Loughborough Road Houses on Loughborough Road visible amid trees but not dominant given distance from road. | Sense of place | Linear | Low |
| CA LR VP3 | View of former Loughborough Road police station from Windsor Avenue. Tree-lined street with former police station prominent on the corner | Historic Sense of place | Linear-Mid | Medium |
| CA LR VP4 | View south along Loughborough Road from Windsor Avenue. Long views along tree-lined street, edge of buildings runs into distance. | Sense of place | Linear-Long | Medium |
| CA LR VP5 | View north along Loughborough Rd from Conservation Areas southern boundary. Tree-lined street with attractive houses along eastern boundary | Sense of place | Linear-Long | Medium |
| CA LR VP6 | View east along Shaftesbury Avenue Tree-lined street with distinctive and uniform housing, strong character through repetition. No termination to view which degrades outside area | Sense of place | Linear Mid-long | Medium |
| CA LR VP7 | View west along Shaftesbury Avenue Tree-lined street with distinctive and uniform housing, strong character through repetition. Terminated by a nondistinctive building which does not match character of street | Sense of place | Linear-Mid | Medium |



Figure 430. CA LR VP1



Figure 431. CA LR VP2



Figure 432. CA LR VP3



Figure 433. CA LR VP4



Figure 434. CA LR VP5



Figure 435. CA LR VP6



Figure 436. CA LR VP7

Figure 437. Evington Footpath Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|--|------------------------------------|-----------------------|-----------------------------------|
| CA EVP VP 1 | View of upper Evington Road from London Road | Sense of place | Sequential view | Medium |
| CA EVP VP 2 | Mid-range view along Evington Road | Sense of place | Sequential view | Low |
| CA EVP VP 3 | Mid-range view along London Road from Evington Footpath junction. Interesting historic buildings along London Road, openness of Victoria Park RPG prominent | Sense of place/ Image of Leicester | Linear Mid-range view | High |

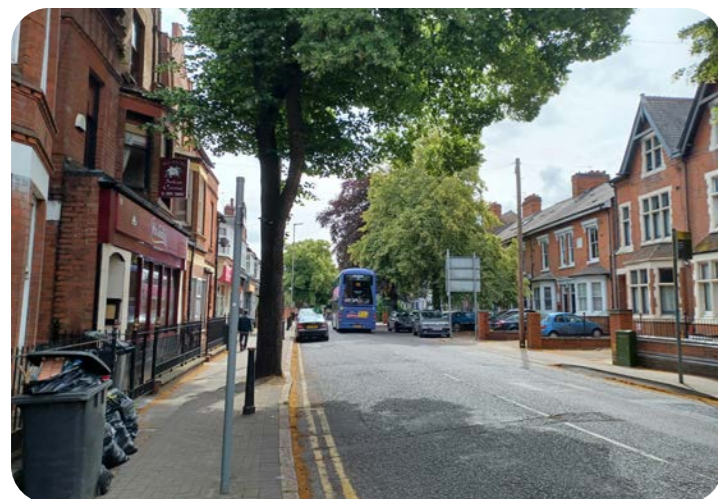


Figure 438. CA EVP VP1



Figure 439. CA EVP VP2



Figure 440. CA EVP VP3

Figure 441. South Highfields Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|-------------|--|---|---|-----------------------------------|
| CA SHF VP 1 | Long-range view south along London Road. Strong edges of historic buildings along the road, Spire of Grade II Victoria Rd Baptist Church dominates | Historical Sense of place Skyline | Linear long Sequential | High |
| CA SHF VP 2 | View along DeMontfort Street from London Road Strong urban edges along DeMontfort Street, spire of Church of St Stephen in the New Walk Conservation Area is prominent. Long distance view of the tower of the Grade II listed fire station. | Historical Sense of place | Linear mid-long | High |
| CA SHF VP 3 | View along Prebend Street from London Road Strong edges provided by buildings which frame the decorative gable of the grade II listed collegiate school. Previous tall building, Goscote House, which had marred this view being removed which is an enhancement. | Historic Sense of place | Linear mid | High |
| CA SHF VP 4 | View along College Street from Saxby Street. Varied street scene looking down the hill towards railway station, many street trees interrupt longer views | Sense of place | Sequential | Low |
| CA SHF VP 5 | View along Saxby Street towards London Road. Buildings in foreground not of special note, but form a strong edge. Long/ Mid range view of Top Hat Terrace on London Road gives great character | Historical Sense of place | Linear Mid | High |
| CA SHF VP 6 | View along University Road from London Road View dominated by Grade II listed Victoria Rd Baptist Church and 1 University Road, which from an impressive gateway and strong edge. High number of mature street trees limit longer views | Sense of place | Linear Mid-long | Medium |
| CA SHF VP 7 | View along Highfield Street from London Road Two gateway buildings framing a dense street with strong edges on both sides. Dome of grade II listed Synagogue visible in winter months | Historical Sense of place | Linear Mid-long | High |
| CA SHF VP 8 | View north along London Road down the hill from Salisbury Avenue Long view of varied and attractive streetscape along London Road, medium view characterised by highly distinctive and attractive buildings. Longer views to city centre tower blocks and glimpsed view of Bradgate Park | Sense of place Skyline | Linear and sequential Mid-long range | High |



Figure 442. CA SHF VP1



Figure 443. CA SHF VP2



Figure 444. CA SHF VP3



Figure 445. CA SHF VP4



Figure 446. CA SHF VP5



Figure 447. CA SHF VP6



Figure 448. CA SHF VP7



Figure 449. CA SHF VP8

Figure 450. Ashleigh Road Conservation Area

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|----------------|-----------------|-----------------------------------|
| CA AR VP 1 | View east along Ashleigh Road from Fosse Road Linear view along street framed by tall houses where provide strong edges. View peters out to distant buildings, mature trees and open sky. | Sense of place | Linear Mid | Medium |
| CA AR VP 2 | View west along Ashleigh Road from Narborough Road Strong edge along south side of road, north side less strong given varied | Sense of place | Linear Mid | Low |
| CA AR VP 3 | View east along Westleigh Rd from Fosse Road Strong edges of distinctive tall houses on both sides with interesting roofscape. Open view in stance with glimpses of rooftops and distant buildings | Sense of place | Linear Mid-long | Medium |
| CA AR VP 4 | View west along Westleigh Rd from Narborough Rd Strong edges of distinctive tall houses on both sides with interesting roofscape. Large mature copper beech tree in distance provides interest. | Sense of place | Linear Mid | Medium |



Figure 451. CA AR VP1



Figure 452. CA AR VP2



Figure 453. CA AR VP3



Figure 454. CA AR VP4

Figure 455. Abbey Park Viewpoints as part of CW VP 1 and CW VP 22

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|------------|--|---|-----------------|-----------------------------------|
| AP VP1 | View across abbey ruins looking south towards city centre Open and green aspect with historic ruins in the foreground. Thames tower visible on horizon. Mature trees frame horizon | Cultural importance Historic | Linear Long | High |
| AP VP2 | View south across Oval from northern tip Long open view of designed landscape framed by trees, refreshment room visible. | Sense of place Cultural importance | Linear Long | High |
| AP VP3 | View south across Oval from northern tip Long open view of designed landscape framed by trees, refreshment room visible. | Sense of place Cultural importance | Linear Long | High |
| AP VP4 | View north from pedestrian shelter on Oval Elegant curve of mature trees framing mown lawn | Sense of Place | Linear Mid | Medium |
| AP VP5 | View of refreshment rooms from Abbey Park Bridge. Refreshment rooms and formal gardens framed by bridge, Clear sky above | Sense of place Cultural importance | Linear Mid-Long | High |
| AP VP6 | View south along River Soar from Abbey Park Road bridge. Picturesque view of river set amongst mature vegetation. Quasi-rural view | Sense of Place | Linear Mid-Long | High |
| AP VP7 | View south from Abbey Park Road Bridge looking along River Soar bank and park | Sense of Place | Linear Mid-Long | High |
| AP VP8 | View north across Abbey Ruins from footpath View of listed abbey ruins will trees and wall visible in background | Historic Cultural importance | Linear Mid-Long | High |
| AP VP9 | View north along River Soar from Abbey Park Bridge Wide open picturesque view Abbey Wall, wide weir and mature greenery all visible | Sense of place City View | Linear Long | High |
| AP VP10 | View south along river soar from Abbey Pk Bridge. Picturesque view of river set amongst mature vegetation. Quasi-rural view | Sense of place | Linear Long | High |
| AP VP11 | View into Abbey Park from main gates on Abbey Park Road View of park greenery through listed gates and framed by listed lodges. Designed view of high quality | Historic Cultural importance Sense of place | Linear Mid-long | High |
| AP VP12 | View north out of park through listed gates Attractive composition of listed lodges and gates but nothing framed in the view where former tram depot stood | Historic Sense of place | Linear Mid-long | High |
| AP VP13 | View south from band stand across green towards trees. Possible opening in the tree cover where Corah works chimneys are visible. | Sense of place | Linear Mid-long | Medium |
| AP VP14/15 | View south across boating lake Wide open view across open water. City centre tower blocks visible through gap provided by charter street bridge | Sense of place | Linear Long | Medium |

| View | Potential/ Priority | Importance | Type | Sensitivity (to tall development) |
|---------|--|----------------------------|-----------------|-----------------------------------|
| AP VP16 | View across Charter Street bridge from park View dominated by Thames tower through gap in trees. Cityscape visible but not attractive | Sense of place | Linear Mid-long | Medium |
| AP VP17 | View southwest down historic steps of former pavilion Open and green view across formal gardens. Open sky above mature trees | Sense of place | Linear Mid-long | Medium |
| AP VP18 | View south from top of pavilion steps Open and green view across formal gardens. Open sky above mature trees. Old Corah factory chimney visible | Sense of place | Linear Mid-long | Medium |
| AP VP19 | View south of South lodge to park Attractive view of listed lodge set amidst mature vegetation and open sky above | Historic Sense of place | Linear Mid | Medium |
| AP VP20 | View of open space by gas bank with sinuous path View of open space with horizon defined by mature trees and open sky | Sense of place | Linear Long | Medium |
| AP VP21 | View currently obscured by tree cover but could be impacted by tall development | Sense of place | Linear Long | Medium |



Figure 456. AP VP1



Figure 457. APVP2



Figure 458. AP VP3

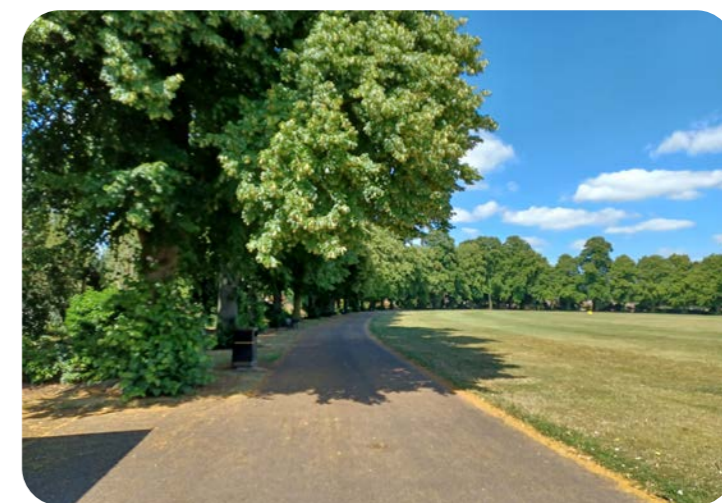


Figure 459. AP VP4



Figure 460. AP VP5



Figure 461. APVP6. Note: Abbey Park Road Bridge Closed for repairs. (Image taken from Google)



Figure 462. AP VP7. Note: Abbey Park Road Bridge Closed for repairs. (Image taken from Google)



Figure 463. AP VP8



Figure 464. AP VP9



Figure 465. AP VP10



Figure 466. AP VP11



Figure 467. AP VP12



Figure 468. AP VP13



Figure 469. AP VP14



Figure 470. AP VP15



Figure 471. AP VP16



Figure 472. AP VP17



Figure 473. APVP18



Figure 474. AP VP19



Figure 475. AP VP20



Figure 476. AP VP21



Leicester
City Council

115 Charles Street
Leicester LE1 1FZ