



2655 NEW STREET
VISIBILITY IMPACT ASSESSMENT
ACUMEN DESIGNERS & ARCHITECTS LTD.

This document has been produced at the request of the Kirklees Council Planning Department to assess the visual impact the proposed development would have on the town centre, including the cultural heart development within the Blueprint.

The document shows key areas around the site where the proposal could potentially be dominant. The images within this report have been created using a 3D model of the proposal. Still images from this model have then been exported and overlaid on the site imagery to create photo montages.

JF April 2023

View 1 - Peel Street

Description - The top corner of the proposed tower will be visible over the existing roof line. The extent of this is less than the visual impact created by the cladding on the existing tower block service area.

Impact - Low



View 2 - Corporation Street

Description - The top corner feature on the new tower is slightly visible above the existing roof line. This is mostly screened due to the visual perspective, which would not allow someone on street level to clearly see the new proposal.

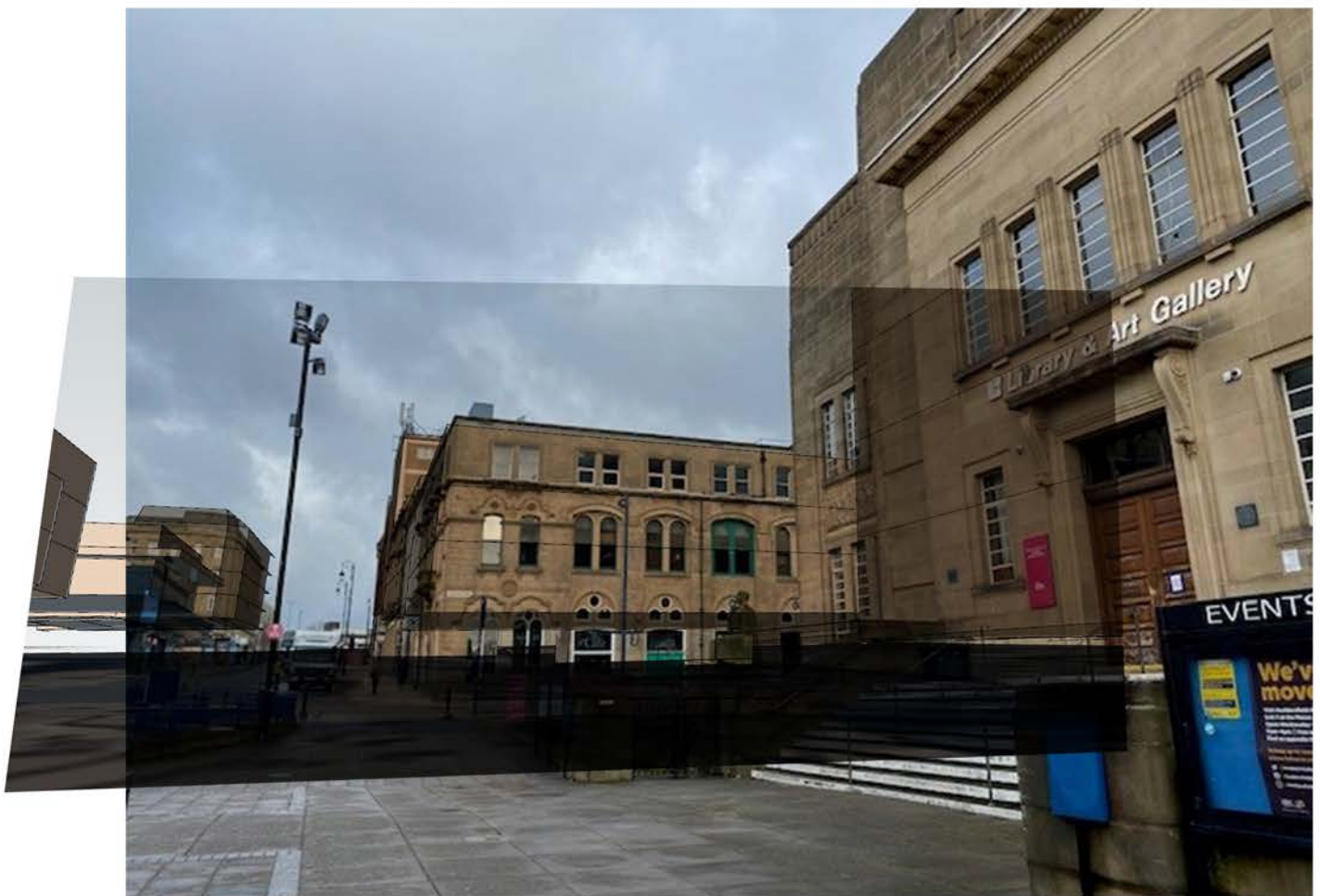
Impact - Very Low



View 3 - Library Front Door (Proposed outdoor event space for the Cultural Heart)

Description - Due to the depth of the roof scape and distance from site, the proposed tower block would be completely screened in this location by the existing context.

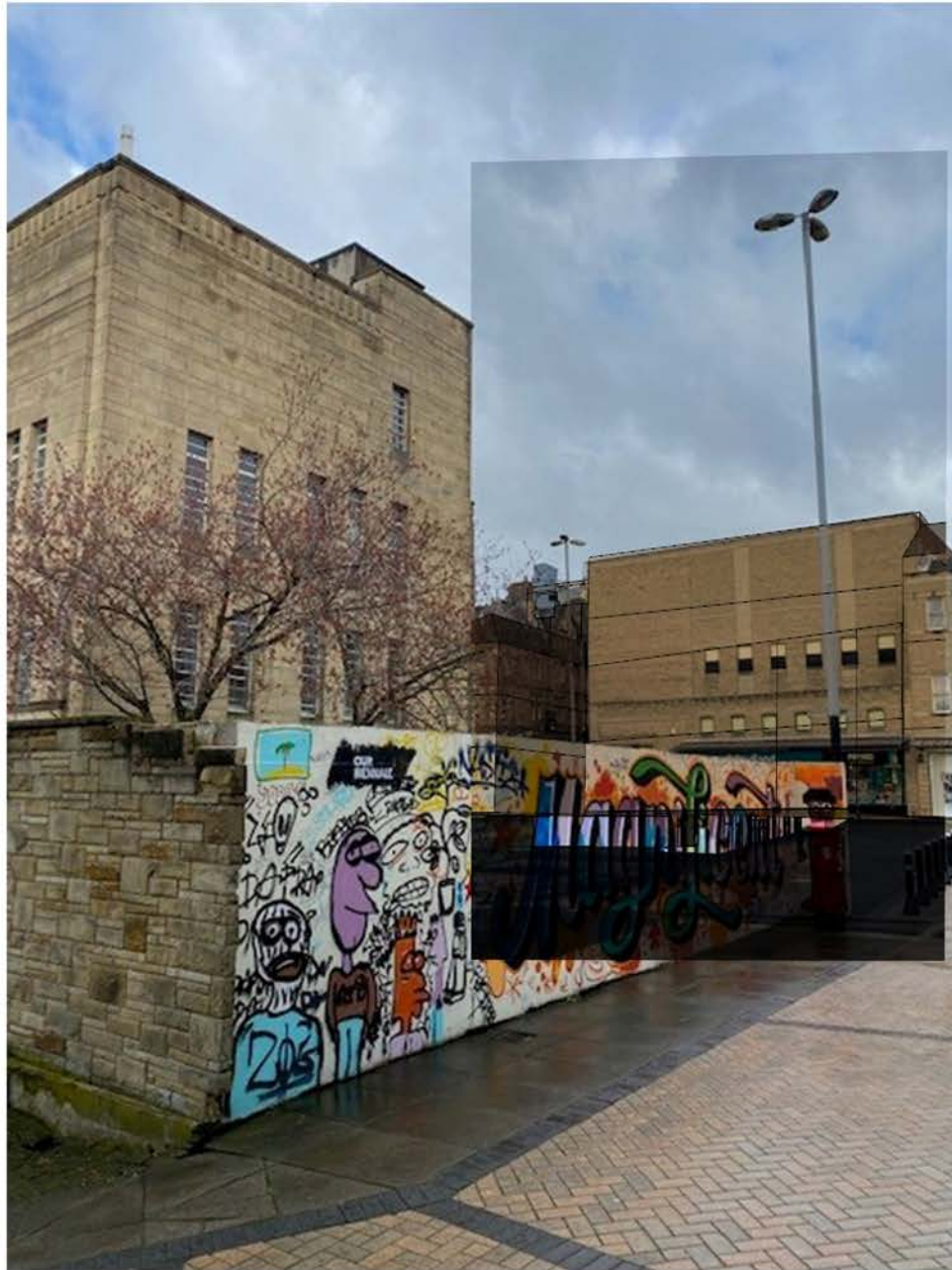
Impact - None



View 4 - Library Rear (New museum within Cultural Heart)

Description - The proposed tower will be obscured by the surrounding context.

Impact - None



View 4 - Nelson Mandela corner (New museum within Cultural Heart)

Description - the building will be visible between the gables on the Albert pub. The Albert and surrounding context obscures the building and its massing removing any potential for it to dominate the skyline.

Impact - Low



View 5 - Albert Yard

Description - The new stair tower element will be visible from this location. With the stair tower being set back, the character of the area and the roof scape beyond will remain visible.

Impact - Moderate



View 5 - New Street

Description - the building will be obscured by the existing context.

Impact - None



Aerial Views

Appendix aerial views showing massing of model which the comparison overlay images have been generated from.

