



KIRKLEES CULTURAL HEART

TOWNSCAPE & VISUAL IMPACT ASSESSMENT

DOC NUMBER 001

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Revision :

Issue date : 30.09.22



Grade II listed Huddersfield Library and Art Gallery

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This Townscape and Visual Assessment is designed to be viewed as A3 double-sided.

1. INTRODUCTION

1.1 This Townscape and Visual Impact Assessment (TVIA) has been prepared by landscape architects from Pegasus Group – including Chartered Members of the Landscape Institute – on behalf of Kirklees Council. The project Kirklees Cultural Heart, and associated redevelopment of the Queensgate and Piazza area of Huddersfield Town Centre, aims to improve and re-focus development and activity on approximately 3.93 hectares of land to the north and west of the A62 – Queensgate, Huddersfield.

1.2 In brief, at time of writing (26.09.22), design proposals include:

- demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/retention of service tunnels;
- redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space);
- refurbishment and change of use of existing Queensgate Market Hall into new food hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises);
- refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1);
- change of use of part existing market hall building and extension to form a new public library (Use Class F.1);
- construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis);
- erection of new public gallery building (Class F.2), and
- associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.

1.3 The TVIA considers the potential effects of the indicative proposals upon:

- individual landscape / townscape features and elements;
- landscape / townscape character; and
- visual amenity and the people who view the landscape.

1.4 The main objectives of the TVIA are as follows:

- to identify, evaluate and describe the current landscape /

townscape character of the site and its surroundings and also any notable landscape / townscape features within the site;

- to determine the sensitivity of the landscape / townscape to the type of development proposed;
- to identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed;
- to identify and describe any impacts of the development in so far as they affect the landscape / townscape and / or views of it and evaluate the magnitude of change due to these impacts;
- to develop mitigation measures to avoid, reduce and compensate for landscape / townscape and visual impacts; and
- to evaluate the relative significance of residual landscape / townscape and visual effects.

1.5 Site visits were undertaken by landscape architects in August 2022.

Published LVIA / TVIA Guidance

2.1 This TVIA has been undertaken in accordance with the principles of best practice, as outlined in published guidance documents, notably the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).

2.2 The methodology and assessment criteria for the assessment have been developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:

'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'

2.3 The approach set out below and in detail in Appendix A has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape / Townscape and Visual Effects

2.4 In accordance with GLVIA3, landscape / townscape and visual effects are assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape / townscape and visual effects as described below:

- landscape / townscape effects relate to the effects of the indicative proposals on the physical and perceptual characteristics of the landscape / townscape and its resulting character and quality; and
- visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

2. METHODOLOGY

Landscape / Townscape and Visual Impact Assessment Process

2.5 The assessment of landscape / townscape effects follows a recognised process set out below:

- identify the baseline landscape / townscape resource (i.e. Individual landscape / townscape elements and a thorough understanding of landscape / townscape character both at a local scale and a wider scale) and its value;
- evaluate the sensitivity of the landscape / townscape resource to the type of development proposed;
- develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape / townscape impacts and to maximise the beneficial landscape / townscape impacts of the development;
- identify predicted landscape / townscape impacts of the development;
- evaluate the magnitude of change to the baseline landscape / townscape resource; and
- assess the level of residual effect of the development on the

landscape / townscape.

2.6 The assessment of visual effects follows a similar process as set out below:

- identify the geographical area within which views of the development are possible through field work;
- identify potential visual receptors for the development (i.e. groups of people who would have views of the development);
- describe the nature of the baseline views towards the development for receptor groups, usually illustrated by a photograph;
- evaluate the sensitivity of the visual receptor groups;
- develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
- identify predicted visual impacts of the development on receptor groups;
- evaluate the magnitude of change in the view of representative visual receptor groups; and
- assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.

Types of Landscape / Townscape and Visual Impacts Considered and Duration

2.7 The TVIA assesses the permanent effects of the development.

2.8 Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.

2.9 Both beneficial and adverse effects are identified – where present – in the assessment and reported as appropriate. Where effects are described as ‘neutral’ this is where beneficial effects are deemed to balance the adverse effects.

Assessment Criteria

2.10 The criteria used as guidance in assessing the effects of the

development is outlined in Appendix A.

Assumptions and Limitations of the Assessment

Assessed Proposal

2.11 In brief, at the time of writing (26.09.22), the proposed scheme assessed in this document comprises:

- a library building;
- a museum building;
- a gallery building;
- a venue building;
- a food hall building;
- a below-ground multi-storey car park, and
- an area of public realm with landscaping.

Study Area

2.12 The assessment of landscape / townscape and visual effects is focused on a localised area that extends in a c. 2km radius from the site boundary at its furthest extent; study areas applied to assessment of each townscape feature vary according to relevance.

Baseline Information

2.13 The baseline landscape / townscape resources and visual receptors were identified in part through a desk-based study of Ordnance Survey mapping, published landscape / townscape character studies if available, relevant planning policies, interrogation of aerial photography, as well as photographs taken and observations made during site visits conducted during August 2022.

2.14 Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowners. No access was possible to private properties and, therefore, assumptions have been made regarding the view from private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape / townscape gained during the site visit from publicly accessible locations. Assumptions are guided by professional experience and judgement.

2.15 Site visits were conducted during optimal visibility conditions allowing a good understanding of the landscape / townscape and the general visual character of the surrounding landscape / townscape. It is recognised that site visits were restricted to the summer months when vegetation was in full leaf. Assumptions based on professional experience have been made as appropriate to ensure that winter views are also taken into account.

3. SITE CONTEXT AND DESCRIPTION

Site Context

3.1 The site and its immediate surrounding context are illustrated on Figure 1.

3.2 The site area is located north and west of the A62, within the core of Huddersfield Town Centre – approximately 350 metres to the south-east of Huddersfield train station – and in close proximity to Huddersfield Town Hall to the west. The site is located within the Ring Road (A62 Castlegate / Queensgate / Southgate), and is bound by Queensgate A62 to the south and south-east; by Queen Street to the east; by King Street to the north and by Victoria Lane, Peel Street and Alfred Street to the west.

3.3 The site is located within a densely-built urban area bordered by key transport routes and surrounded by medium- to large-scale buildings of various styles, eras and materials which serve a variety of social and commercial purposes. There is little in terms of existing soft landscaping immediately surrounding the site area.

3.4 Immediately to the north of the site area lies King Street, beyond which further city blocks comprising buildings of various materials, styles and historical eras taper to the north and conclude at a large supermarket building. This supermarket building is bordered by the Huddersfield Line to the north and west, and the A62 Castlegate and Southgate to the north and east. Many of the city blocks to the north of the site have been altered in the mid- to late-1900s, but a large number of Victorian and Regency buildings have been retained, along with other historical townscape features such as the Parish Church of St. Peter’s and associated graveyard.

3.5 To the east of the site area, in the north, lies a rectangular city block which contains a number of historical buildings, most notably the Regency-era Lawrence Batley Theatre which looks directly onto the site’s eastern edge. Beyond this city block

to the north and east lies the large-scale Kingsgate Shopping Centre which was completed in the early 2000s; materials on this building's facade are largely of glass and locally-quarried stone. Beyond the Kingsgate Shopping Centre to the east lies the A62 Southgate and Queensgate as well as the large Shorehead Roundabout.

- 3.6 Further south along the site's eastern boundary lies the A62 Queensgate road, beyond which lie distinctive, large- to medium-scale buildings associated with the University of Huddersfield. Especially distinctive buildings along the southern edge of the A62 at this point include the contemporary Richard Steinitz and Oastler buildings as well as the historical Joseph Priestley West building; the Ramsden Building; the Milton Congregational Building (now the Sir. Patrick Stewart Building) and St. Paul's Concert Hall.
- 3.7 Beyond the A62 Queensgate to the south of the site lie a series of large-scale commercial, industrial and post-industrial buildings, some of which are contemporary and some historical. These continue to the south until they terminate at the River Colne which runs roughly east-west through the townscape at this point.
- 3.8 To the west of the site area, in the north, lie two historical city blocks comprised of a mixture of Regency and Victorian built form, along with some built form originating in the 20th century which has displaced some historical buildings in this area. Further west lies Market Street and, beyond this, large-scale, 20th-century built form associated with the construction of the outer ring road, c. 1960s. Large-scale buildings such as those at Upperhead Row, 30 Market Street and 22-24 Market Street contrast with the scale, proportion and materiality of nearby Regency and Victorian built form. An area of elaborately paved, public open space (with some tree planting) sits adjacent to Market Street between Upperhead Row and 30 Market Street. Beyond these large, 20th-century buildings to the west lies the large-scale, six-lane A62 - with associated traffic and infrastructure - which is flanked on both sides by trees along certain lengths of the road.
- 3.9 To the west of the site area, in the south, below High Street and Ramsden Street, lie city blocks comprising a variety of built form, some of which is historical but most hailing from the large-scale, 20th-century alterations to the townscape as a result of the construction of the A62 ring road. Notable, large-scale 20th-century buildings in this area include the multi-storey buildings Ramsden House and Buxton House as well as large municipal buildings to the west including various Civic Centre buildings which house a range of Kirklees Council

services as well as Huddersfield Magistrates Court and Police Station. Soft landscaping and tree planting border these large buildings to the west. Historical built form is concentrated in the east of this area and is represented primarily by the Victorian Huddersfield Town Hall, the Victorian 103 New Street and the Regency Juvenile Court building.

- 3.10 The site itself covers an area of approximately 3.93 hectares and consists of a former (now demolished) multi-storey car park, the Queensgate Market (Grade II listed), the Huddersfield Library and Art Gallery (Grade II listed) and the Piazza shopping centre. There is also an extensive network of service tunnels, predominantly below the Piazza, servicing the surrounding area and most notably the Piazza shopping centre and the market. The site includes areas of open space which separate existing buildings. The open space is generally characterised by hard landscaping, with limited street furniture and soft landscaping in evidence.
- 3.11 The site area was initially planned and laid out during the 1800s, but has been the focus of redevelopment since the 1930s. With the exception of the Huddersfield Library and Art Gallery (c.1937), the site's character is principally derived from major redevelopment during the 1960s and 1970s which saw extensive demolition of historical buildings to be replaced with a new market hall, pedestrianised shopping precinct and multi-storey car park. The redevelopment at this time was realised by the property company Murrayfield which engaged the architecture practice J Seymour Harris & Partners, specialists in shopping centre schemes. Unfortunately, this redevelopment did not integrate successfully with the historical character of the surrounding area, removing a number of historical access routes and creating a series of inactive shop frontages.
- 3.12 The Scheduled Monument Castle Hill - with the prominent, Grade-II-listed Victoria Tower atop - lies approximately 2.3 km to the south east of the site. There is intervisibility between the site area and Castle Hill.
- 3.13 For the purposes of this report, the site area has been split into four separate zones (see Figure 2) in order to assist with the following, more detailed description of existing features. The zoning assessment of these four areas across the site does not include the proposed areas of highway alteration surrounding the site which are otherwise included within the red line boundary.

Zone 1

- 3.14 Zone 1 comprises Phases 3 and 4 of the Murreryfield / Harris

and Partners development, spanning 1971-1974. Phases 3 and 4 wrap around the northern and north-eastern edges of the site, and development in this area replaced a former Victorian market hall in the site's north-western corner.

- 3.15 Phase 3 - in the north-western corner of the site - comprises a two-storey rectangular block with basement and access to an underground service tunnel. It currently houses a range of commercial premises. The building is flat-roofed with an exposed, reinforced concrete frame and a concrete canopy over the ground-floor shop windows on three of its elevations. The reinforced concrete frames also feature brick infills of dark-brown and beige bricks. The first-floor level is mainly window-less and features large fibreglass panels with abstract patterning. The ground floor primarily features large, plate-glass shop windows. A covered, glazed walkway named 'The Shambles' runs in a north-south direction between the Phase 3 and Phase 4 buildings in this zone, providing access to internal shop fronts and connecting the space around the Huddersfield Library building to King Street to the north.
- 3.16 Phase 4 - running along the eastern part of Zone 1 - comprises a flat-roofed, one-, two- and three-storey building, primarily constructed with brick and stone panels. Along the northern elevation of Phase 4 - facing onto King Street - one blind bay with stone panel cladding and dark-brown brickwork sits alongside a second bay to the west which is constructed in the same manner as the Phase 3 development - with an exposed concrete frame.
- 3.17 Along the eastern side of Phase 4 - facing onto Queen Street - the tall rear of the Phase 4 block is faced in stone panel cladding with cranked bands of dark-brown brick. This development edge also features a large vehicular entrance to the basement service tunnel below, with cranked windows to the right indicating the placement of a stairwell. Concrete panels and concrete ventilation towers are also present along this elevation along with a row of eight, narrow oriel windows. Further south along Queen Street, the elevation is set back and separated from Queen Street by an area of grass, tree planting and a pavement. This part of the building is faced in stone panels with dark-brown, brick bands and also features eight narrow, oriel windows to the stone storey, with a row of smaller, continuous windows underneath, separating the stone and brickwork.
- 3.18 On the western-most corner of the Phase 4 development, the concrete frame building associated with the Phase 3 development rises through the upper two floors to create a three-storey building in this location with deep recesses in



Figure 1: Site Boundary And Surrounding Context

the concrete walls and rectangular oriel windows which rise through the first and second floors. A curved parade of single-storey, flat-roofed shops continue southwards, with glazed shop fronts to the ground floor and a wide pavement in front. These shops face the eastern elevation of the Huddersfield Library and Art Gallery. A row of eight sail canopies with metal beams projects over the wide pavement and are supported by circular concrete columns. Both Phases 3 and 4 are connected to a service tunnel, comprised primarily of concrete and brick components.

Zone 2

- 3.19 Zone 2 comprises the Grade II listed Huddersfield Library and Art Gallery – still in its original use – and immediate environs. The Library was purpose-built in 1937 – designed specifically to accommodate a number of differentiated reading rooms – with an art gallery assigned to the top floor of the building. The building’s Architect, E.H. Ashburner, focused on the creation of a beautiful and high-quality building inside and out, with special attention given to the quality of materials used as well as a strong collaboration with artists. The artist James Woodford adorned the facade of the building with relief panels and statutory in the Modernist style of the time, with nods to Classicism.
- 3.20 The building is mainly square and organised around a central atrium; the structure is steel-framed and faced with local pink stone. The lowest level of this building is sunk below surrounding ground level and bordered by contemporaneous stone walls on the building’s southern and western sides. On the southern elevation, there is a protruding main entrance featuring cornices, curved consoles and a decorative panel; a flight of steps leads up to this entrance, flanked by two Modernist sculptures by James Woodford, the sculptures representing the spirits of Literature and Art. Windows either side of the main entrance also have cornices above as well as bas-relief friezes in classical style separating the ground and first-floor windows. Both sides of the building to the east and west have projecting centres with two rows of windows, some with moulded stone surrounds and hood moulds.
- 3.21 The exterior of the library building is largely in its original condition, but the area surrounding the library changed substantially in the decades following its construction. Buildings to the Library’s rear were demolished in the 1960s, leaving an empty, tarmac space now known as Nelson Mandela Corner. The nearby Murrayfield redevelopment also made substantial changes to the setting of this listed building, with high walls associated with a service tunnel screening some views to

this heritage asset, for example, and surrounding built form contrasting starkly with the monumental scale of the Library.

- 3.22 To the north, the Library is bordered by a large area of tarmac as well as a small patch of grass containing three trees. Beyond this, Tegula paving runs up to the southern edge of the Phase 3 development of the Piazza Shopping Centre. To the east, the Library is bordered by tall walls and infrastructure associated with an underground service tunnel. Further east, a small group of trees and a curved lawn with four trees arranged along the lawn’s eastern edge extend to meet paving and stone steps associated with the curved row of shops which form part of the Phase 4 Murrayfield development. To the south of the Library an open, pedestrianised area with various paving patterns and materials as well as varying levels defines the streetscape. A former garden area in front of the Library in this location was paved over in the 1980s. Street furniture is also present in this area, including blue railings, street lights, benches, bins and bike racks. Some soft landscaping is in evidence, with cherry tree tops visible along the building’s southern and western edges, but views of these trees are very limited due to the levels in this location and the presence of an intervening wall. The pedestrianised street slopes upwards to the west and is raised along the Library’s western edge and separated from lower ground around the Library by ashlar stone pillars and iron railings which are listed and contemporaneous to the Library building. The tops of trees planted on the lower ground near the building are visible from this raised walkway.
- 3.23 To the south of this area lies a pedestrianised street named Princess Alexandra Walk which connects Ramsden Street in the west to the A62 in the east via a series of steps which accommodate level changes across the site area.

Zone 3

- 3.24 Zone 3 comprises the Grade II listed Queensgate Market, constructed c. 1968 – 1970 as Phase 2 of the Murrayfield development. This building is broadly rectangular in shape and is situated on a considerable slope downhill from Peel Street in the west to the A62 in the east. The building is primarily constructed from reinforced concrete and partly clad in local Elland Edge stone and distinctive, ceramic artwork panels.
- 3.25 The structure includes 21 distinctive ‘mushroom’ columns which support individual, asymmetrical rectangular roof sections. These are set out in rows, four rows of four and one of five facing Queensgate / A62, where the market is also set over a delivery bay and car park. The rows alternate in height from north to south and step upwards and then down from west



Figure 2: Zoned Site Areas

to east. Gaps between these roof features are glazed to form clerestoreys. Further glazing is present above natural stone walling and exposed framework on the Market’s elevations facing Princess Street and Peel Street, where there are direct entrances into the market hall.

- 3.26 The ten large, ceramic artwork panels along the Market’s eastern edge are designed by the German-born refugee Architect Fritz Steller who pioneered the production of large-scale ceramic art. These panels are set over natural stone cladding and represent – in abstract form – the ‘mushroom’ shells of the Market as well as the goods on sale within. The largest of these panels is pierced by stairs and offers an entrance to the Market

from Queensgate. The Market's eastern edge is set back from the A62 by a footway, a lawn area and a series of irregularly spaced trees.

- 3.27 Shopping arcades added between 1970–1974 define the north-western corner of this area and provide various entrances to Queensgate Market from Ramsden Street and Princess Alexandra Walk, but have largely inactive frontages and are not considered to be of special architectural interest.

Zone 4

- 3.28 Zone 4 comprises the area of vacant, open space in the south of the site: the location of the former, now demolished, municipal car park which was brought down in 2021. This building was formerly a four-storey building developed in conjunction with the Queensgate Market and A62 in the 1960s and 1970s. This area of open space currently comprises approximately 0.425 hectares and opens up views across and beyond the site that were not possible prior to this building's demolition.
- 3.29 To the north of this part of the site, a stepped walkway runs east-west between Zone 3 and Zone 4, connecting Princess Street in the west with the A62 in the east.
- 3.30 The paving and street furniture throughout the whole site area is mostly not historical and none pre-date the Murrayfield development period. Most paving is that of multi-brick paviers and street furniture in this area does not follow a consistent style.

4. DESIGNATIONS AND PLANNING POLICY CONTEXT

4.1 This section provides an overview of the designations and policy framework of particular relevance to the landscape / townscape and visual issues considered in this TVIA. Policies with specific geographical limits and which are relevant to a consideration of landscape / townscape and visual matters are illustrated in Figure 2.

European Landscape Convention

4.2 The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape / townscape. The convention promotes landscape / townscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the U.K. Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.

4.3 The Government has stated that it considers the U.K. to be compliant with the ELC's requirements and in effect the principle requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape / townscape and visual effects.

4.4 The ELC defines landscape as:

'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.'
(Council of Europe 2000)

4.5 It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape / townscape change.

4.6 The ELC highlights the importance of developing policies dedicated to the protection, management and planning of landscapes / townscapes. The analysis of landscape / townscape and visual matters in this TVIA read in context with appropriate national and local policy will enable decisions to be made with due regard to landscape / townscape character as promoted by the ELC.

National Planning Policy

4.7 The Revised NPPF was published in July 2021 and sets out the Government's planning policies for England, with a presumption in favour of the sustainable development. The three over-

arching objectives for achieving sustainable development are identified as economic, social and environmental.

4.8 The NPPF recognises the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies are directed to promote the long-term vitality and viability – by allow them to grow and diversify in a way that can respond to changes in the retail and leisure industries, allowing a suitable mix of uses and reflects their distinctive characters.

4.9 National planning policy states that planning policies and decisions should aim to achieve healthy, inclusive and safe places, by promoting social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, through mixed-use developments, easy pedestrian and cycle connections and active street frontages. The NPPF states that, in order to provide the social, recreational and cultural facilities and services the community needs, proposals should plan positively for the provision and use of shared spaces, community facilities (such meeting places, open space, cultural buildings) and other local services to enhance the sustainability of communities.

NPPF SECTION 12: ACHIEVING WELL DESIGNED PLACES

4.10 Paragraph 130 outlines some key points in respect to the design of new developments and states: *'Planning policies and decisions should ensure that developments:*

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- are visually attractive as a result 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'*

4.11 Section 16 of the NPPF relates to *'Conserving and enhancing the historic environment'* and states at paragraph 195 that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the

heritage asset's conservation and any aspect of the proposal.'

4.12 Heritage Assets are defined in the NPPF as: *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

4.13 The NPPF goes on to define a Designated Heritage Asset as a: *'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.'*

4.14 As set out above, significance is also defined as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

4.15 Paragraph 197 goes on to state that: *'In determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- the desirability of new development making a positive contribution to local character and distinctiveness.'*

4.16 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from

development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

4.17 The NPPF also provides specific guidance in relation to development within conservation areas, stating at paragraph 206 that:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

Local Planning Policy

4.18 The site falls within the administrative boundary of Kirklees Council. Documents and associated policies of relevance to the site are set out below.

Kirklees Local Plan (adopted 27th February 2019; Kirklees Council)

4.19 The Kirklees Local Plan was adopted on 27 February 2019 and forms the statutory development plan for Kirklees for the Plan Period 2013 – 2031. The Local Plan comprises the strategy and policies document and associated policies map showing the allocations and designations.

4.20 The site is not allocated for any use within the Allocations and Designations Document. However, as per the Local Plan Policies Map, the site is identified as being within the Huddersfield Town Centre.

4.21 The site is excluded from the Huddersfield Town Centre Conservation Area (a designated heritage asset) but is likely to be considered with its setting. The Library and Art Gallery and Queensgate Market are Grade II Listed Buildings (designated heritage assets), The site is also identified as being within the 'Built-up Areas Biodiversity Opportunity Zone'.

4.22 Policy LP1 of the Local Plan – in relation to sustainable development – states that the 'Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework [...] to secure development that improves the economic, social and environmental conditions in the area'.

4.23 Policy LP2 – in relation to place shaping – states: 'All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places'.

4.24 Policy LP 3 – in relation to the location of new development – states that development should reflect:

- 'the settlement's size and function;
- place shaping strengths, opportunities and challenges for growth, and
- spatial priorities for urban renaissance and regeneration'.

4.25 Policy LP13 – in relation to town centre uses – states:

'Main town centre uses which are appropriate in scale, help to retain an existing centre's market share, and enhance the experience of those visiting the centre and the businesses which operate in that centre will be supported [...];

Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district [...] Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy;

'All proposals shall be inclusive for all users, and be attractive to pedestrians, cyclists, and public transport users. They shall also conserve and enhance the local character, heritage, green spaces and the public realm where appropriate.'

4.26 Policy LP17 – in relation to Huddersfield town centre – states: 'Proposals for new development within the town centre will be supported where they:

- preserve and enhance the towns' cultural and architectural heritage and open spaces, and connections to them;
- provide a safe welcoming inclusive destination for people of all ages of the district to visit throughout the day from morning into the evening [...]

• provide opportunities for larger scale individual retail floor plates;

• provide, where appropriate, sustainable modes of transport, such as cycle and pedestrian routes, cycle parking and charging points for electric vehicles [...]

• create opportunities for the economic development and expansion of the town and the district;

• retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings, both within and outside of the Huddersfield Town Centre Conservation Area;

• retain and refurbish traditional shop fronts wherever practicable;

• facilitate development and continued evolution of the University of Huddersfield and its Queensgate campus, enhancing its connections with the town centre core, and

• provide where appropriate urban green infrastructure such as street trees.'

4.27 Policy LP23 – in relation to the core walking and cycling network– states, among other assertions, that: 'existing public rights of way that form part of the core walking and cycling network or elsewhere will be protected and enhanced'.

4.28 Policy LP24 – in relation to design – states: 'Proposals should promote good design by ensuring:

• the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape [...]

• any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

• development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

• the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

• the provision of public art where appropriate.'

4.29 Policy LP25 – in relation to advertisements and shop fronts

– states: ‘Shop fronts, signs and advertisements make a significant contribution to the character and local identity of the district’s town centres.

The development of new or replacement shop front units and display of advertisements will only be permitted if they satisfy the following criteria:

- the design is consistent with the character of the existing building in terms of scale, quality and use of materials;
- proposals respect the character of the locality and any features of historic, architectural, cultural or other special interest;
- the shop fascia is designed to be in scale, in its depth and width, with the façade and street scene of which it forms part.

Proposals for the alteration of existing shop fronts or installation of new shop fronts and display of advertisements on a Listed Building or within a Conservation Area should preserve or enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shop fronts shall be retained and restored unless exceptional circumstances apply. Proposals for new shop fronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.’

- 4.30 Policy LP30 – in relation to Biodiversity & Geodiversity– states: ‘Development proposals will be required to:
- result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;
 - minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
 - safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape–scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
 - establish additional ecological links to the Kirklees Wildlife

Habitat Network where opportunities exist; and

- incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.’

4.31 Policy LP 31 – in relation to the Strategic Green Infrastructure Network– states: ‘Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:

- the function and connectivity of green infrastructure networks and assets are retained or replaced;
- new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;

- the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

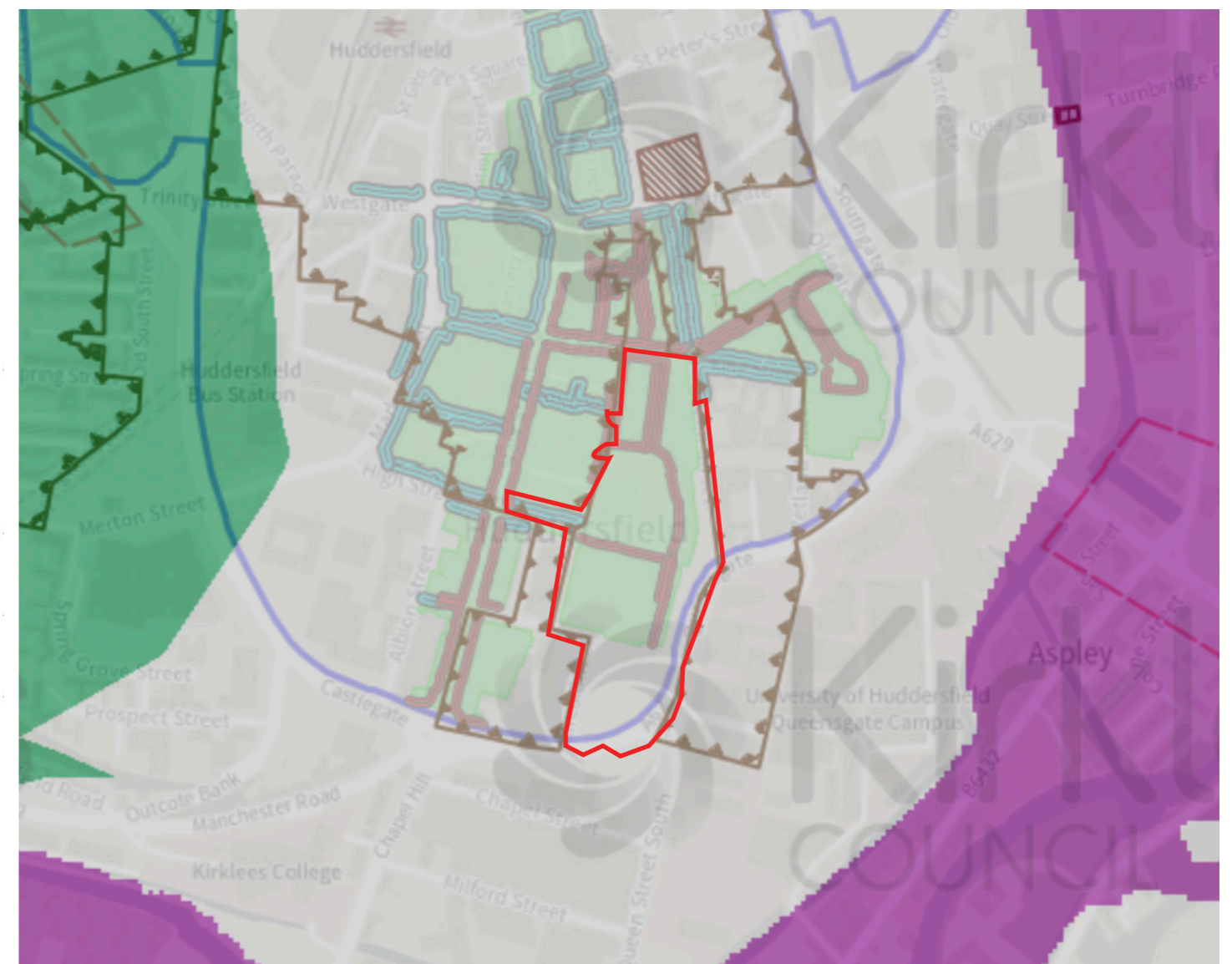
- the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.’

4.32 Policy LP32 – in relation to landscape– states, among other assertions, that: ‘Proposals should be designed to take into

Figure 3: Policies Map & Policy Key (left); Kirklees Council

- Biodiversity Opportunity Zones
- Built-up Areas
 - Flood Plains
 - Mid-Altitudinal Grasslands
 - Pennine Foothills
 - Uplands
 - Valley Slopes
- Conservation Areas Ext
- Registered Battlefield
 - Parks and Gardens
 - Ancient Monuments Ext
 - Class 2 Archaeological Sites Ext
- Primary Shop Frontage
- Secondary Shop Frontage
 - Primary Shop Area



account and seek to enhance the landscape character of the area’.

4.33 Policy LP33 – in relation to trees – states that: ‘The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.’

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to

design, demolition and construction.’

4.34 Policy LP35 – in relation to historic environment – states; among other assertions, that:

‘Development proposals affecting a designated heritage asset [...] should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm [...]

Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved [...]

Consideration should be given to the need to:

- ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
- ensure that proposals within Conservation Areas conserve those elements which contribute to their significance; secure a sustainable future for heritage assets at risk [...]
- accommodate innovative design where this does not prejudice the significance of heritage assets;
- preserve the setting of Castle Hill where appropriate, and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.’

Figure 4: Public rights of way in proximity to site; Kirklees Council

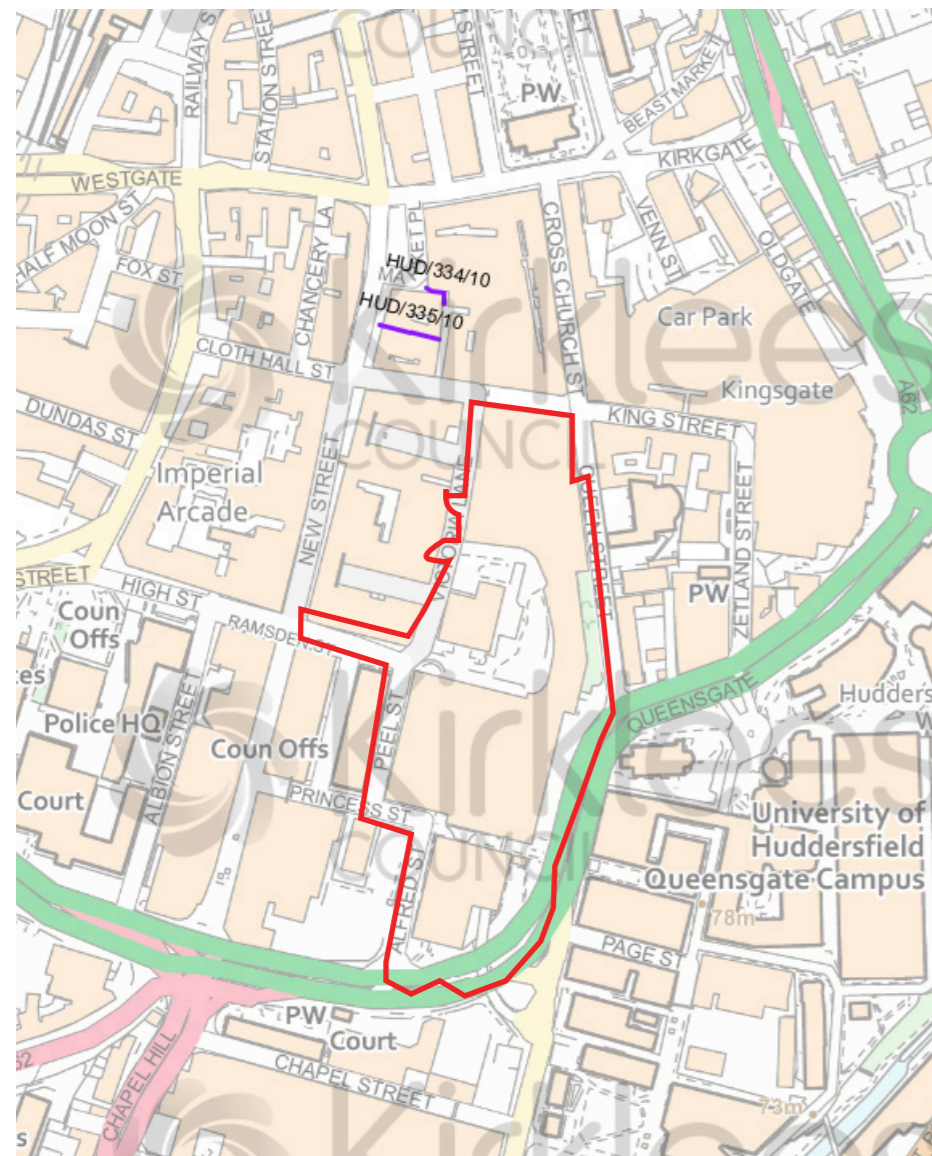


Figure 5: Map showing Huddersfield Town Centre Conservation Area; Kirklees Council

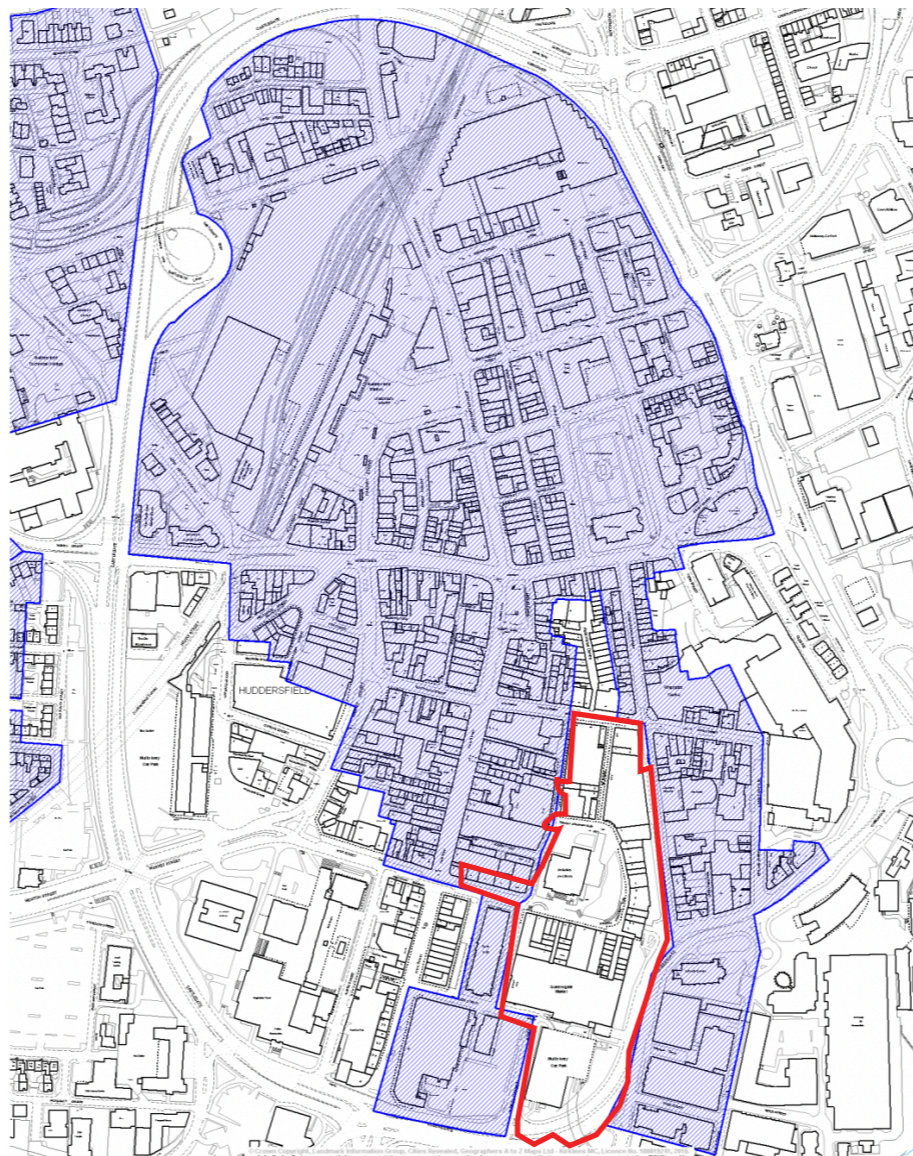
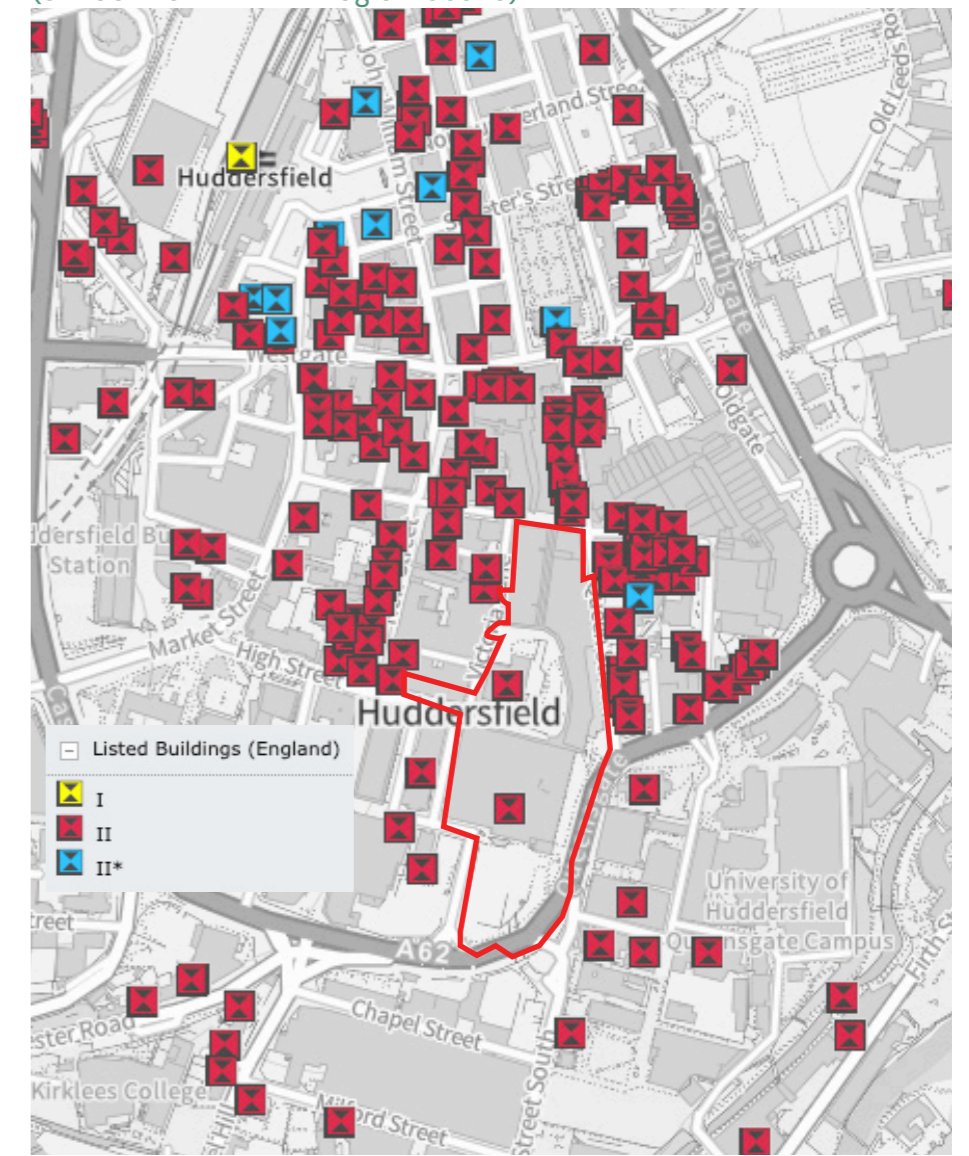


Figure 6: Listed buildings in proximity to (and within) the site (extract from DEFRA Magic website)

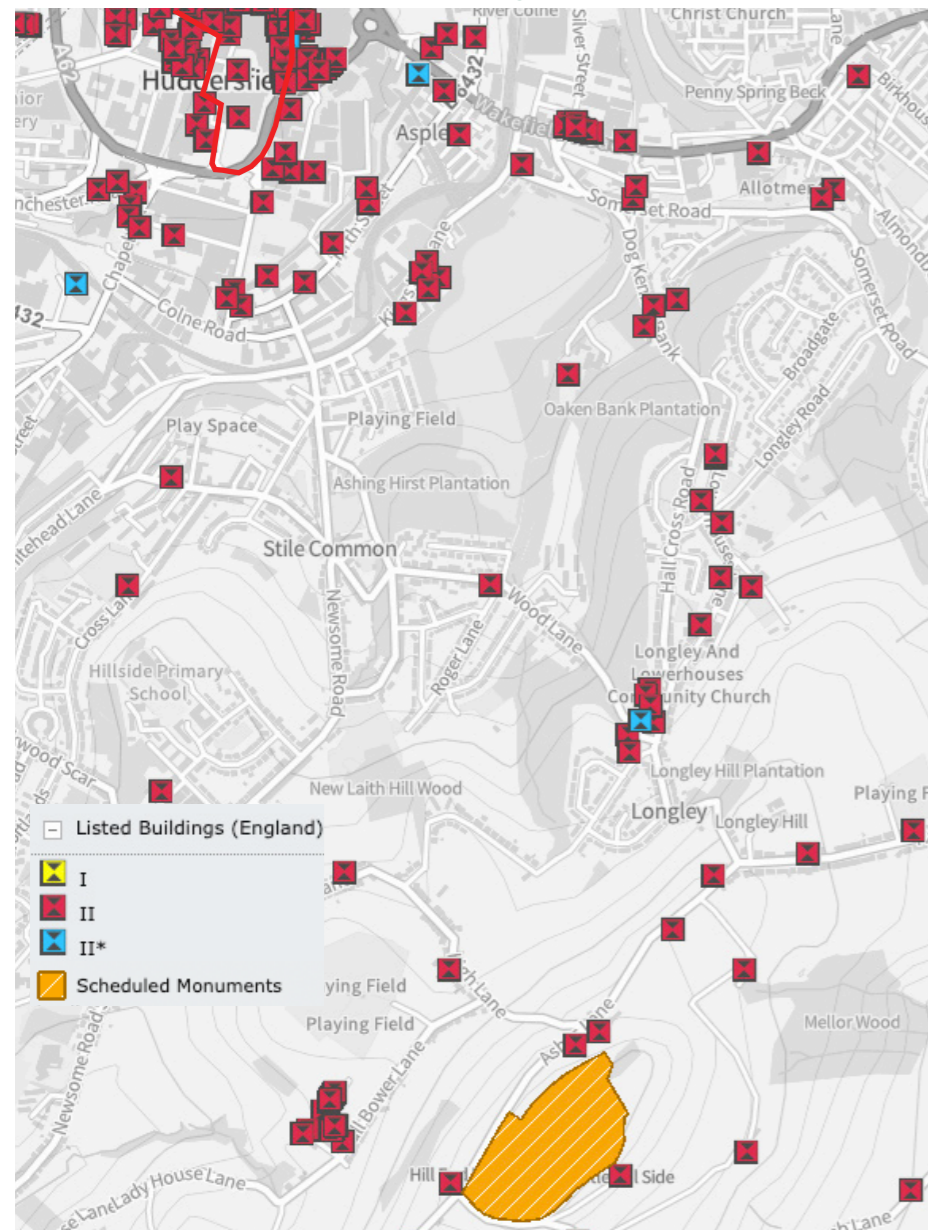


4.35 Policy LP63 – in relation to the creation of new open space – states; among other assertions, that: *‘The council will seek to secure well-designed new and improved open space [...] new open space can be provided on-site for amenity purposes and to achieve a well-designed scheme. New provision should complement existing facilities in the vicinity and enhance the natural landscape and environment.’*

4.36 Other relevant General Advice Notes include:

- Public Art Policy 2017 – A Public Art Plan for Huddersfield Town Centre
- Planning application supporting guidance for trees

Figure 7: Location of Castle Hill Scheduled Monument c. 2km to the south east of the site (DEFRA Magic website)



- Kirklees Biodiversity Strategy and Biodiversity Action Plan (2007)
- Castle Hill Setting Study (2016)
- Green Street Principles (2017), and
- Huddersfield Town Centre Design Framework and Investment.

Designations

4.37 The site contains two Grade II listed buildings – namely the Huddersfield Library and Art Gallery and Queensgate Market – and lies directly to the south, east and west of the Huddersfield Town Centre Conservation Area.

4.38 Local policy maps also show that the site is situated within a ‘Biodiversity Opportunity Zone’ relating to ‘Built-Up Areas’. Kirklees Council has established priorities for and opportunities for biodiversity in specific geographical areas, including urban areas, as documented in the Kirklees Biodiversity Strategy and Biodiversity Action Plan (referenced below). Within the site area, opportunities include:

- the reinforcement of ‘existing semi-natural linear corridors, by making new links between isolated semi-natural sites, utilising greenways, green corridors, transport corridors, gardens, parks and other formal landscaped areas’;
- and the enhancement of the role of urban gardens and parks in ‘improving the functionality of the ecological network’.

Heritage Designations

4.39 The assessment of potential effects on the setting of sensitive cultural heritage designations such as scheduled monuments, registered parks and gardens, listed buildings and conservation areas does not form part of this assessment. However, the identification of such assets is important as they provide an indication of the value and quality of the wider landscape / townscape character as well as an indication of areas from which visual receptors have a heightened visual sensitivity.

Huddersfield Town Centre Conservation Area

4.40 Huddersfield Town Centre Conservation Area wraps around the site area to the north, west and east. This conservation area does not have a conservation area appraisal that describes its special architectural or historical interest, but the area is drawn around the historical core of the town which comprises the

greatest collection of historical buildings in the town, mostly of 19th-century character, reflecting its Victorian industrial history.

4.41 The conservation area is distinctly urban with very few green spaces. Its layout is a loosely arranged grid of streets forming blocks of buildings of predominantly Elland sandstone of between two and three storeys, with ground floors being in commercial uses. There are however a number of 20th-century interjections of varying quality and interest.

4.42 Several of the streets have been pedestrianised and notable public spaces include the Market Place, St George’s Square in front of the Railway Station and St Peter’s Gardens.

4.43 To the **north of the site** – with the exception of the Pack Horse Centre – King Street is within the Town Centre Conservation Area and includes several listed buildings, including:

- Grade II Listed Globe Inn
- Grade II Listed Burns Tavern
- Grade II Listed 15,15a and 17 King Street.
- Grade II Listed 13 King Street.

4.44 The special interest of the listed buildings here is largely derived from their architectural and historical interest but there is no known historical or functional association between them and the site area.

4.45 King Street had been laid out by the mid-19th-century and is a pedestrianised street occupied primarily by retailers. Its character and appearance is mixed, comprising buildings from the 19th and 20th centuries, including Phases 3 and 4 of the Murrayfield Development.

4.46 Buildings are generally two and three storeys but of varying storey heights. The building materials are varied too, being a mix of brick, stone and concrete. The street has a continual built-up frontage following the back of the old pavement line.

4.47 The sloping nature of the street, being higher at its western end, allows for views out to the countryside beyond the town centre.

4.48 Directly opposite the site on King Street is the Packhouse redevelopment from the 1960s, which is also a significant 20th-century intervention to the historical character and appearance of the street. This building, together with the Piazza Centre, has resulted in the loss of much of the historical

- character in this area.
- 4.49 While the retail use of the buildings within the application site has maintained the long-established retail character of the street and forms part of the setting of the wider conservation area and listed buildings, it is not considered to contribute to the special interest of the listed buildings, nor to the significance of the conservation area in this part.
- 4.50 To the **east of the site** – the conservation area covers the Queensgate part of the A62 ring road as well as Queen Street further north.
- 4.51 Queensgate comprises part of the ring road constructed in the 1960s. The eastern side is within the Town Centre Conservation Area and includes several Listed Buildings. These include:
- Grade II – St Paul’s Hall, (formerly Church of St Paul)
 - Grade II – Ramsden Building, 1 at the University of Huddersfield
 - Grade II– Milton Congregational Chapel (now Sir Patrick Stewart Theatre)
- 4.52 The special interest of these buildings is largely derived from their architectural and historical interest, but there is no known historical nor functional association with the site. St. Paul’s Hall – when in use as a church – likely amassed a congregation from occupants within the area prior to its re-development in the 20th century.
- 4.53 The site does not contribute to the special interest of the listed buildings, nor to the significance of the conservation area in this part. The ring road; the solid elevation of the Market Hall and Phase 4 shops; and the land level difference between them and the town centre has created a visual and physical barrier that has ensured that these buildings are no longer integrated with the town centre to their west, and the relationship is now largely confined to views of the upper part of the spire of St Paul’s Hall from within the site. There is an opportunity to enhance the setting of these listed buildings and the conservation area through proposals within the site which improve connection between the town centre and these heritage assets.
- 4.54 The east side of Queen Street is within the Town Centre Conservation Area and comprises several Grade II listed buildings dating from the early- to mid-19th-century that form the majority of the east side of the street. They are mostly stone or brick and stucco and three storeys and include:
- Grade II 2 – 14 Queen Street (comprising three individual listings)
 - Grade II* Arts Centre including dwarf wall enclosing Queens Square.
 - Grade II 16–18 Queen Street
 - Grade II Crown Court
 - Grade II 20–32 Queen Street (comprising seven individual listings)
- 4.55 The special interest of the listed buildings is largely derived from their architectural and historical interest, but there is no known historical or functional association between them and the site area.
- 4.56 The street was laid out in the 19th century prior to much of the development of the site and, while the street has historical interest being representative of the town planning of the era, the redevelopment of the west side in the 1970s has eroded the architectural significance of the street and as such the relationship of the listed buildings and conservation area with the site is due to proximity only.
- 4.57 The site does not contribute to the special interest of the listed buildings, nor to the significance of the conservation area in this part. While the buildings of the Phase 4 redevelopment of the site in the early 1970s used facing stone, ensured a back of pavement frontage to the street, and maintained a view of both churches, the lack of an active frontage, the prominence of the vertical shafts and the loss of connectivity that resulted from the building over Victoria Street has detached Queen Street from the site both visually and physically.
- 4.58 To the **west of the site** – the conservation area comprises Victoria Lane, Peel Street, Princess Street and Alfred Street.
- 4.59 The west side of Victoria Lane is within the conservation area and includes two listed buildings:
- Grade II, 14 Victoria Lane
 - Grade II, 16 and 16a Victoria Lane
- 4.60 The special interest of these listed buildings is largely derived from their architectural and historical interest, but there is no known historical or functional association between them and the site area.
- 4.61 Victoria Lane was laid out by the mid-19th-century and is a pedestrianised shopping street and acts as a throughfare from King Street to the Library, Town Hall and Queensgate Market.
- 4.62 The western side is a mix of three-storey, early-19th-century and later 20th-century buildings built from stone with intervening yard areas connecting through to New Street. The Albert public house and its neighbour (11–13 Ramsden Street) – a three-storey commercial building that occupies the corner with Ramsden Street – form a group of late-19th-century buildings that positively contribute to the character and appearance of the conservation area and form an historical grouping with the grade II listed Library and Art Gallery on the eastern side of the street.
- 4.63 The eastern side of Victoria Lane comprises Phase 3 of the Murrayfield redevelopment – the Piazza Centre, of the late 1960s and early 1970s – and the 1930s Library and Art Gallery. The retail units of the Phase 3 Piazza Centre, occupying the corner of Victoria Street and King Street, largely occupy the footprint of the former 1880s Market Hall, while the public open space of Nelson Mandela Corner leads through to the shops of the Phase 4 part of the Piazza Centre. The uniformity of design inherent to the Piazza Centre at the corner of King Street and Victoria Street maintained a degree of consistency with the former market hall which occupied the site before, in being a single building of a single design and of one period.
- 4.64 With the exception of the grade II listed Library and Art Gallery, which forms part of a group of historical buildings at the corner of Ramsden Street and Victoria Street, it is considered that the site does not contribute to the special interest of the listed buildings, nor to the significance of the conservation area in this part.
- 4.65 The west side of Peel Street is within the conservation area and comprises the Town Hall which is a grade II listed building (built in 1878) which forms the entire western side of the street. The differing height between the higher Town Hall and lower grade II listed Queensgate Market here is notable.
- 4.66 The street is open to traffic, with bus stops alongside both the elevation to the Town Hall and Queensgate Market, appearing inactive. The west elevation of the market hall is an array of shuttered windows with a single entrance to the market. Overall, the street presents itself as a cut-through from the southern end of town to the Piazza Centre and the retail area to the north.
- 4.67 The significance of Peel Street is derived from the special interest of each of the listed buildings; which is derived from

each building's own architectural and historical interest with neither having a functional nor historical association with one another. While the site is within the setting of the Town Hall and the conservation area, it does not contribute to the special interest of the Town Hall nor to the coherence of the conservation area in this part.

4.68 The south side of Princess Street lies within the conservation area and includes listed buildings comprising:

- Grade II listed 103 New Street
- Grade II listed Juvenile Court

4.69 The special interest of the listed buildings is largely derived from their architectural and historical interest, and there is no known historical or functional association between them and the site.

4.70 Princess Street was extended in the late-19th-century, connecting the town centre to the new technical school (now Huddersfield University). The historical character of the street extension was lost with the redevelopment of the land to its north and south with the Queensgate Market and multi-storey car park (now demolished) in the 1960 and 70s.

4.71 The site area - which in this part comprises Queensgate Market - is, however, within the setting of the grade II listed buildings above as well as the characterful County Beerhouse at 4 Princess Street which all contribute positively towards the character and appearance of the conservation area in this location. These buildings together form a grouping of attractive, 19th-century buildings, which is dominated by the Town Hall to the north. Buildings within the site itself do not contribute to the special interest of the above buildings nor to the character and appearance of the conservation area in this location.

4.72 Further south, Alfred Street - which joins Princess Street to the north and the A62 to the south - abuts the conservation area on its western side. However, much of this part of the conservation area predominantly comprises a large car park with no especially distinctive character.

Listed Buildings within the site area

4.73 Two Grade II listed buildings are present within the site itself. These include:

- Grade II, Library and Art Gallery, and
- Grade II, Queensgate Market.

4.74 The Grade II listed Huddersfield Library and Art Gallery was purpose-built in 1937 - designed specifically to accommodate a number of differentiated reading rooms - with an art gallery assigned to the top floor of the building.

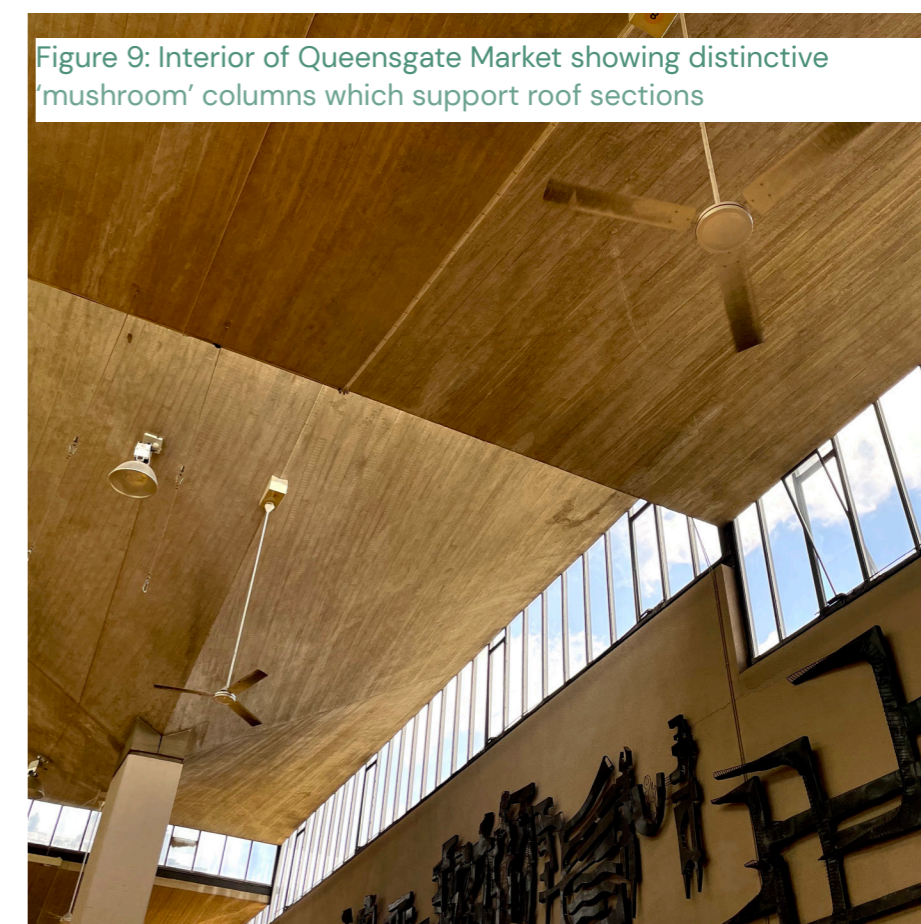
4.75 The building is largely square and organised around a central atrium; the structure is steel-framed and faced with local pink stone. On the southern elevation, there is a protruding main entrance featuring cornices, curved consoles and a decorative panel; a flight of steps leads up to this entrance, flanked by two Modernist sculptures by James Woodford, the sculptures representing the spirits of Literature and Art. Windows either side of the main entrance also have cornices above as well as bas-relief friezes in classical style separating the ground and first-floor windows. Both sides of the building to the east and west have projecting centres with two rows of windows, some with moulded stone surrounds and hood moulds.

4.76 The exterior of the library building is largely in its original condition, but the area surrounding the library changed substantially in the decades following its construction. Buildings to the Library's rear were demolished in the 1960s, leaving an empty, tarmac space now known as Nelson Mandela Corner.

The nearby Murrayfield redevelopment also made substantial changes to the setting of this listed building, with high walls associated with a service tunnel screening some views to this heritage asset, for example, and surrounding built form contrasting starkly with the monumental scale of the Library.

4.77 The Grade II listed Queensgate Market was constructed c. 1968 - 1970 as Phase 2 of the Murrayfield development. This building is broadly rectangular in shape and is situated on a considerable slope downhill from the town centre in the west to Queen Street / the A62 in the east. The building is primarily constructed from reinforced concrete and partly clad in local Elland Edge stone and distinctive, ceramic artwork panels.

4.78 The structure includes 21 distinctive 'mushroom' columns which support individual, asymmetrical rectangular sections. These are set out in rows, four rows of four and one of five facing Queensgate / A62, where the market is also set over a delivery bay and car park. The rows alternate in height from north to south and step upwards and then down from west to east. Gaps between these roof features are glazed to form clerestoreys. Further glazing is present above natural stone walling and exposed framework on the Market's elevations



facing Princess Street and Peel Street, where there are direct entrances into the market hall.

4.79 The ten large, ceramic artwork panels along the Market's eastern edge are designed by the Architect Fritz Steller who pioneered the production of large-scale ceramic art. These panels are set over natural stone cladding and represent – in abstract form – the 'mushroom' shells of the Market as well as the goods on sale within. The largest of these panels is pierced by stairs and offers an entrance to the Market from Queensgate. The Market's eastern edge is set back from the A62 by a footway, a lawn area and a series of irregularly spaced trees; predominantly birch trees.

Castle Hill

('Castle Hill Setting Study'; 2nd August 2016; Kirklees Council)

4.80 The above report describes the setting and importance of Castle Hill as a Scheduled Monument and prominent landmark

Figure 10: Historical mapping of part of the site showing a higher proportion of civic buildings in the north of the site, 1950s; Digimap



within Kirklees and Huddersfield. Victoria Tower – which sits atop Castle Hill – is also a Grade-II listed building. Castle Hill is situated approximately 2.3 km to the south east of the site.

4.81 Descriptive elements of Castle Hill pertinent to this report include the following:

- *'Set on a steep-sided hilltop, Castle Hill dominates the local landscape [...] It is visible from a wide area around the site and is a familiar and valued landmark [...]*

- *Castle Hill is a well-used and attractive recreational resource that serves Huddersfield in particular as well as the wider Kirklees area [...]*

- *The earliest recorded evidence for settlement on Castle Hill is from the later Neolithic / Early Bronze Age [...] The Iron Age saw the remodelling of the small Late Bronze Age enclosure into a larger formal hillfort [...] The medieval period saw the next significant settlement activity on Castle Hill [...] evidence has suggested that the castle was complete and occupied by the 1140s [...] Victoria Tower was built to celebrate Queen Victoria's Diamond Jubilee in 1897 and was completed in 1899 [...]*

- *Castle Hill has retained its function as a recreational and defensive site into the post-medieval and modern periods [...]*

- *The numerous components of the site's setting produce a complex identity of Castle Hill as a highly prominent urban fringe site [...] The town of Huddersfield [...] does play a major part in the site's setting and helps tell the story of the wider landscapes development and industrialisation and urbanisation in the 19th and 20th centuries [...]*

- *The most striking element of the view [north] is certainly the urban centre of the Huddersfield, which, while relatively compact, contains a number of tall buildings, both commercial and residential, as well as industrial features [...]*

- *The urban and industrial character of the landscape to the north and west of the Site does not necessarily contribute to the aesthetic significance of the hilltop, in terms of quality of views [...] but views offered from the hilltop enable the appreciation of the development of Huddersfield.'*

Other considerations

Project Overview: The Huddersfield Blueprint & Kirklees Cultural Heart

4.82 The Huddersfield Blueprint, produced by Kirklees Council, is a

ten-year vision to create a thriving, modern-day town centre. The plan aims to deliver five key objectives for Huddersfield Town Centre: A vibrant culture, art, leisure and nightlife offer, thriving businesses, a great place to live, improved access and enhanced public spaces that will be inclusive and family friendly area across all times of day. It focuses on regenerating six key areas: Station Gateway, St Peter's, Kingsgate and King Street, New Street, the Civic Quarter and a new Cultural Heart in the Queensgate and Piazza area.

4.83 The plan states that Huddersfield's new vibrant Cultural Heart will be a catalyst for change in the town and is the most iconic vision within The Blueprint. It will act as a cultural hub for the town where families, visitors and residents can gather and enjoy leisure, arts and music, with activities spilling out into a high-quality public space.

4.84 Kirklees Council's Cultural Heart programme is a key council-led regeneration scheme, part of a wider blueprint for Huddersfield Town Centre. Within the site area, proposals for a new Cultural Heart comprise a 'library, art gallery, museum and live music venue in the Piazza and Queensgate area' which will be built around the existing library and Queensgate buildings. The Blueprint envisaged that the scheme would be supported by surrounding restaurants, bars, cafés and the existing Lawrence Batley Theatre. The now-proposed food hall will provide the majority of the food and beverage uses.

4.85 The overall objectives of the Kirklees Cultural Heart project are as follows:

- *'re-develop the Queensgate area to complement a modern-day town centre that will be busy, inclusive, family-friendly and stay open longer creating a tangible sense of community;*

- *create a vibrant and dynamic destination where visitors and residents of all communities and ages can gather and enjoy leisure, arts and music throughout the day, evening and into the night;*

- *be full of diverse and rich experiences that, not only bring people together, but are familiar, celebratory, and innovative and places Huddersfield's cultural heritage at the centre of the programme;*

- *be accessible, providing open opportunities to participate, learn new skills, explore and discover;*

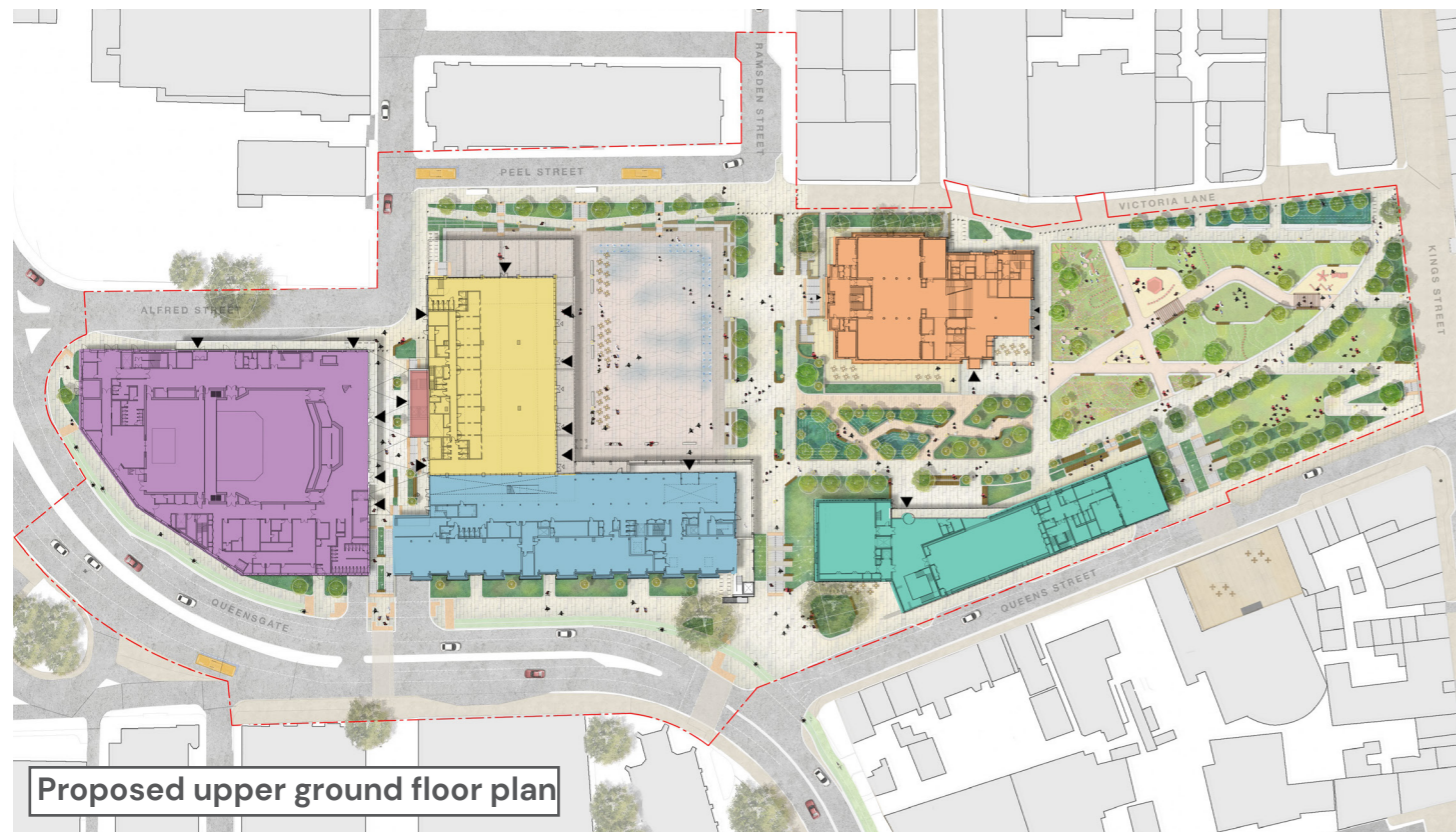
- *increase town centre footfall, supporting local businesses and venues, employees and creating new commercial opportunities, making the proposition attractive to*

stakeholders;

- *adapt and respond positively to the lessons learned and the impact of the pandemic, particularly the changing needs and aspirations of the town centre's catchment population;*
- *a masterplan that provides flexible spaces, high quality design and a variety of architecture bringing out the unique characteristics of the setting of the Cultural Heart and the listed buildings within it;*
- *enhance the use of the retained buildings and structures as destinations, increasing public access, while enabling them to perform an increased number of municipal and commercial functions more effectively;*
- *encompass the Council's 2038 Carbon Neutral Vision and policies encouraging sustainability and minimising the carbon footprint of the development;*
- *provide for the creation of high-quality digital and physical infrastructure;*
- *a design where activities in the buildings spill out into a high-quality urban park that is welcoming, safe and with facilities for outside events of scale;*
- *maintain and enhance connectivity to the rest of the town centre and its neighbourhoods, including essential links to the University.'*



Grade-II listed Victoria Tower atop Castle Hill



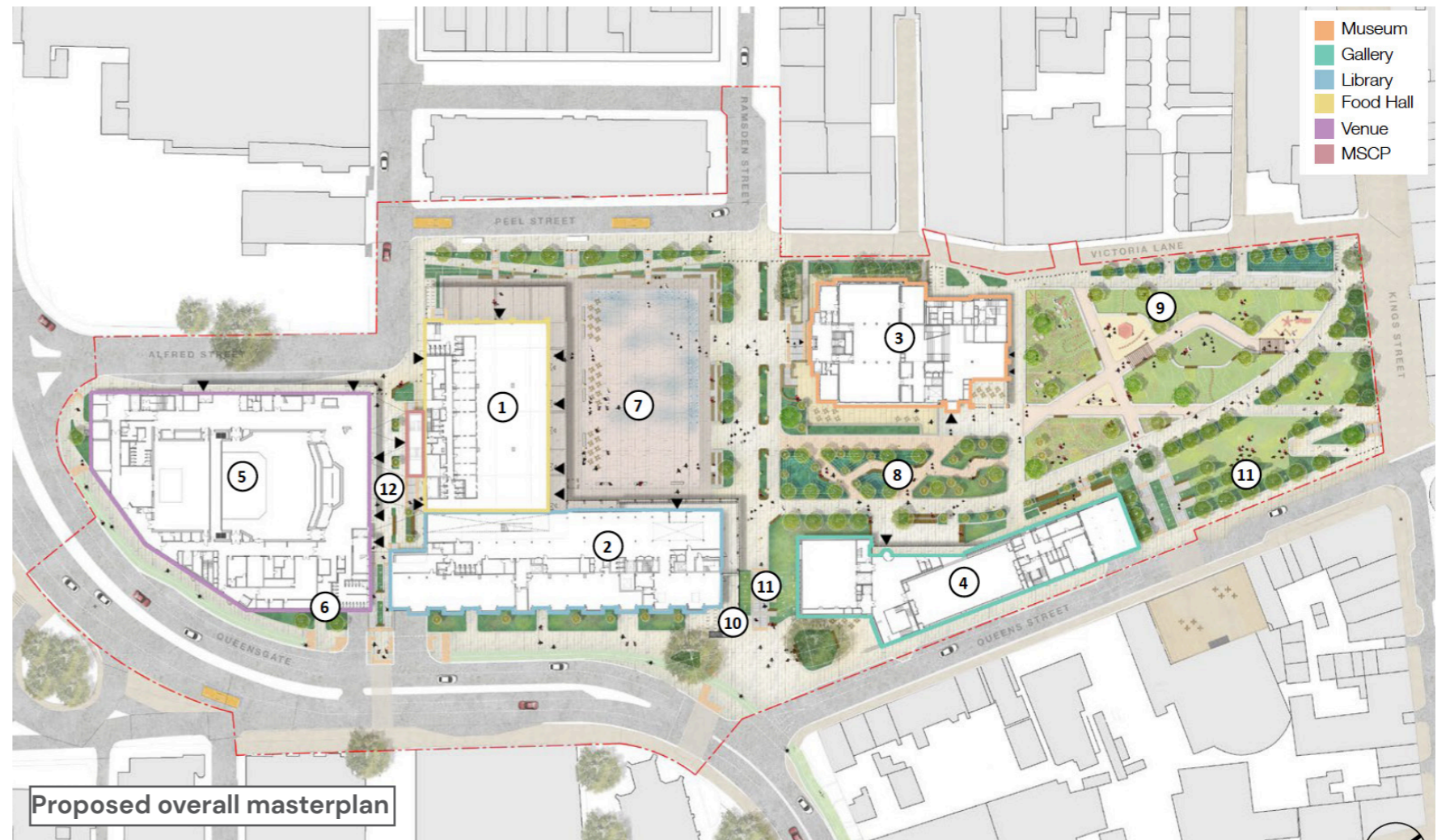
Proposed upper ground floor plan



Proposed lower ground floor plan

Figure 11: Assortment of proposal plans, current at time of writing

1. Existing Queensgate Market refurbished to contain a new food hall
2. New Library within existing east wing of the Queensgate Market. New Extension to the north framing the public square
3. Existing library refurbished and extended to the north to contain Museum brief
4. New build on Queen Street to contain Gallery brief. Provides a positive edge
5. New Venue located to south of Queensgate Market
6. New MSCP located underneath Venue
7. New civic public square framed by frontages of cultural uses
8. More intimate garden between Museum and Gallery buildings
9. New green park to the north of the Site
10. Lift connection from upper ground floor to Queensgate level
11. Terraces linking upper ground floor to lower ground floor along Queen Street
12. Extension of Princess Street providing east-west connections through the south of the Site



Proposed overall masterplan

5. THE PROPOSED DEVELOPMENT, POTENTIAL KEY IMPACTS AND MITIGATION PROPOSALS

The Proposed Development

- 5.1 This landscape / townscape and visual assessment considers the following interventions (applicable at time of writing – 26.09.22):
- demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/retention of service tunnels;
 - redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space);
 - refurbishment and change of use of existing Queensgate Market Hall into new food hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises);
 - refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1);
 - change of use of part existing market hall building and extension to form a new public library (Use Class F.1);
 - construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis);
 - erection of new public gallery building (Class F.2), and
 - associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.
- 5.2 Core materials associated with the proposed development have been chosen to effectively integrate with the material fabric of surrounding buildings and include three main external materials: stone, glass and metal, composed in a way which references woven textiles as a nod to Huddersfield’s historical textile industry.
- 5.3 It is anticipated that natural, local stone will be extensively used through areas of public open space which will accompany a range of landscape interventions including street tree planting, tree avenue planting and rain garden creation, among other landscape elements.

Potential Key Impacts

Effects During Construction

- 5.4 Any effects on landscape / townscape and visual receptors during construction are likely to arise from temporary construction works including:
- site clearance and accommodation works;
 - movement and presence of associated construction vehicles and plant;
 - presence of construction compounds, site offices and welfare facilities;
 - presence of mobile or truck / track mounted cranes for construction of proposed buildings;
 - earthworks and construction associated with the formation of development platforms, foundations, road infrastructure and drainage; and
 - highways and junction improvements, including tie-ins with the existing road network.

Effects at Completion

- 5.5 The permanent components of the proposed development which may give rise to effects on landscape / townscape and visual receptors are listed as follows:
- the demolition of certain existing buildings;
 - the alteration and retention of existing, listed buildings;
 - new, proposed buildings;
 - changes in levels across the site;
 - the creation of new access points; and
 - public realm and soft landscape improvements integrated into the proposed development.

Embedded mitigation Proposals

- 5.6 The principal components of townscape and visual embedded mitigation are summarised as follows:
- building design which is appropriate in scale, design, use and ambition for this part of the town centre, with materials which reflect adjacent historical buildings in a contemporary manner;
 - the sensitive retention and enhancement of existing listed buildings within the site;
 - new, contemporary building design which reflects and complements surrounding built form;
 - increased areas of public open space to enhance gathering opportunities;
 - increased areas of soft landscaping and green space as part of public realm and environmental improvement;
 - improvement and refinement of materials within the public realm;
 - improved connections with surrounding streetscape, with the reestablishment of some historical routes running through the site.

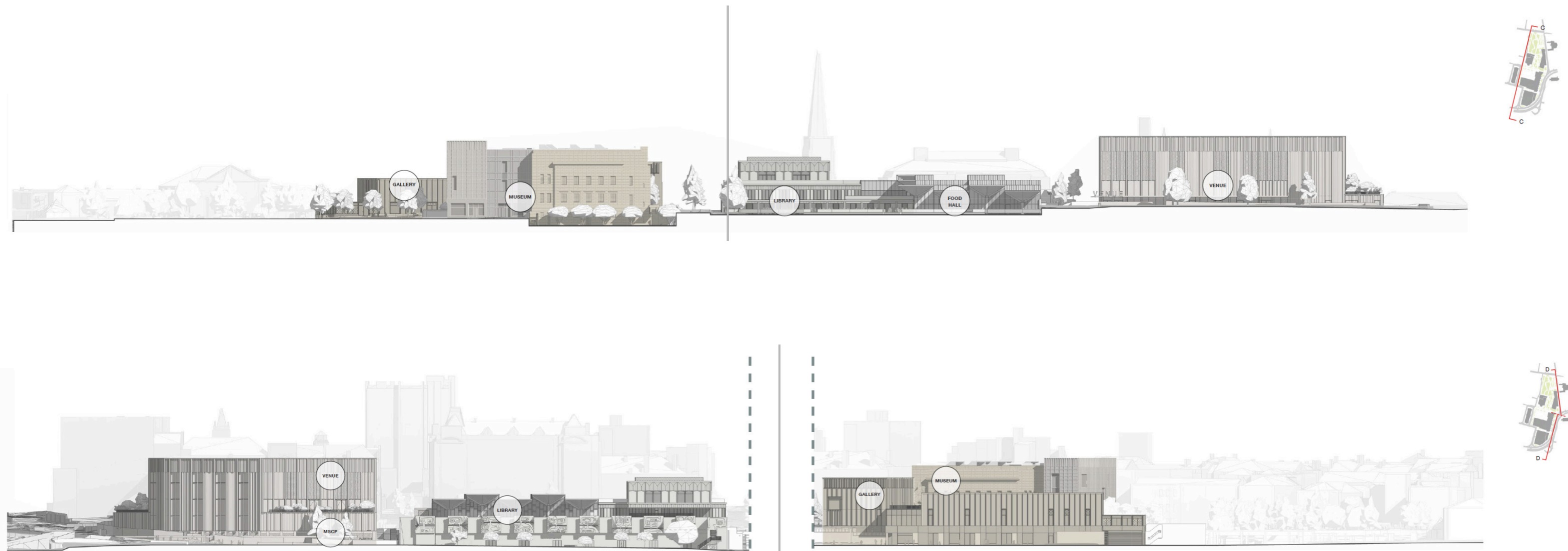


Figure 12: Assortment of visualisations, current at time of writing



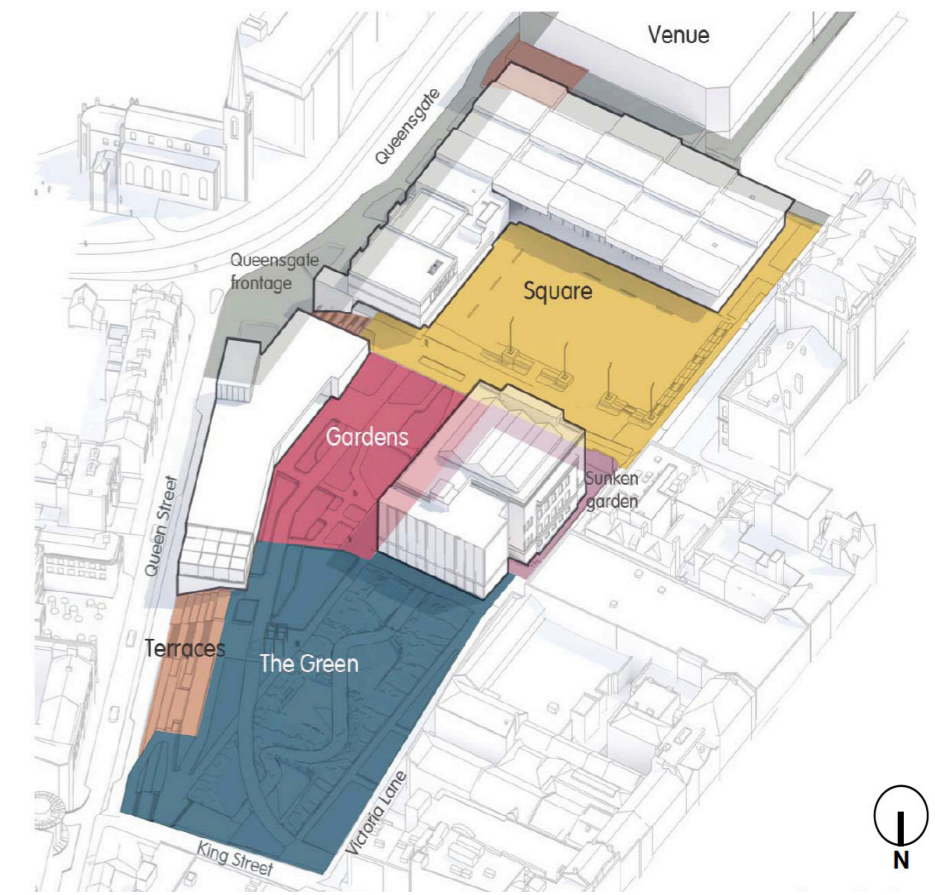
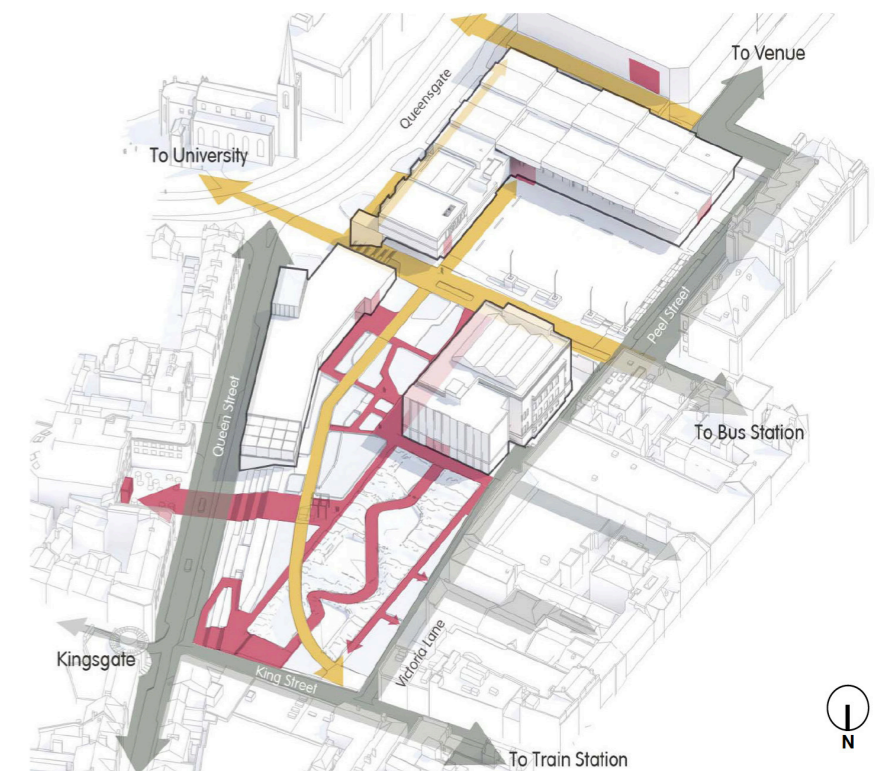
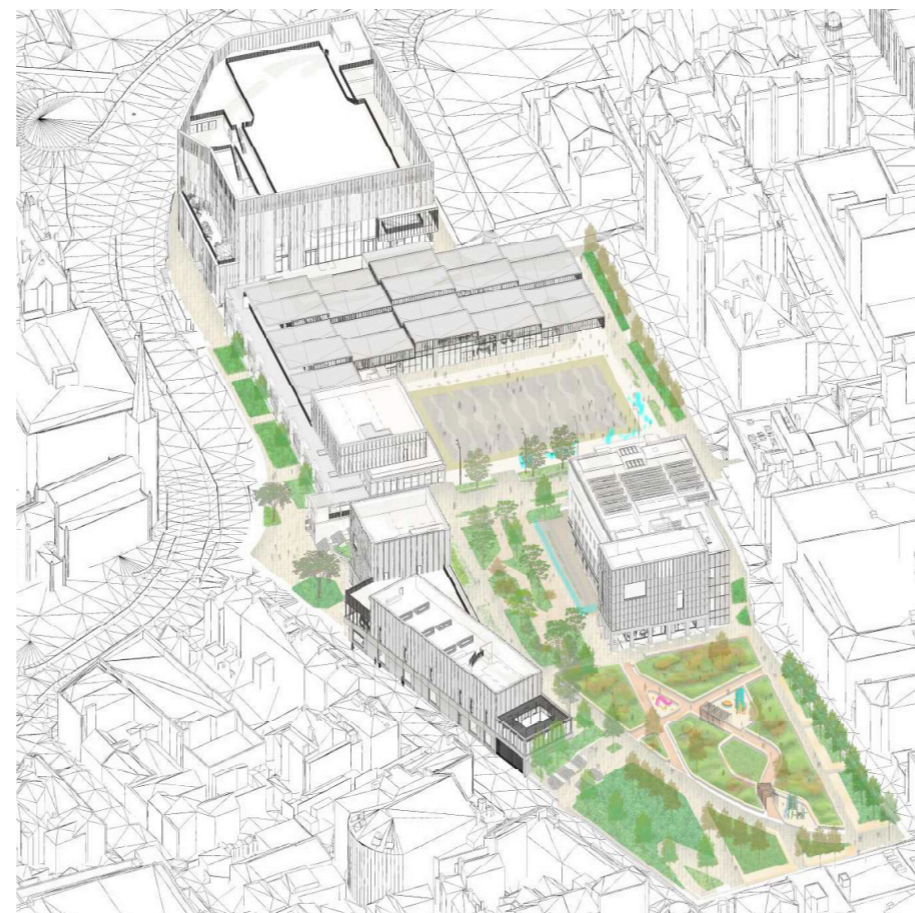
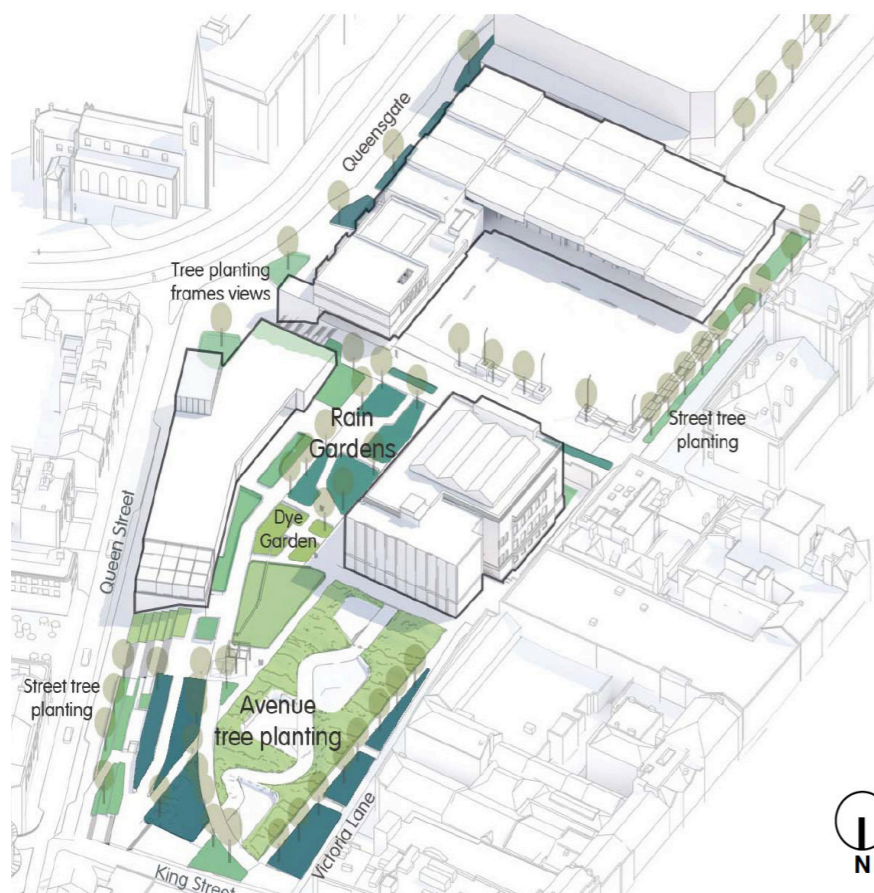


Figure 13: Assortment of plans, current at time of writing





Ceramic mosaic by Harold Blackburn depicting woollen industry on Ramsden House, to the west of the Town Hall

6. LANDSCAPE / TOWNSCAPE BASELINE AND EFFECTS

- 6.1 This section provides an overview of the landscape / townscape features and characters, an indication of their sensitivity to development of the type proposed and an assessment of the predicted level of effect.
- 6.2 In Landscape / Townscape and Visual Impact Assessment, sensitivity is assessed through consideration of both the susceptibility to development of the type proposed and the value attached to the landscape / townscape. In the case of the potential for effects on character, susceptibility means the ability to accommodate the proposed development without undue consequences for the existing characteristics of the site. An assessment is then made as to the magnitude of the change, in terms of its scale or size.
- 6.3 The assessments of sensitivity of the receptor and magnitude of change are then combined with the duration of the effect and the reversibility of the effect, to assist in determining the relative level of effect on each landscape feature or character area.
- 6.4 For the purposes of the assessment of landscape / townscape effects, the magnitude of change is considered to be long-term and permanent.
- 6.5 The study areas applied to assessment of each townscape feature vary according to relevance.
- 6.6 A summary of landscape / townscape effects is included at Table 1.

General Townscape Features

- 6.7 The wider topographical context is varied, with Huddersfield sited upon relatively low-lying land associated with the courses of the rivers Colne and Holme which run near to the town centre; land in Huddersfield generally falls away to the south and the east before rising again. Land rises quite dramatically around the town to the east, south and west with views of surrounding countryside in these areas visible from the town centre and site area. Across the site area, the land generally falls from the west to the east, with levels varying across the site from c.85 AOD in the west to c.80 AOD in the east.

Townscape Features Specific to Site

Landform & Topography

Zone 1

- 6.8 Landform in this part of the site consistently slopes from west

to east, with the existing buildings following this slope to the east. Underneath some areas beneath buildings (particularly on the site's eastern side) landform has previously been altered to accommodate service tunnels.

Zone 2

- 6.9 Landform in this part of the site generally slopes from west to east and south to north, with some alterations of levels associated with the curved parade of shops to the east, which manifests in a raised, wide pavement increasing in height to the south and accessed from the lower lawn area around the Library building by a series of stone steps.

- 6.10 The lower floor of the Library building is sunk below surrounding ground levels on the building's eastern, southern and western sides as well as part of its northern side. A link to an existing service tunnel is present on the lower level on this building's eastern side.

Zone 3

- 6.11 As with Zone 1, landform in this area slopes from west to east. Connections between the western and eastern edges of the site in this area necessitates a series of steps along access routes in the north and south of this zone in order to accommodate access across level changes.

Zone 4

- 6.12 As with the other zones, landform in this area slopes consistently from west to east, with no existing features present in this part of the site.

Land Use & Buildings

Zone 1

- 6.13 Zone 1 comprises Phases 3 and 4 of the Murrarfield / Harris and Partners development, spanning 1971-1974. Phases 3 and 4 wrap around the northern and north-eastern edges of the site.
- 6.14 Phase 3 - in the north-western corner of the site - comprises a two-storey rectangular block with basement and access to an underground service tunnel. It currently houses a range of commercial premises. The building is flat-roofed with an exposed, reinforced concrete frame and a concrete canopy over the ground-floor shop windows on three of its elevations. A glazed walkway named 'The Shambles' runs in a north-south direction between the Phase 3 and Phase 4 buildings in this zone, providing access to internal shop fronts and connecting

the space around the Huddersfield Library building to King Street to the north.

- 6.15 Phase 4 - running along the eastern part of Zone 1 - comprises a flat-roofed, one-, two- and three-storey building, primarily constructed with brick and stone panels. This building was formerly a British Homes Stores department store. Along the eastern side of Phase 4 - facing onto Queen Street - the tall rear of the Phase 4 block is primarily a blank facade faced in stone panel cladding with cranked bands of dark-brown brick. This development edge also features a large vehicular entrance to the basement service tunnel below. The southern part of this elevation is set back and separated from Queen Street by an area of grass, tree planting and a pavement.

- 6.16 On the western-most corner of the Phase 4 development, the concrete frame building associated with the Phase 3 development rises to create a three-storey building in this location. A curved parade of single-storey, flat-roofed shops continue southwards, with glazed shop fronts to the ground floor and a wide pavement in front. A row of eight sail canopies projects over the wide pavement. Both Phases 3 and 4 are connected to a service tunnel, comprised primarily of concrete and brick components.

- 6.17 Primary land use in this area is that of commerce and retail.

Zone 2

- 6.18 Zone 2 comprises the Huddersfield Library and Art Gallery building and surrounding public open space. The building is generally square in shape and organised around a central atrium. The lowest level of this building is sunk below surrounding ground level and bordered by contemporaneous stone walls on the building's southern and western sides. A flight of steps leads up to the building's main entrance on the southern elevation.

- 6.19 Buildings to the Library's rear were demolished in the 1960s, leaving a conspicuously empty, tarmac space now known as Nelson Mandela Corner which is bordered by a small patch of grass containing three cherry trees to the east. To the east of the building, the Library is bordered by tall walls and infrastructure associated with an underground service tunnel. Further east, a small group of trees and shrubs and a curved lawn with four trees arranged along the lawn's eastern edge extend to meet paving and stone steps associated with the curved row of shops which form part of the Phase 4 Murrarfield development. To the south of the Library an open, pedestrianised area with various paving patterns and materials as well as varying levels

defines the streetscape. Some soft landscaping is in evidence along the Library building's southern and western edges. The pedestrianised street slopes upwards to the west and is raised along the Library's western edge and separated from lower ground around the Library by ashlar stone pillars and iron railings.

- 6.20 Primary land use in this area is that of green, publicly accessible open space and an historical building serving a civic function.

Zone 3

- 6.21 Zone 3 comprises the Queensgate Market and shopping arcades added between 1970–1974 which define the north-western corner of built form in this zone. The Queensgate Market building is broadly rectangular in shape and is situated on a considerable slope downhill from Peel Street in the west to the A62 in the east. The building is primarily constructed from reinforced concrete and partly clad in stone and distinctive, ceramic artwork panels on its eastern side. The structure includes distinctive 'mushroom' columns which support individual, asymmetrical rectangular roof sections. The market is set over a delivery bay and car park adjacent to the A62. The Market's eastern edge is set back from the A62 by a footway, a lawn area and a series of irregularly spaced trees; predominantly birch trees.

- 6.22 Shopping arcades in the north-western corner of this area provide various entrances to Queensgate Market from Ramsden Street and Princess Alexandra Walk, but have largely inactive frontages along this building's western side. Queensgate Market has further entrances along Peel Street and Princess Street.

- 6.23 Primary land use in this area is that of retail and commerce, with Queensgate Market acting as a commercial venue while also representing a building of key architectural and heritage interest in this location.

Zone 4

- 6.24 Following the demolition of the former multi-storey car park on this part of the site, there is currently no infrastructure nor land use to speak of in this location. The former car park in this part of the site was a four-storey building.

Vegetation

Zone 1

- 6.25 There is no vegetation to speak of in the area apart from the seven trees which stand to the east of the Murrarfield

Phase 4 building within a narrow area of mown grass. These trees comprise a range of different species, such as Norway Maple, Lime and London Plane within the mature and early mature life stage and all fall into categories B and C.

Zone 2

- 6.26 Within Zone 2, vegetation comprises groups of trees to the north, west and east of the Huddersfield Library building as well as a row of trees set within a mown lawn to the east. On the Library's northern side stand two, mature Cherry trees (both category C) within a small area of mown grass. On the Library's western side – on the sunken level of this building – stand six Cherry trees, all being mature, category C trees.

- 6.27 To the east of the Library building, beyond a stone wall, stands a group of six mature trees, comprising Rowan, Cherry and Norway Maple; all these trees ranging from category C to category U. Along the edge of the curved, mown lawn to the east stand three, mature Cherry trees, all being category C. The curved mown lawn and tree planting here represents the largest area of public green space within the site boundary.

Zone 3

- 6.28 Within Zone 3, vegetation is limited to tree planting and a stretch of mown grass which extends along Queensgate Market's eastern boundary with the A62. In this area stand eleven trees which predominantly comprise Birch but also include Cherry, Lime and Sycamore. These trees range in quality from category B to category C and comprise either early mature, mature or semi-mature trees.

Zone 4

- 6.29 Within Zone 4, there is very little existing vegetation apart from a single, mature, category C Whitebeam tree which stands on the western boundary of this part of the site.

Townscape Character

Zone 1

- 6.30 Townscape character within this part of the site is largely defined by the distinctive mid-20th-century style buildings associated with Phases 3 and 4 of the Murrayfield Development. The density of built form in this zone is high, with existing buildings covering nearly all of the site in this area apart from a narrow strip of tree planting above mown grass abutting Queen Street to the east.

- 6.31 Built form to the west of Zone 1 is low, wide and of a human scale, whereas built form further to the east increases somewhat in height and scale as seen where Phase 3 abuts Phase 4 resulting in a three-storey elevation and where the former British Home Stores building presents an imposing, blank and stark facade along Queen Street.

- 6.32 While the low, two-storey concrete building associated with Phase 3 presents some unusual, abstract fibre glass panels, the building's style and condition in the present day is generally poor, contrasting incoherently with surrounding, historical built form which is primarily faced with stone. This contrast is further emphasised by the visual clutter associated with commercial signage on this building. While the Phase 4 building to the east is more in keeping with the surrounding historical fabric of the townscape due to its use of stone facing, its stark, minimalist style and blank, imposing facade along Queen Street does not complement nor relate well to nearby historical buildings.

- 6.33 Similarly, the minimalist, curved parade of shops to the south of Zone 1 is modest and small in scale, with its concrete and fibreglass materials – as well as its sail canopies – contrasting quite markedly in a negative fashion with the style, scale and materiality of the historical Huddersfield Library building which it faces.

- 6.34 The existing buildings in Zone 1 do not contribute particularly positive legibility elements to the townscape character in this zone. However, the corner of the Phase 4 building provides a strong edge to the intersection of King Street and Queen Street, while the concrete ventilation towers provide townscape legibility in this area – although not necessarily in a positive way given their design – mirroring the vertical spire of St. Paul's Hall in the distance.

- 6.35 Soft landscape in this zone comprises a row of seven trees to the east of the Phase 4 building, with no real opportunity for public enjoyment of, or dwell-time within, this green space. Otherwise, public realm within this zone is minimal in design and ambition, with areas of mixed-colour Tegula paving, reconstituted stone paving slabs and tarmac pavement. The tarmac pavement along Queen Street appears to have retained its original stone kerb.

Zone 2

- 6.36 Townscape character within this part of the site is largely defined by the presence of the historical, early-20th-century Huddersfield Library building but otherwise is predominantly devoid of built form. The library building is built in a striking and imposing modernist style – comprising three storeys plus

basement, faced with local sandstone – and sets the character of the immediate surroundings. This building fits well in terms of size, proportion and materials with other historical stone buildings to its west and southwest but jars stylistically with the surrounding Murrayfield development to its north, east and south.

6.37 Key legibility features in the townscape near this zone comprise the Library building itself, the view of the Church of St. Peter’s Spire along Victoria Lane, the view of the northeastern corner of the Town Hall and the view of the spire of St. Paul’s Hall to the east, which is visible across much of Zone 2.

6.38 The open space around the Library building is the largest area of green public open space appropriate for gathering and lingering within the site, giving Zone 2 a welcome feeling of openness in contrast to Zones 1 and 3. However, soft landscaping in this area is not of particularly high quality and does not convey a strong or identifiable design concept which complements the Library building. Likewise, public realm design in this area is not of particularly high quality or condition and feels disjointed and jumbled, with a mixture of stone and Tegula paving (of various colours) as well as street furniture such as benches, bins and railings of various different colours and styles, some painted in a bright blue.

Zone 3

6.39 Townscape character within this part of the site is largely defined by the Queensgate Market building and the adjacent shopping arcades in the north-western corner of this zone. This zone is predominantly covered by built form, apart from a narrow strip of grass and tree planting to the eastern boundary which abuts the A62; this green space by the roadside feels incidental and does not invite public gathering or lingering for any length of time.

6.40 Buildings in this zone are relatively low and small-scale in contrast to surrounding, historical built form such as the Town Hall and St. Paul’s Hall. However, the ‘mushroom’ columns which support Queensgate Market’s distinctive roof on the building’s eastern side add some height and architectural drama to built form in this area. The style of built form in this zone is variable, with the northwestern part being of poor design quality and condition, and the rest comprising the notable, high-quality Queensgate Market design with associated ceramic artworks; stone facing and distinctive roof features. All buildings within this zone form part of the mid-20th-century Murrayfield development.

6.41 Key legibility features in the townscape near this zone include



Figure 14: Indicative townscape character images

the Huddersfield Library building, the spire of St. Paul's Hall and the Town Hall.

6.42 Public realm design within this zone is minimal, but includes areas of different coloured Tegula paving, reconstituted stone



Figure 15: Indicative townscape character image; Google Maps

paving slabs, sawn-stone paving slabs, gravel and tarmac.

Zone 4 (see Figures 14 and 15)

6.43 Distinguishable townscape character within this zone of the site is largely absent at this point following the demolition of the former multi-storey car park. Before demolition, the car park footprint took up the majority of the site area, with some scattered tree planting around the periphery of the site – most of these trees have also been removed.

6.44 The car park building ranged over four storeys and was of a minimalist design – comprised primarily of concrete – which did not complement surrounding built form to the north, east and west. The building had no distinctive character and did not present an attractive development edge to the A62. Before demolition, the car park building prevented views of built form to both the west and the east in particular. These views have now opened up; however, this large area of now-empty space feels incongruous at this location adjacent to the busy A62.

6.45 Townscape legibility in this area is primarily provided by St. Paul's Hall, Queensgate Market, the Ramsden Building and Milton Congregational Church (now the Sir. Patrick Stewart Building) to the east and – further away and less prominent –

the Town Hall building in the west.

6.46 Views to surrounding countryside hills to the south (Landscape Character Type 'Rural Fringes' and Landscape Character Area 'Fenay Beck Valley Rural Fringes') give this area a sense of connection with the pastoral landscape, albeit at a distance and with intervening topography. Views of the Castle Hill Scheduled Monument to the south east are pleasant and prominent from this part of the site and surrounding areas.

6.47 There was no public realm to speak of in relation to the former car park building.

Townscape Character Surrounding Site

6.48 A focus has been made within this assessment on parts of the townscape from where the site (and any future development on it) has the potential to be visible.

Huddersfield Town Centre Conservation Area

6.49 Townscape character immediately to the north, east and west of the site is largely defined by the grid work of historical, 19th-century buildings which predominantly form the historical core of Huddersfield Town Centre; these buildings reflecting the town's Victorian industrial history.

6.50 The conservation area (see Figure 5) is distinctly urban with very few green spaces. Its layout is a loosely arranged grid of streets forming blocks of buildings of predominantly Elland sandstone. With some exceptions, buildings are generally of between two and three storeys, but of varying storey heights and with ground floors generally being in commercial use. There are a number of 20th-century interjections of varying quality and interest.; generally, these more contemporary buildings do not sit well against historical built form.

6.51 Buildings within the conservation area surrounding the site are generally small-scale and unassuming, with the notable exceptions of prominent and elaborate historical buildings such as St. Peter's Church (1); the Lawrence Batley Theatre (2); St. Paul's Hall (3); the Ramsden Building (4); the Milton Congregational Church (5) and the Town Hall (6) – (see Figure 16 for plan of notable buildings within conservation area and in proximity to site).

6.52 The building materials in this part of the conservation area are varied – being a mix of brick, stone and concrete – but the pleasant, warm Elland stone is the most distinctive and unifying material in this area. Historical civic buildings in this area – such as the Town Hall– display an impressive amount of

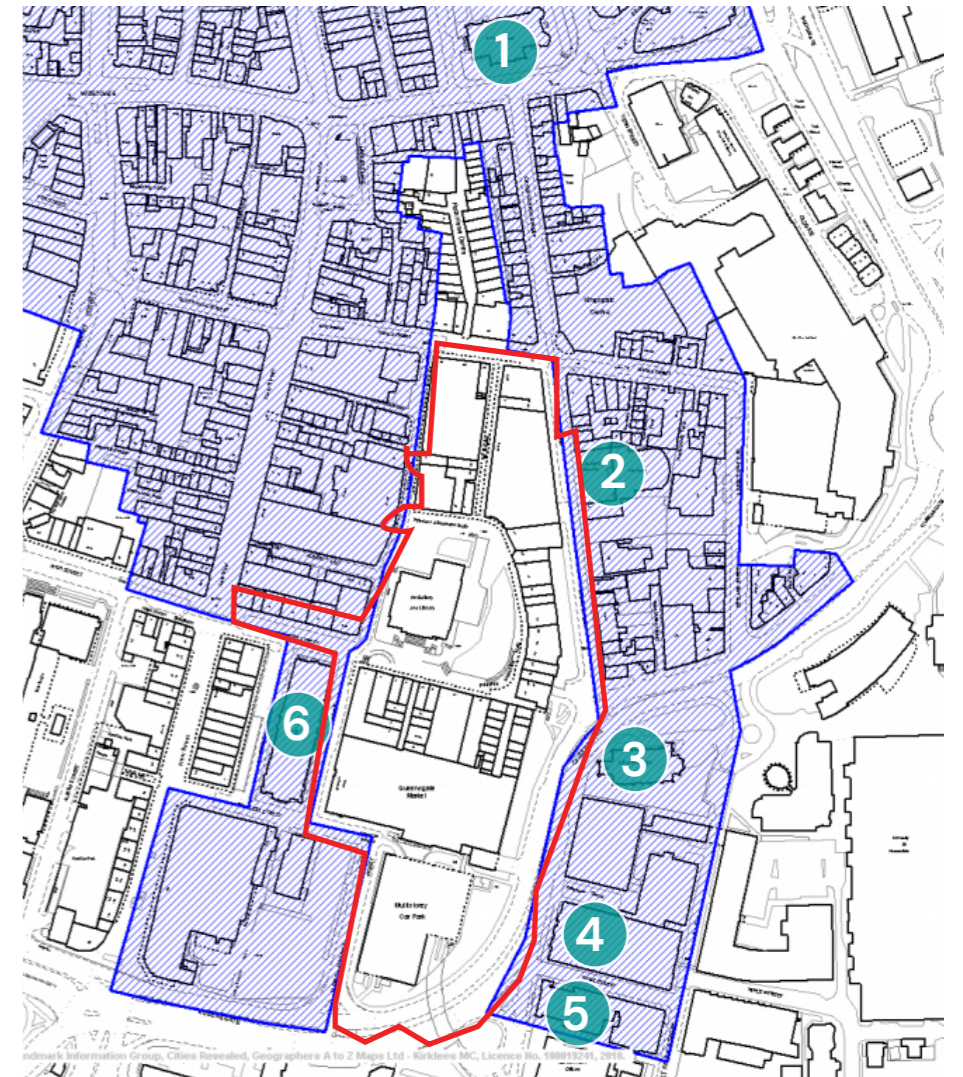


Figure 16: Map showing notable buildings within Conservation Area in proximity to site; base map: Kirklees Council



Figure 17: Notable buildings images

ornamentation. Streets in this area generally have a continual built-up frontage following the back of the old pavement line.

- 6.53 Townscape legibility is defined by prominent buildings surrounding the site, such as St. Paul's Hall and the Town Hall. The strong link between the spires of St. Peter's Church and St. Paul's Hall along Queen Street and Cross Church Street is also important in terms of townscape legibility and local distinctiveness.
- 6.54 Several of the streets in the conservation area near the site have been pedestrianised (such as King Street) and public realm in these areas mainly comprises hard landscaping, with very little intervention in terms of soft landscaping. Hard landscaping generally comprises Tegula pavers of various colours and laid out in various patterns, as well as reconstituted stone paving slabs and tarmac surfacing. There are some instances of high-quality street furniture in proximity to historical buildings (such as the bollards down Queen Street and the street lamps surrounding the Town Hall) but there are also examples of street furniture of jumbled style and limited aesthetic value.

A62 south and east of site

- 6.55 Townscape character immediately to the south and east of the site is largely defined by the busy A62 and associated traffic and road infrastructure. In contrast to the historical, rather tranquil character of the conservation area to the north, east and west of the site, much of the area surrounding the A62 (particularly to the west and south of the site) conveys an urban-edge, industrial character.
- 6.56 To the west, the A62 is bordered by generally low-lying, long buildings of various styles and materials, some of which are 20th-century commercial premises comprising one storey, such as 'Pet Warehouse' and 'Chesterfields'. These buildings are separated from the road by large car parks, reducing the density of built form in this area. The large car park which sits between the A62 and Alfred Street also represents a somewhat incongruous gap in urban built form with reduced building density in this area which contrasts quite notably with built form arrangement to the north. More notable buildings in this area include the large, multi-storey Huddersfield County Court on the south side of the A62 and the redesigned, large multi-storey, former 'Co-operative' building on the A62's northern side, which has recently been converted into flats.
- 6.57 Further to the east along the A62, the density of built form further reduces where the A62 meets Queen Street South with historical, three-storey stone warehouse buildings visible in the background to the south with the distinctive, medium-scale

Barbara Hepworth building also visible in the southeast. The scale (and quality) of built form increases as the A62 bends to the north with historical buildings within the conservation area (Milton Congregational Church), Ramsden Building and St. Paul's Hall) providing a strong and attractive edge to the road in this area. As the A62 bends to the east, the scale and density of built form is mixed, with large-scale, multi-storey contemporary buildings associated with the University of Huddersfield defining the area to the south of the A62 and smaller-scale, two to three-storey historical stone buildings forming a strong edge to the north of the A62 at this point.

- 6.58 The style of built form in this area is varied and diverse with no consistent character conveyed along this stretch of the A62; building styles and materials are continually in flux as one moves along the A62 from west to east. Generally, in the west, contemporary buildings are comprised of brick and metal roofing, with historical stone warehouse buildings being visible further south, but set within the context of road signs and other infrastructure which dilute the visual appeal of these historical buildings. Further east, the stylistic unity of built form increases with the ornate, stone Ramsden Building – and other, surrounding historical stone buildings – providing a high-quality, unified defined edge to the road. The stone material used in the construction of these impressive buildings is reflected in the smaller-scale, historical built form to the north of the A62 further east. However, large-scale, contemporary buildings comprised of various materials (especially glazing and contemporary-style cladding) associated with the University of Huddersfield once again dramatically change the style of built form in this area. With some notable exceptions (i.e. larger, historical stone buildings and buildings associated with the University of Huddersfield), the condition of some of the buildings along this stretch of road is poor.
- 6.59 Townscape legibility in this area is primarily defined by the group of historical stone buildings running south from St. Paul's Hall to the Milton Congregational Church as well as distinctive contemporary buildings which form part of the University of Huddersfield, such as the Richard Steinitz Building.
- 6.60 There is a small amount of public realm design and soft landscaping in this area. Around the entrance to the University, areas of soft landscape generally comprise swathes of mown grass, low evergreen hedging and groups of semi-mature trees. There are also several semi-mature trees – planted individually and in groups – located near to St. Paul's Hall, the Ramsden building and at the junction of the A62 and Queen Street South, with these trees being mainly located above mown grass areas. A small area of soft landscaping is also present adjacent to

the Wilko Car Park, with a few small trees and shrubs sitting between a stone boundary wall and the pavement to the north of the A62 in this area.

- 6.61 There is little in the way of public realm design along this stretch of the A62; the most distinct being design associated with the entrance to the University of Huddersfield which



Figure 18: View from Alfred Street, looking south across the A62



Figure 19: Views of historical, stone buildings to the north of the A62 set against the contemporary, large-scale buildings associated with the University of Huddersfield

comprises a range of Tegula paving and reconstituted stone slabs which are arranged in various patterns.

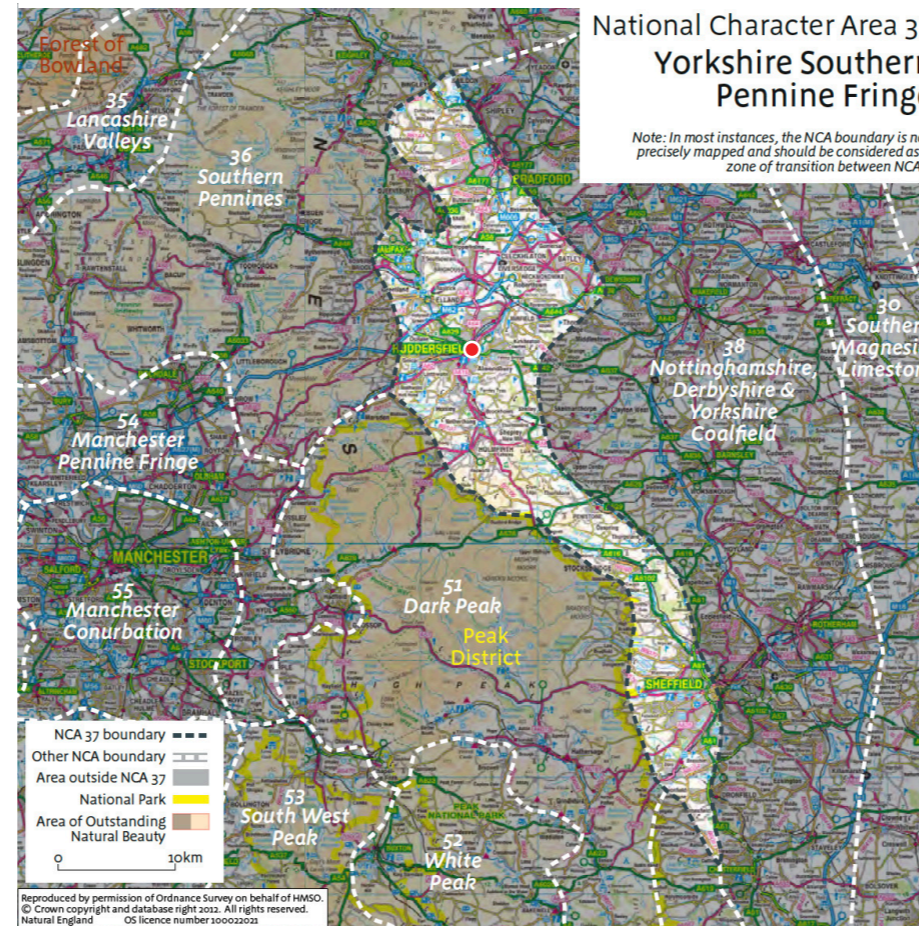
Landscape Character Assessments; covering, and adjacent to, Huddersfield

National Character Area (NCA) 37: Yorkshire Southern Pennine Fringe Natural England

6.62 The site area lies within NCA 37: Yorkshire Southern Pennine Fringe, as shown in Figure 20. Key characteristics relevant to the site and its immediate vicinity are described by Natural England as follows:

- *'rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA [...]*
- *treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape [...]*
- *Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas [...]*
- *Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries [...]*
- *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform. [...]*
- *Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield [...]*
- *Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes [...]*
- *Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas [...]*
- *In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a*

Figure 20: National Character Area map; Natural England
See red dot for site location



high density of footpaths throughout [...]

6.63 The evidence base provided within the NCA description provides a useful contextual overview of the wider landscape character. However, this scale of character assessment is of limited assistance in considering landscape impacts at a localised level due to its broad coverage.

6.64 Although the document has been reviewed as part of the baseline study, it has not been deemed necessary to assess the effects of the proposed development on landscape character at this national level. The proposed development is not considered to have the potential to result in any noteworthy effects to landscape character at this scale and in this location. As such, effects on National Character Areas are not considered further in this assessment.

Local Landscape Character Area: 'Rural Fringes: E6 Fenay Beck Valley Rural Fringes' Kirklees Council

6.65 The Landscape Character Area of most relevance to the site

lies approximately 750 metres to the south east, and is known as 'Rural Fringes: E6 Fenay Beck Valley Rural Fringes NCA 37: Yorkshire Southern Pennine Fringe', as shown in Figure 21. Rural hills that form part of this Character Area are visible from the site, and vice versa.

6.66 Key characteristics relevant to the site and its immediate vicinity are described by Kirklees Council as follows:

- *'Gently undulating plateau ranging from between approximately 150 and 280 metres [...]*
- *Local variations in topography create some areas of more complex landform including deeply incised valleys with small tributaries and watercourses [...]*
- *Large blocks of tree and woodland cover found on slopes, particularly in the north east of the LCA. Most are broadleaved woodlands, although there are occasional mixed woodlands [...]*
- *Shelterbelts and mature in-field and boundary trees contribute to a well-wooded character [...]*
- *Land cover patterns are small scale and relatively complex, and vegetation cover is varied [...]*
- *A strong historic landscape character with traditional stone-built cottages, farm buildings and historic villages [...]*
- *The nationally important Castle Hill Fort, to the north-west of the LCA, occupies a prominent position to the south of Huddersfield. In the same location, the Victoria Tower Monument is a widely visible landmark in views from across the District [...]*
- *Dense network of minor roads and narrow winding lanes [...]*
- *Mostly a settled and rural landscape, often with long views north across the district and beyond, as a result of elevation [...]*

6.67 It should be noted that Castle Hill – situated within this LCA and visible on elevated land to the south east of the site – is both a Scheduled Monument and a Local Nature Reserve.

6.68 While it is important to consider the visual impact that proposed development may have upon discrete areas in the north of this character area, it should be noted that this character area is already set within the context of visible urban development located in the south of Huddersfield Town Centre. Given this context, and the scale of proposed development relative to existing built form in this area, it is not deemed proportionate to

initiate a further analysis of visual impacts upon this character area.

6.69 However, given the relative proximity, visibility from site and importance of the Castle Hill Scheduled Monument and Nature Reserve, a consideration of the proposals' potential impact upon this asset's setting is pertinent. Such consideration will be presented in the Summary and Conclusion section of this report.

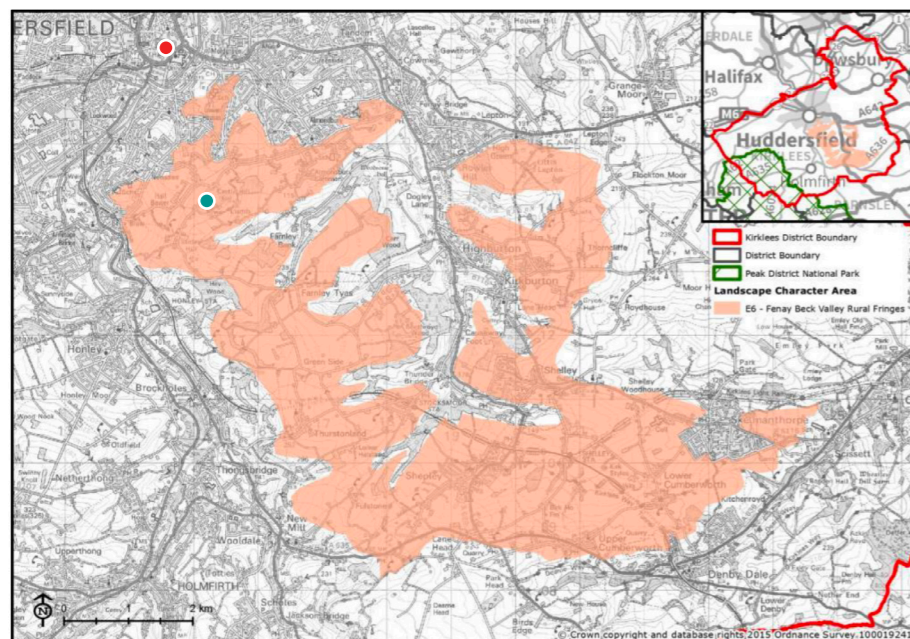


Figure 21: Local Character Area map; Kirklees Council
See red dot for site location & green dot for Castle Hill location

Effects upon Townscape Features

Landform & Topography

Zone 1

- 6.70 Topography in this area does not necessarily convey a particularly distinctive nor valuable townscape feature; its value is therefore low. Its susceptibility to change is also deemed to be low due to previous interventions associated with existing built form upon the site in this area. As a result, its overall sensitivity is low. The magnitude of change for this receptor in this location is assessed as medium due to the fact that sets of proposed terraced steps in the north-eastern corner do constitute some alteration to part of this landscape feature. The overall level of effect is therefore assessed as moderate / minor. The removal of the buildings across most of this area also conveys a further beneficial effect as the proposals serve to make the natural landform in this area more notable and legible.

Zone 2

- 6.71 Topography in this area does not necessarily convey a particularly distinctive nor valuable townscape feature; its value is therefore low. Its susceptibility to change is also deemed to be low due to previous interventions associated with existing built form upon the site in this area. As a result, its overall sensitivity is low. The magnitude of change for this receptor in this location is assessed as medium due to the fact that levels across this area will be rationalised as part of design interventions applied to public realm in this zone. The overall level of effect is therefore assessed as moderate / minor with a further assessment of beneficial effect as proposed level changes are more confluent with natural landform in this area than existing conditions, with proposals also enhancing accessibility to and within this space.

Zone 3

- 6.72 Topographic change in this area is largely absorbed by, and interpreted through, built form and changes in levels associated with these buildings. For example, the natural slope of land from west to east is largely obscured by the rising to the east of Princess Alexandra Walk (in contrast to natural topography), with the natural slope down to the east currently truncated by a set of relatively steep and abrupt steps emerging from a large ceramic panel on the eastern edge of Queensgate Market. Therefore, topography in this area does not necessarily convey a particularly distinctive nor valuable townscape feature;

its value is therefore low. Its susceptibility to change is also deemed to be low due to previous interventions associated with existing built form upon the site in this area. The majority of landform in this area will remain as-is due to the retention of much of the built form in this area (i.e. a large portion of Queensgate Market). However, landform will be altered most noticeably on the site's eastern side with the proposal of wide, terraced steps here – allowing a greater physical and visual connection between the Queen Street / A62 intersection and the site area. The magnitude of change for this receptor in this location is therefore assessed as medium. The overall level of effect is assessed as moderate / minor beneficial with the expectation of a beneficial effect arising from the proposals due to the fact that the proposed, wide steps on the site's eastern side are more in accord with the slope of natural landform, increasing the legibility of this townscape feature.

Zone 4

- 6.73 Topography in this area does not necessarily convey a particularly distinctive nor valuable townscape feature; its value is therefore low. Its susceptibility to change is also deemed to be low due to previous interventions associated with existing built form upon the site in this area. As with the other zones, landform in this area slopes consistently from west to east. Proposed built form will almost entirely cover the land in this zone, with the natural slope being retained and referenced by the change of levels associated with the proposed venue building and car park below. Little will change in terms of the general pattern of topography in this zone, with the proposed building generally accommodating existing ground levels, as the former multi-storey car park on this part of the site used to. The magnitude of change is therefore low, with an overall assessed level of effect of minor, and a further anticipation of beneficial effect due to the proposed building's sensitive incorporation of existing, sloping landform in its design.

Land Use & Buildings

Zone 1

- 6.74 Land use in this area is primarily commercial / retail which is reflective of historical land use on part of the site here (i.e. the former Victorian Market Hall in the northwest) and clearly relates to the retail properties to the northwest, north and north east of the site. However, it should be noted that the area referred to as 'Zone 1' is just one small part of the wider context of retail offerings throughout the town centre. Phases 3 and 4 of the Murreryfield development which wrap around the northern and north-eastern edges of the site are not considered to be

of special architectural interest, seem largely incongruous in design and material choice and generally relate poorly to the surrounding historical townscape and conservation area. For this reason, the value of the buildings in this zone is deemed to be low.

- 6.75 The susceptibility of this townscape feature to change is high, due to the proposed removal of all the existing built form in this area and its replacement with an open public park and a gallery building in the south-eastern part of this zone. The overall sensitivity of this townscape feature is therefore deemed to be medium.
- 6.76 The complete removal of a large amount of existing built form in this area and replacement with a public park and art gallery constitutes a very high magnitude of change to this existing townscape feature. The overall level of effect is therefore major / moderate.
- 6.77 Although proposals do constitute a considerable change in land use in this specific area, retail provision within the town centre is extensive and the change in use here does not constitute a notable loss of retail provision for Huddersfield. Furthermore, historical mapping shows a greater number of civic buildings located in this area in the past and – in that sense – this zone is being returned to its historical land use.
- 6.78 The proposed gallery building's design, material choice (predominantly local or reclaimed stone with a small amount of metal cladding) and location is sensitive, responsive to the surrounding conservation area and re-introduces a welcome, strong edge along part of the western side of Queen Street. The design of the public park is of high quality and responsive to the surrounding townscape in terms of material selection and visual amenity. This large area of public open space constitutes a valuable contribution to the townscape in this area, complementing the proposed, new grouping of civic buildings to the south. The park also acts as a welcome transitional space between more intensive retail land use to the north and civic provision to the south. Furthermore, there is a general lack of green space within the townscape in this area and a more balanced provision of green space in relation to built form is welcome. For these reasons, a further assessment of beneficial effect has been made.

Zone 2

- 6.79 Land use in this area is primarily that of green, publicly accessible space as well as civic provision associated with the historical Huddersfield Library and Art Gallery which is the only element of built form in this zone. The value of this townscape

feature is high due to the listed status of the Library building and its civic provision as well as the relatively rare provision of green, open space in this area. Proposed changes to this townscape feature – both the listed building and green space combined – are moderate, with the open green space retaining its existing land use through the delivery of an improved public park in this area and the listed Library building remaining a civic building, with some modification. The susceptibility of this feature is therefore assessed as medium, giving an overall sensitivity assessment of medium.

6.80 The Library building accommodates a moderate amount of change with the addition of an extension to its northern elevation which fills in an existing gap where historical buildings used to sit. The proposed extension to the Library building here ‘completes’ and strengthens this elevation and blends well with the rest of the building due to the considered application of architectural design and sensitive choice of materials (predominantly local or reclaimed stone with some metal cladding). Proposals relating to the green space in this area further enhances the open space’s connection to the Library building, with the park potentially being used as an area for outdoor art and sculpture exhibits. For these reasons, the overall level of effect is assessed as moderate and beneficial.

Zone 3

6.81 Land use in this area is predominantly that of retail / commerce, with the listed Queensgate Market and associated shopping arcades taking up the majority of the area in this zone; the distinctive design of part of the Queensgate Market also represents a building of key architectural and heritage interest. The value of this townscape feature is therefore assessed as high.

6.82 Proposals would change the use and appearance of this area in a number of ways, with the shopping arcades in the northwest demolished and replaced with a public square; the western part of the remaining Queensgate Market retained and used as a Food Hall and the eastern side of the retained Queensgate Market building forming part of the new, proposed library building which runs along the site’s eastern edge. The susceptibility of this townscape feature to these changes is high as a result, giving a sensitivity assessment of high.

6.83 Due to the extensive changes proposed in this area, including the loss of much existing built form to be replaced by public open space, and the conversion of some existing commercial built form into civic buildings, the magnitude of change is assessed as high. This results in an overall level of major effect.

6.84 The demolition of the shopping arcades in the northwest of this zone and subsequent conversion into a public square (including associated hard and soft landscaping) constitutes a positive change in terms of the relationship with surrounding built form, creating stronger connections between the Queensgate Market building to the south, the Town Hall to the west, the listed Library building to the north and the proposed library building to the east. In this sense, a new civic square is created at the heart of the site. Proposals also better highlight the distinctive architecture of the Queensgate Market by exposing this building’s distinctive ‘mushroom’ columns. Furthermore, the proposed library building sits sensitively alongside Queensgate Market, reflecting this listed building’s architectural style and materials. For these reasons, a further assessment of beneficial effect has been made.

Zone 4

6.85 This area is currently devoid of any built form and currently has no specific land use to speak of. The sensitivity of this townscape feature in this zone is therefore assessed as low as both its value and susceptibility are low. It should be noted that, until recently, a multi-storey car park sat within this area of the site.

6.86 Due to the fact that proposals would constitute the transformation of an empty demolition site into a multi-storey venue building with car parking levels below, the magnitude of change is assessed to be very high. This results in an overall moderate level of effect.

6.87 The large, existing gap in built form within this part of the site seems incongruous and represents a conspicuous tear in the urban fabric in this part of the townscape, emphasised by this zone’s proximity to the busy A62. Although the proposed venue and car park building constitutes a very high magnitude of change when compared to existing conditions, it should be noted that, until recently, a substantial multi-storey car park building was located in this area, forming a strong edge to the north of the A62. Proposed built form would mend the void in built form in this area and reflects previous built form here in terms of scale and, to some extent, use. Furthermore, the proposed venue building and car park is of high-quality design with material choices which reflect surrounding built form and a layout which respects the listed Queensgate Market to the north. For these reasons, a further assessment of beneficial effect has been made.

Vegetation

Zone 1

6.88 Vegetation in this zone is limited and comprises seven trees which stand to the east of the Murrabyfield Phase 4 building within a narrow area of mown grass. These trees are of varying quality, with most of them being rated as Category C. The value of existing vegetation in this zone is assessed as medium, and its susceptibility to proposed changes is assessed as high due to the complete removal of most of these trees, with an overall sensitivity rating of medium.

6.89 Proposals will result in the removal of most of these existing trees but also constitute the extensive implementation of a wide range of soft landscaping (including tree, shrub and ornamental planting) across the new public park which is set to replace all built form within this zone. This considerable increase in vegetation in this zone constitutes a very high magnitude of change compared to existing conditions, due to the fact that a sizable area of existing, dense built form is being replaced by a large amount of soft landscaping.

6.90 The overall level of effect is therefore major / moderate with a firm anticipation of beneficial effect due to the considerable increase in soft landscaping and vegetation in this part of the site.

Zone 2

6.91 Vegetation in this area comprises groups of trees to the north, west and east of the Huddersfield Library building as well as a row of trees set within a mown lawn to the east. All trees in this area are rated from Category C to Category U (most rated as Category C) with their value therefore assessed as medium.

6.92 The susceptibility of change of existing vegetation in this area is assessed as medium, due to the fact that a number of existing trees to the west of the Library building will be retained. The sensitivity level is therefore assessed as medium.

6.93 The magnitude of change of vegetation in this zone is also assessed as medium, with a greater number of trees proposed than those which are to be removed and a further range of soft landscaping interventions proposed in this area. The overall level of effect is therefore assessed as moderate, with the additional soft landscaping proposed in this area resulting in a further beneficial effect.

Zone 3

6.94 Within zone 3, vegetation is limited to tree planting and a

stretch of mown grass which extends along Queensgate Market's eastern boundary with the A62. In this area stand eleven trees which range in quality from category B to category C, with the majority of these trees rated as Category C. The value of this vegetation is therefore assessed as medium with a susceptibility to change assessed as medium due to the fact that a portion of this vegetation is to be retained. Sensitivity of this receptor is therefore assessed as medium.

- 6.95 Proposals include the removal of some of this existing vegetation as well as the addition of tree planting and soft landscaping to the west of this zone along Peel Street as well as to the north of Zone 3 adjacent with Zone 2. These interventions constitute a medium magnitude of change to vegetation in this zone, resulting in an overall moderate level of effect. A further judgement of beneficial has been made due to the fact that proposals improve upon the existing quality and quantity of vegetation in this area.

Zone 4

- 6.96 Within Zone 4, there is very little existing vegetation apart from a single, category C tree which stands on the western boundary of this zone. Due to its sparsity and quality, the value of the vegetation in this zone is low, and its susceptibility to change is medium, due to the fact that proposals are in character with existing periphery tree planting but do increase the number of trees in this zone quite substantially. An overall sensitivity level of medium is given, therefore.
- 6.97 Proposals include the removal of this single tree and the planting of ten additional trees around the periphery of this area, giving rise to a medium magnitude of change to vegetation in this zone. The overall level of effect is assessed as moderate and also beneficial, due to the moderate gain in tree planting in this zone.
- 6.98 Overall, at time of writing (26.09.22), proposals include the removal of c.29 trees, the retention of c.9 trees and the planting of c.134 trees overall.

Townscape Character

Zone 1

- 6.99 Townscape character within this part of the site is defined by built form comprising Phases 3 and 4 of the Murrayfield Development. The value of this townscape feature is low, due to the generally poor condition and dated style of the buildings as well as their generally poor relationship to surrounding historical built form and townscape character.

The susceptibility to change of existing townscape character is high due to the dramatic changes to height, scale, massing; style; legibility and public realm associated with the proposals. The sensitivity of this townscape feature is therefore medium.

- 6.100 Minor existing elements that are referenced in the proposals include the location of the proposed gallery building which sits on the western edge of Queen Street, covering part of the Phase 4 building footprint, and the avenues of trees within the proposed park which create some sense of street enclosure along Victoria Lane and Queen Street following the removal of built form here. The magnitude of change to this townscape feature is very high, however, due to proposals constituting an almost complete change in townscape character overall in this zone. The overall level of effect is major / moderate, therefore.
- 6.101 The removal of a built-form edge along Victoria Lane, King Street and Queen Street is not necessarily in keeping with historical urban grain and the addition of a stronger edge at the intersection of King Street and Queen Street in particular may be more characteristic of urban grain in this area. However, proposals also result in a number of positive effects for townscape character in this zone including strengthening the legibility of – and visual relationship between – notable historical buildings through the removal of the large Phase 4 building and delivering greater connectivity across this zone from east to west, in reference to former historical routes that existing built form replaced. The material choices associated with the proposed gallery building within this zone are sensitive and responsive to surrounding historical built form, and the scale of this proposed gallery building is appropriate and does not dominate the streetscape. Furthermore, proposed public realm design and materials are high quality and appropriate for this location, contributing to the overall positive impact of proposals. For these reasons, a further assessment of beneficial effect has been made.

Zone 2

- 6.102 Townscape character within this part of the site is largely defined by the Huddersfield Library building. The value of this townscape feature is high, predominantly due to the presence of the listed, distinctive Library building and its immediate setting within open green space. Proposals are relatively moderate in this zone; they primarily comprise the extension of the Library building on its northern elevation as well as the retention and improvement of the surrounding green space. The susceptibility of the character in this area to change is assessed as medium, therefore, due to the fact that proposals do not constitute a major change in townscape character. The

overall sensitivity is assessed as medium, on balance, with no dramatic changes proposed to height, scale and legibility in this area.

- 6.103 Proposals retain much of the existing townscape character in this zone, with the most noticeable change being the extension to the listed Library building. This extension is sensitive in design and material choice in relation to the Library building and is also situated in a location upon which built form used to exist – in this way, the extension references historical urban grain and townscape character in this area. Furthermore, the original design of the Library building accounted for the potential of an extension to the rear, therefore proposals are not out of step with this building's original design ambitions.
- 6.104 Improvements to the surrounding space strengthen and enhance this area as a feature of high-quality publicly accessible green space; this is done in a way which better relates to the style and purpose of the Library building, with improvements made to the material choices and design quality of the public realm. The magnitude of change for this townscape receptor is assessed as medium, with an overall level of effect assessed as moderate. A further assessment of beneficial effect has been made due to the improvement in quality of the public open space in particular and its improved relationship to the Library building, which enhances the townscape character within this zone.
- 6.105 In this area, the removal of the Phase 3 and Phase 4 development opens up positive views towards St. Peter's Church along Victoria Lane and the view of the spire of St. Paul's Hall, which are key townscape legibility features in this area. The removal of the shopping arcades to the south also improves the visual connection to the northeastern corner of the Town Hall.

Zone 3

- 6.106 Townscape character within this part of the site is largely defined by the Queensgate Market building and the adjacent shopping arcades in the north-western corner of this zone. The value of this townscape feature is high due to the listed status of the distinctive Queensgate Market. Proposals in this zone comprise quite substantial changes, including the removal of the shopping arcades to the northwest, creation of a public square and modification of part of the Market to accommodate a new library building along the site's eastern edge in this zone. These changes comprise considerable alterations to existing height, scale and massing, style and distinctiveness and legibility, resulting in this townscape feature's high susceptibility as well as a high magnitude of

change to the character of this zone. This results in an overall major level of effect.

- 6.107 The demolition of the shopping arcades to the northwest changes the density, massing and height of built form within this zone, while the new, elevated storey on the east side of the proposed library building slightly alters the height of built form. Style and distinctiveness is altered partly through the renewed emphasis on the retained Queensgate Market building's mushroom columns, which will become exposed and prominent along the western and northern edges, following the removal of the shopping arcades to the northwest. These exposed columns are further complemented by the sensitive design and material choices associated with the proposed public square and the western elevation of the proposed library building, all of which enhance the setting of Queensgate Market as well as that of the listed Library building and Town Hall.
- 6.108 Townscape legibility is improved as a result of proposals in this zone, with views to historical assets such as St. Paul's Hall, the Queensgate Market, the Town hall and the listed Library greatly enhanced. The creation of a high-quality, sizable public square in this location greatly strengthens the relationships between the surrounding civic buildings, creating a new civic square which confers definitively positive townscape character to this area. The improvement of public realm design and associated materials in this zone also constitutes a definitive improvement to townscape character. For these reasons, a further assessment of beneficial effect has been made.

Zone 4

- 6.109 Distinguishable townscape character within this zone of the site is largely absent at this point following the demolition of the former multi-storey car park. For this reason, both the value and susceptibility of townscape character in this zone is low, resulting in a low sensitivity.
- 6.110 Proposals constitute the replacement of an empty site with a multi-storey venue and car park building which almost entirely covers this zone. Proposals would result in a high level of change in terms of height, scale and massing; style and distinctiveness; legibility and public realm, leading to a very high magnitude of change and an overall moderate level of effect. It should be noted that, before demolition, the former four-storey car park's footprint took up the majority of this site area, with some scattered tree planting around the periphery of the site. Proposals therefore constitute a notable change against the existing condition of this zone, but are largely in

line with the previous townscape character / use of this area.

- 6.111 The design of the proposed venue and car park building enhances the townscape character of this zone when compared to this area both pre- and post-demolition. The post-demolition void left in this area is conspicuous and not characteristic of this urban, town-centre setting, and the former car park building did not complement surrounding built form nor townscape character.
- 6.112 The proposed building, however, is sensitive to the character of nearby built form in terms of its layout, massing and material choice. The massing of the proposed building is stepped back on the eastern edge, thus lessening the impact on the nearby Queensgate Market's eastern frontage and distinctive roof features. Material choice for the proposed building reflects other proposed built form within the site, with an emphasis on natural local stone, metal and glass which form the principal cladding elements. The mending of this void in the urban fabric here also constitutes the improvement and restoration of townscape character in this part of the site, with the proposed building providing an attractive and strong edge to the A62 and improving the relationship between townscape legibility features in this area. Public realm is also improved through the deliberate creation of high-quality break-out and gathering spaces - as well as improved access routes - accompanied by high-quality design and appropriate material specification. For all of these reasons, a further assessment of beneficial effect has been made.

Huddersfield Town Centre Conservation Area

- 6.113 Townscape character immediately to the north, east and west of the site is largely defined by the grid work of stone Victorian and Georgian buildings which form part of the Huddersfield Town Centre Conservation Area. The value of this townscape feature is high due to its status as a conservation area. Indirect effects on this townscape character are unavoidable as a result of the assessed proposals. However, when considered across the site area as a whole, interventions are designed in such a way as to be sensitive to the character and setting of the surrounding conservation area's townscape character.
- 6.114 Indirect effects associated with height, scale and massing as a result of proposals across the site are varied. In the northern part of the site, the removal of built form across much of this area is not necessarily in keeping with historical urban grain within the wider conservation area. However, further south, the height, scale and massing of both retained and proposed buildings are more complementary to the character of the surrounding

conservation area and serve to highlight the setting of (and connection to) a number of key listed buildings, including - but not limited to - St. Paul's Hall, the Lawrence Batley Theatre and the Town Hall. The scale of proposed buildings is not out of proportion with historical buildings within the surrounding conservation area, these mainly being of two to three storeys. The relatively diminutive scale of the proposed buildings helps to emphasise the grandeur of notable, surrounding historical built form.

- 6.115 The use of carefully-chosen materials and the responsive architectural styles associated with proposed buildings across the site mitigate the potential of any negative impacts on surrounding townscape character, with proposed buildings in all cases relating more positively to surrounding, historical built form than does existing built form on-site.
- 6.116 The proposed patterns of the specification and removal of built form throughout the site are responsive to surrounding townscape character associated with the conservation area, with existing, key legibility features within the surrounding townscape - such as St. Peter's Church, St. Paul's Hall and the Lawrence Batley Theatre - enhanced as a result of the proposals. Alterations to built form throughout the site also re-establish historical routes through the site, restoring the previous strong connections between the conservation area to the west and the east of the site.
- 6.117 Proposed areas of public realm within and around the site also enable a more fluent stylistic and spatial connection between the site itself and the surrounding conservation area. Due to these careful considerations, the susceptibility of the conservation area's townscape character to proposed changes is assessed as medium.
- 6.118 Due to the extent of the proposals and the fact that the site abuts the conservation area on its western, northern and eastern edges, the magnitude of change on this particular part of the conservation area's character is high. This leads to an overall moderate level of effect, with a further assessment of beneficial effect due to the superior quality and sensitivity of proposed built form in relation to surrounding townscape character.
- #### A62 south and east of site
- 6.119 Townscape character to the south and east of the site is largely defined by the busy A62 and associated traffic and road infrastructure. In contrast to the historical, tranquil character of the conservation area to the north, east and west of the site, much of the area surrounding the A62 (particularly to the

west and south of the site) conveys a rather unremarkable, urban-edge, industrial character. The value of this townscape character is therefore assessed as low and its susceptibility to change is also assessed as low, with an overall sensitivity level of low.

6.120 The A62 in proximity to the site comprises a mixed profile of density, scale and massing of built form, ranging from empty parking lots in the west and south to large, distinctive, contemporary buildings associated with the University of Huddersfield to the east.

6.121 Due to the location of the A62 in relation to the site, only the height, scale and massing of proposals related to Zones 3 and 4 are of particular relevance here. Much of the scale, height and massing of Zone 3 proposals are retained as-is, with the eastern elevation of the listed Queensgate Market retained and enhanced. The height of built form in this area is altered by the elevated, proposed 'lantern' structure as part of the new library building which rises approximately two storeys above the main Queensgate elevation, framing the proposed, wide steps to the north and reflecting the scale and design of the proposed gallery building to the north. Massing is reduced in this area somewhat due to the opening up of built form to accommodate the wide steps between the library building and the gallery building.

6.122 In Zone 4, proposed height, scale and massing constitutes a notable change in comparison to the existing empty lot, with the upper parts of the proposed venue building constituting three storeys plus a roof level and parking provision provided by three levels below that, with visibility of these levels variable depending on level changes across this area. This proposed building almost entirely covers the area in this zone; however, open spaces around this building are protected and enhanced, providing substantial areas of public access and public open space between built form in this area. Notably, this represents a reduced density of built form in comparison to where the former multi-storey car park building sat in relation to the Queensgate Market, with a strong, open access route proposed to the north of the venue building. It should also be noted that the massing of the proposed building is stepped back on its eastern edge in order to better relate to the Queensgate Market building. Overall, the proposals in both Zone 3 and Zone 4 are appropriate in terms of height, scale and massing in relation to existing built form along the A62; the medium scale of the proposed buildings act as a harmonious moderator between low and high density built form in this area, mend an uncharacteristic void in the urban fabric and help to bridge the gap between large- and small-scale built form along the A62.

6.123 The style of proposed built form in Zones 3 and 4 is sensitive, responsive and appropriate and elevates the setting of all surrounding built form in proximity to the A62 – regardless of value – while especially relating well to the higher value, historical and contemporary buildings in this area (including those contemporary buildings within the University of Huddersfield campus to the east). The unified material palette (natural stone, glazing, contemporary cladding) associated with the proposals helps to harmonise the otherwise mixed material palette of existing buildings along the A62.

6.124 The sensitive design, scale and placement of proposed buildings enhance the setting of key townscape legibility elements along the A62 – such as St. Paul's Hall and the Queensgate Market roof – in ways which existing built form does not due to awkward placement, incongruous material choices and distracting, insensitive design. Proposed built form complements, but does not overpower nor compete with, key legibility features; the proposed lantern of the new library building mirrors but does not overpower the key vertical element of St. Paul's Hall spire, for example.

6.125 Existing, high-quality public realm along the A62 – primarily associated with the entrance to the University of Huddersfield – is enhanced and continued as the A62 moves westward past the site. Site proposals associated with Zones 3 and 4 ensure that high-quality public realm design wraps around the whole southern edge of the site, ensuring an attractive and sensitive edge to the development while notably improving the streetscape along this length of the A62.

6.126 With all of the above considered, the magnitude of change to the townscape character of the A62 is assessed as medium, with an overall level of effect assessed as moderate / minor with further assessment of beneficial due to positive impacts as described above.

Townscape Receptor	Overall sensitivity	Magnitude of change	Level of effect
Townscape features (site specific)			
Landform & Topography: Zone 1	Low	Medium	Moderate / Minor; beneficial
Landform & Topography: Zone 2	Low	Medium	Moderate / Minor; beneficial
Landform & Topography: Zone 3	Low	Medium	Moderate / Minor; beneficial
Landform & Topography: Zone 4	Low	Low	Minor; beneficial
Land Use & Buildings: Zone 1	Medium	Very high	Major / moderate; beneficial
Land Use & Buildings: Zone 2	Medium	Medium	Moderate; beneficial
Land Use & Buildings: Zone 3	High	High	Major; beneficial
Land Use & Buildings: Zone 4	Low	Very high	Moderate; beneficial
Vegetation: Zone 1	Medium	Very high	Major / moderate; beneficial
Vegetation: Zone 2	Medium	Medium	Moderate; beneficial
Vegetation: Zone 3	Medium	Medium	Moderate; beneficial
Vegetation: Zone 4	Medium	Medium	Moderate; beneficial
Townscape character			
Townscape Character: Zone 1	Medium	Very high	Major / moderate; beneficial
Townscape Character: Zone 2	Medium	Medium	Moderate; beneficial
Townscape Character: Zone 3	High	High	Major; beneficial
Townscape Character: Zone 4	Low	Very high	Moderate; beneficial
Townscape Character: Conservation Area	Medium	High	Moderate; beneficial
Townscape Character: A62	Low	Medium	Moderate / minor; beneficial




Table 1: Summary of Townscape Effects

7. VISUAL BASELINE AND EFFECTS



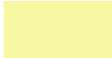
Zone of Theoretical Visibility

- 7.1 The Screened Zone of Theoretical Visibility identifies the potential locations from which the development may be visible. The Screened Zone of Theoretical Visibility (SZTV) has been produced using EA LIDAR Data combined with Digital Terrain Modelling (DTM) data to derive screening features. This method of SZTV takes account of varied heights of screening features as derived by the LiDAR surveys and is representative at the time of survey, this being 2021. Any changes to built form, vegetation or other structures after 2021 will not have been taken into account.
- 7.2 The SZTV has been run at varying heights to reflect the worst-case building heights of both the existing development and the proposed development [final building heights TBC by architect] in order to try and determine the differences in visibility between the two.
- 7.3 Note that the site boundary within the SZTV represents the site ownership boundary.

KEY

-  Site Boundary
-  2.5km Buffer
-  Feature >3m extracted from Lidar

Zone of Theoretical Visibility

-  Existing Development Visible Only
-  Proposed Development Visible Only
-  Both Existing and Proposed Developments Visible

EA LiDAR Screened ZTV Production Information-
 - EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LiDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

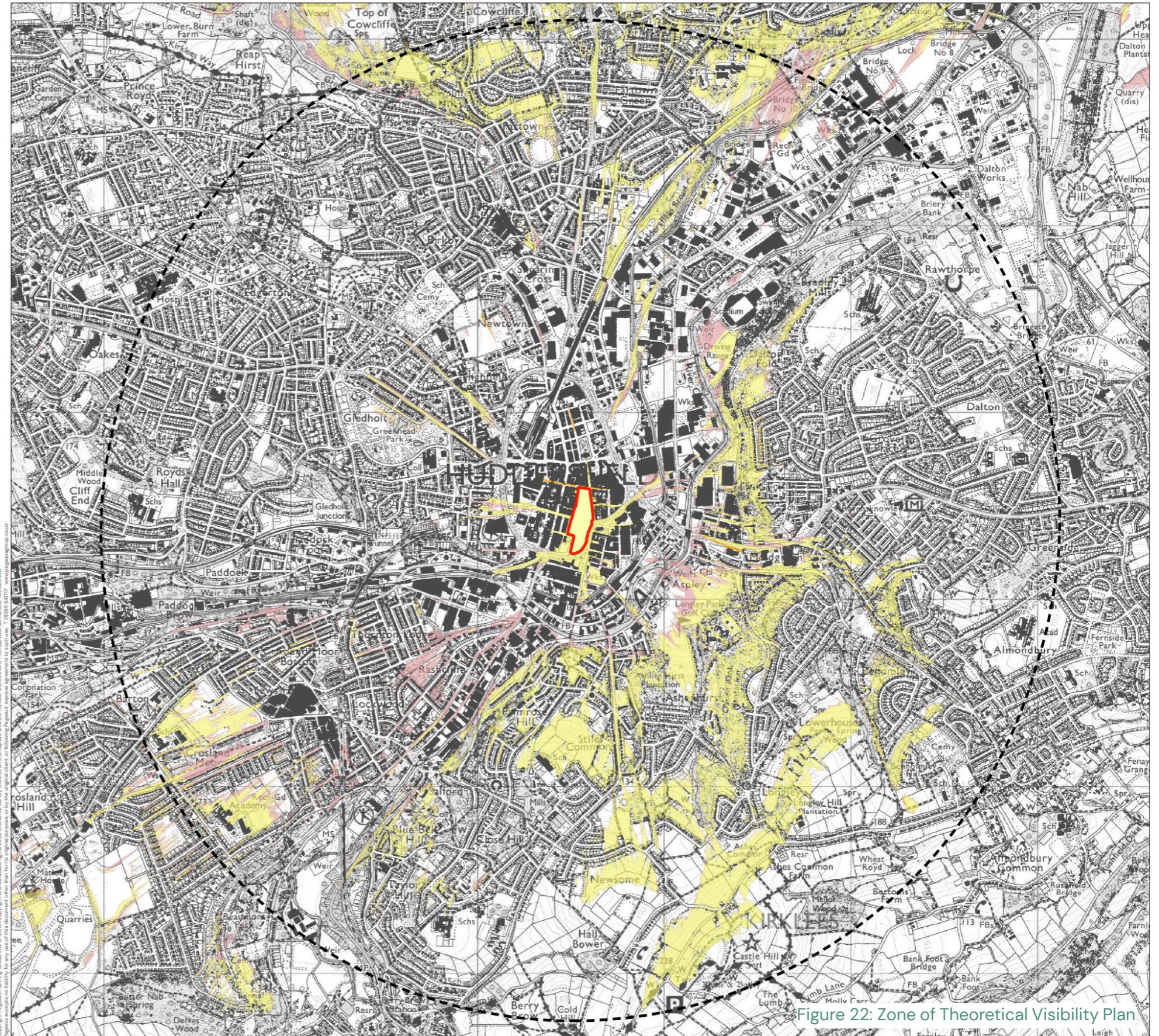
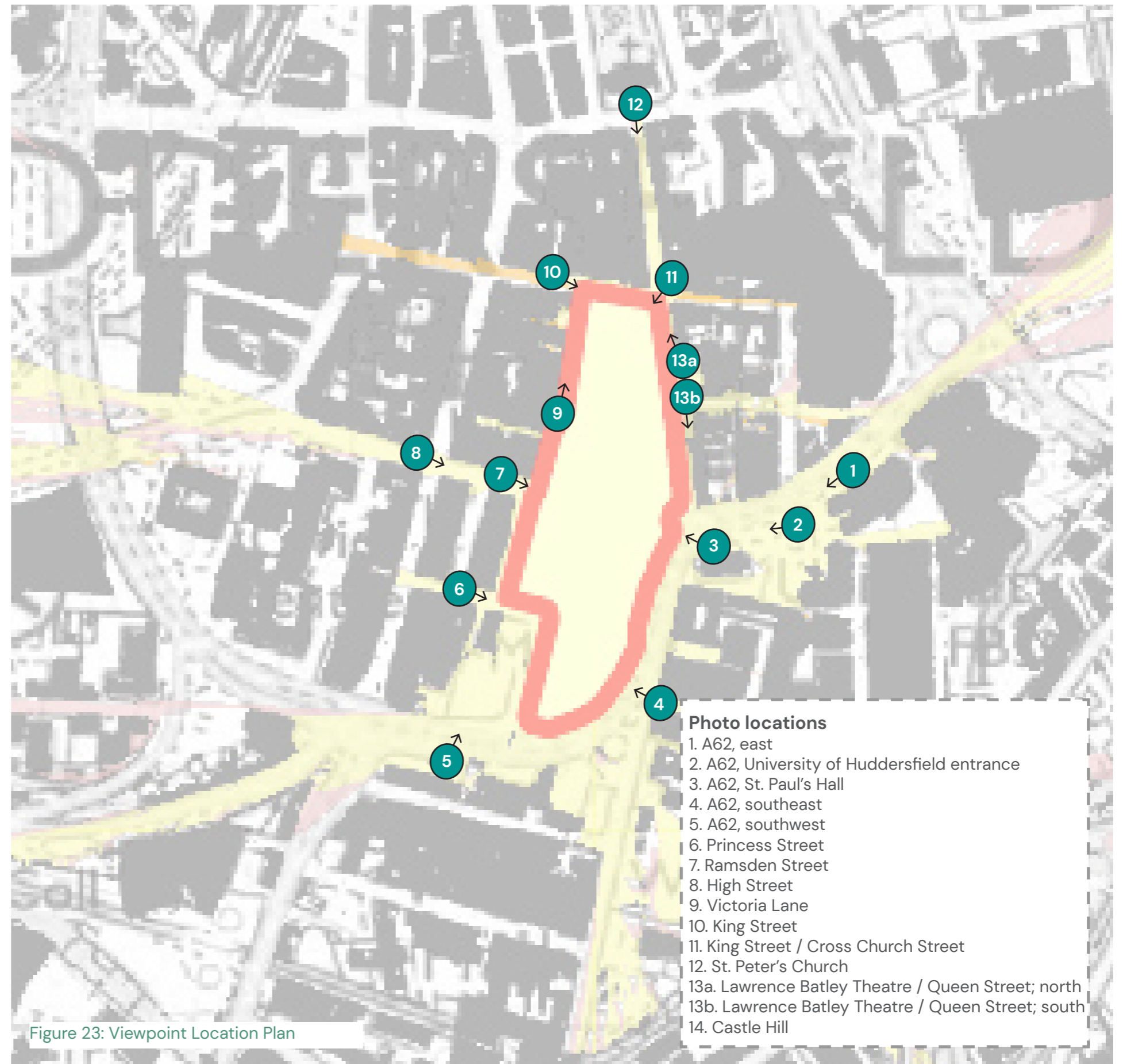


Figure 22: Zone of Theoretical Visibility Plan

Viewpoint Location Plan

- 7.4 Photography undertaken during site visits seeks to representatively illustrate the range of views that are available towards the site. Locations of photographs taken are illustrated in Figures 23 and 24. Other photographs are included within the body of the text for illustrative purposes.
- 7.5 Potential visual receptor groups have been identified for each indicated viewpoint and then assessed as a group to determine a range of visual effect levels for each viewpoint location. A summary of visual effects is included at Table 2.
- 7.6 In accordance with GLVIA3, the assessment of visual effects begins with an assessment of the sensitivity of each visual receptor in terms of their susceptibility to change in their views and the value of the existing view. An assessment is then made as to the magnitude of the change in terms of its scale or size.
- 7.7 The assessments of receptor sensitivity and magnitude of change are then combined with the duration and reversibility of the effect, to assist in determining the relative level of effect on each visual receptor. The duration and reversibility are considered to be long-term and permanent.
- 7.8 The visual effects of the proposed development on visual receptors in each viewpoint location are assessed below.
- 7.9 Effects are considered upon completion of building proposals. Across all viewpoints, it should be assumed that any views of construction work will have a greater visual effect than the final built form due to the perceivable contrast from the existing context.
- 7.10 A precautionary approach to the assessment has been adopted whereby visual effects are considered adverse (unless stated otherwise).



Visibility & Scoping Out

- 7.11 As noted in Section 3 and Section 6, the site is immediately surrounded by extensive urban built form which largely encloses the site and limits views and visibility.
- 7.12 During site visits, the principal areas of visibility in relation to assessed proposals were identified as follows:
- areas immediately surrounding the site, including adjacent streets to the north, east, south and west;
 - areas along the A62 to the south and east of the site;
 - area surrounding the Castle Hill Scheduled Monument c. 2km to the southeast.
- 7.13 The Zone of Theoretical Visibility plan indicated that there could be views of proposals from more expansive areas than those outlined above.
- 7.14 However, site visits revealed that visibility of proposals from other areas would be very unlikely due to mature vegetation; angle of view; intervening built form and distance. Therefore, no further assessment is made of these potential visual receptors.
- 7.15 Due to the dense urban context of the study area, it has been necessary to make assumptions about potential visual receptors who may have views to the proposed development. Potential receptor groups have been listed for each viewpoint, and the range of levels of effect experienced by potential visual receptors has been identified for each viewpoint.

Sensitivity

- 7.16 In the methodology, residential and recreational / leisure receptors are judged to be of high visual sensitivity. People using hotels / hospitality premises are judged to be of medium sensitivity. Users of the local minor road network are of medium sensitivity. People at work, commuters and people shopping are generally of low visual sensitivity, although this judgement is to be applied on a discretionary basis depending upon the context of the area in which these activities are taking place; i.e. shoppers within a conservation area may be thought of as having a medium sensitivity. People using larger A-roads are of low sensitivity. The general approach to sensitivity of visual receptors is set out in Appendix A.

Viewpoint 1: A62, east – indicative view



Viewpoint 1: A62, east

- 7.17 At this location in close proximity to the site, potential visual receptors include:
- users of the A62;
 - users of hospitality venues;
 - people at work & study
- 7.18 Users of the A62 would have limited views of proposals at this point, with the change in view against the baseline predominantly being the addition of the 'lantern' to the new library building which would be visible above the retained tree at the end of the street and to the left of the visible roof of the Town Hall. A new line of sight into the site area may also be possible with the demolition of some existing built form and addition of wide, terraced steps and a new access route into the site from the east. These changes to the view are slight, with proposals sitting sensitively against surrounding historical built form and leaving the view to the Town Hall roof mainly unobstructed. The opening up of views into the site as a result of the proposed steps on the eastern side of the new library building also constitutes a slight, and beneficial, change. As a result, the magnitude of change is low here. This results in an overall minor level of effect with a further assessment of beneficial effect due to the sensitivity

and quality of the proposals.

- 7.19 Nearby users of hospitality premises would experience similar views to those described in the previous paragraph with an anticipated low magnitude of change, overall moderate / minor level of effect (due to their increased sensitivity) and a further assessment of beneficial effect.
- 7.20 People at work and study within the University of Huddersfield buildings nearby (as well as other potential premises) may well have different views of proposals due to the potential of views from higher levels of surrounding medium- to large-scale buildings. Views from higher up in this location may reveal more of the proposals, including areas of high-quality public realm design within the site, as well as clearer views to historical built form behind and surrounding the site. These views may constitute a medium level of change. Due to the appropriate scale, design and materiality of proposed built form, it is anticipated that such views would also be positive and would enhance views of surrounding historical built form. For these reasons, an overall moderate / minor level of effect is anticipated, with a further assessment of beneficial effect.
- 7.21 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from low to medium. The range of effect level spans minor to moderate / minor, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 2: A62, University of Huddersfield entrance – indicative view



Viewpoint 2: A62, University of Huddersfield entrance

7.22 At this location, potential visual receptors include:

- users of the A62;
- users of hospitality venues;
- people at work & study

7.23 Users of the A62 would continue to have limited views of proposals at this point, with the change in view against the baseline predominantly being the addition of the 'lantern' to the new library building which would be visible above and behind the retained tree at the end of the street and would obscure more of the Town Hall building from this location. However, the new line of sight opening into the site area to the north of this new building may actually open views to the north-eastern edge of the Town Hall and nearby Ramsden Street. In any case, these changes to the view are still slight – assisted by the softening provided by retained trees – with proposals sitting sensitively against surrounding historical built form. The opening up of views into the site as a result of the proposed steps on the eastern side of the new library building also constitutes a slight, and beneficial, change. As a result, the magnitude of change is low here. This results in an

overall minor level of effect.

7.24 Nearby users of hospitality premises would experience similar views to those described in the previous paragraph with an anticipated low magnitude of change and overall moderate / minor level of effect (due to their increased sensitivity).

7.25 People at work and study within the University of Huddersfield buildings nearby (as well as other potential premises) may well have different views of proposals due to the potential of views from higher levels of surrounding medium- to large-scale buildings. Views from higher up in this location may reveal more of the proposals, including areas of high-quality public realm design within the site, as well as clearer views to historical built form behind and surrounding the site. These views may constitute a medium level of change. Due to the appropriate scale, design and materiality of proposed built form, it is anticipated that such views would also be positive and would enhance views of surrounding historical built form. For these reasons, an overall moderate / minor level of effect is anticipated, with a further assessment of beneficial effect.

7.26 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from low to medium. The range of effect level spans minor to moderate / minor, with a further anticipation of beneficial effect conferred to one receptor group as a result of the proposals.

Viewpoint 3: A62, St. Paul's Hall – indicative view



Viewpoint 3: A62, St. Paul's Hall

7.27 At this location, potential visual receptors include:

- users of the A62;
- people at work;
- users of the St. Paul's Hall concert building

7.28 Users of the A62 would have clear views onto part of the development in this area, with the 'lantern' structure on the northern end of the new library building projecting above existing built form associated with Queensgate Market and the proposed venue building being visible on the left side of this viewpoint, appearing above and to the left of the retained Queensgate Market building. The removal of several of the existing trees along the eastern elevation of the Queensgate Market will reveal and emphasise the large ceramic artwork panels that face onto the A62, which are currently mainly obscured by vegetation. To the right, the proposed creation of wide, terraced steps will open up positive views into the site and the Town Hall beyond and will replace the existing service tunnel and associated built form in this area. The creation of positive areas of public open space in proximity to these steps and the Queensgate Market building will help to enhance the setting of the A62 and the eastern edge of the site in this area.

7.29 The magnitude of change for this receptor is assessed as medium; changes in built form do constitute a noticeable change in view, but much of the existing built form and street frontage is retained, with proposals complementing and enhancing existing elements in their scale and design. An overall level of effect of moderate / minor is therefore arrived at, with a further anticipation of beneficial effect due to the sensitive and responsive nature of proposals.

7.30 People at work within nearby buildings may have different views of proposals due to the potential of views from higher levels of surrounding built form. Views from higher up in this location may reveal more of the proposals, including areas of high-quality public realm design within the site, as well as clearer views to historical built form behind and surrounding the site. These views would likely constitute a medium level of change. Due to the appropriate scale, design and materiality of proposed built form, it is anticipated that such views would also be positive and would enhance views of surrounding historical built form. For these reasons, an overall moderate / minor level of effect is anticipated, with a further assessment of beneficial effect.

7.31 Users of the St. Paul's Hall concert building would have similar views to those already described for other receptors in this location, with (positive) views likely to be received at ground floor or street level. The sensitivity of this visual receptor group is considered to be high, and the magnitude of change

in their view assessed as medium and positive, resulting in an overall moderate level of effect and a further anticipation of beneficial visual effect as a result of the proposals.

7.32 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans moderate / minor to moderate, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 4: A62, southeast – indicative view



Viewpoint 4: A62, southeast

7.33 At this location, potential visual receptors include:

- users of the A62;
- people at work & study;
- users of the Sir Patrick Stewart Theatre (formerly Milton Congregational Church)

7.34 Users of the A62 at this location would experience a notable change in views, with the proposed venue building replacing the currently vacant plot on the northern edge of the A62 and almost covering this area of the site. Views of this proposed building would comprise its eastern elevation, (including two partial levels of the sunken multi-storey car park, and four levels of the venue building) with massing of the upper levels set back where this building sits in proximity to the Queensgate Market. Proposed materials include a combination of natural stone, glazing and sensitive contemporary cladding which helps to visually assimilate this building in the context of surrounding, high-quality built form. This frontage of the proposed venue and car park building is to be accompanied by areas of public open space and soft landscaping which face onto the A62. The proposed building will screen existing views of much of the Town Hall, and built form to the south of the Town Hall as well as most of the southern elevation of the

retained Queensgate Market. However, views of the top of the Town Hall roof may still be visible from this location. It should be noted that views of the Town Hall from this location were previously neither planned nor possible due to the historical presence of built form in this area, a precedent against which the existing void in urban fabric is incongruous. Exposed views of the southern elevation of Queensgate Market and the eastern elevations of built form to the south of the Town Hall are likewise not characteristic of the historical density of built form in this area and the loss of these views would not constitute an inordinately negative visual effect.

7.35 The magnitude of change for users of the A62 is assessed as very high, giving an overall level of effect of major / moderate, on balance. Although views to the Town Hall will be screened as a result of proposals, the mending of the urban fabric in this area with sensitive and responsive design confers beneficial visual effects overall.

7.36 People at work and study within the University of Huddersfield buildings nearby may well have different views of proposals due to the potential of views from higher levels of surrounding medium- to large-scale buildings. Views from higher up in this location may reveal more of the proposals as well as clearer views to built form behind and surrounding the site. These views would likely constitute a high magnitude of change, lessened by the increased visibility of surrounding urban context. Due to the appropriate scale, design and materiality

of proposed built form, it is anticipated that such views would also be positive when compared to existing conditions of an empty demolition site. For these reasons, an overall major / moderate level of effect is anticipated for this receptor, with a further assessment of beneficial effect.

7.37 Recreational users of the Sir Patrick Stewart Theatre would have similar views to those already described for other receptors in this location. The sensitivity of this visual receptor group is considered to be high, and the magnitude of change in their view assessed as very high, giving an overall major level of effect. As previously discussed, the mending of urban fabric in this area with sensitive and responsive design confers beneficial visual effects overall, with proposals improving upon views of the existing demolition site as well as previous views of the former multi-storey car park that used to stand on this part of the site.

7.38 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans major / moderate to major, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 5: A62, southwest – indicative view



Viewpoint 5: A62, southwest

7.39 At this location, potential visual receptors include:

- users of the A62;
- people at work

7.40 Users of the A62 at this location would experience a noticeable change in views, with the western and southern elevations of the proposed venue building being visible on the northern side of the A62, screening views towards the southern elevation of the Queensgate Market; lower portions of St. Paul's Hall tower and spire; Huddersfield University's Science Building and much of the Ramsden Building. These buildings connect visually with the southern elevation of the Town Hall to the west, creating a pleasant sweep across the southern edge of the Huddersfield Town Centre Conservation Area. The proposed building would truncate and screen these views of buildings to the east, which would interrupt this visual arrangement.

7.41 However, the proposed venue building is sensitive and responsive in its materiality, this being natural local stone, glazing and contemporary cladding which is designed in such a way as to reduce the perceived mass of this building. Proposed soft landscaping surrounding the venue building on its western and southern edges also helps to soften and

assimilate proposals. These design elements would reduce the visual impact of the proposed building when set against existing, historical built form. Furthermore, key townscape legibility elements such as the top of St. Paul's Hall spire, the southern edge of the Ramsden Building and the western frontage of the Sir Patrick Stewart Building would still be visible, ensuring that historical built form was still legible from this viewpoint.

7.42 The magnitude of change for users of the A62 is assessed as medium, giving an overall moderate / minor level of effect.

7.43 People at work within nearby medium- to large-scale buildings may have different views of proposals due to their elevated height. Views from higher up in this location may reveal more of the proposals as well as clearer views to built form behind and surrounding the site. These views would likewise constitute a medium magnitude of change, giving an overall moderate / minor level of effect.

7.44 For this viewpoint location, the sensitivity of potential visual receptor groups ranges is low. Effect level is considered to be moderate / minor across all receptor groups.

Viewpoint 6: Princess Street – indicative view



Viewpoint 6: Princess Street

7.45 At this location, potential visual receptors include:

- users of Princess Street;
- users of hospitality venues;
- people at work;
- users of the Huddersfield Town Hall;
- residential receptors

7.46 Users of Princess Street at this location would experience a notable change in views, with visible proposals including:

- the removal of shopping arcades, opening views to the frontage of the listed Huddersfield Library and new public square;
- the stepping back of the western frontage of the retained Queensgate Market building and restoration / enhancement / exposure of distinctive ‘mushroom’ columns;
- the planting of a strong tree avenue along the western edge of the site;
- potential views of the top of the new library building’s

‘lantern’ feature on the site’s eastern side;

- the opening of views to the south of the retained Queensgate Market, down the wide access route between the Market and the northern elevation of the proposed venue building, and
- the north-western corner of the proposed venue building.

7.47 The above alterations constitute a medium magnitude of change from this viewpoint, due to the fact that scale and location of built form is not dramatically altered from this perspective. The opening up of views towards the listed Library building; the enhancement of Queensgate Market; the addition of soft landscaping and the opening of views to the east all constitute decidedly positive visual effects, which enhance the setting of the nearby Town Hall and other nearby listed buildings. This anticipation of positive visual effects is strengthened by the sensitive and responsive nature of the design proposals. This gives rise to an overall moderate level of effect for this receptor, with a further expectation of beneficial visual effect.

7.48 Nearby users of hospitality premises would experience similar views to those described in the previous paragraphs, with their magnitude of change likewise assessed as medium and their overall level of effect assessed as moderate, with a further expectation of beneficial visual effect.

7.49 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as medium, giving rise to an overall moderate / minor level of effect, with a further expectation of beneficial visual effect.

7.50 Users of the Town Hall would experience similar views to those previously described, with their magnitude of change likewise assessed as medium and their overall level of effect assessed as major / moderate due to their enhanced sensitivity and proximity to the site, with a further expectation of beneficial visual effect.

7.51 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. While this would likely reveal further changes across the site for this receptor group, these changes will be received within a broader urban context, with greater contextualising views possible at higher levels. For this reason, the magnitude of change for this receptor group is likewise assessed as medium giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.52 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans major / moderate to moderate / minor, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 7: Ramsden Street – indicative view

Approximate extent of site



Viewpoint 7: Ramsden Street

7.53 At this location, potential visual receptors include:

- users of Ramsden Street;
- users of hospitality venues;
- shoppers;
- people at work;
- users of the Huddersfield Town Hall;
- residential receptors

7.54 Users of Ramsden Street at this location would experience a notable change in views, with visible proposals including:

- the demolition of shopping arcades and the replacement of built form in this location with an open public square, associated hard and soft landscaping and water feature;
- the western elevation and ‘lantern’ feature of the new library building on the site’s eastern side;
- open views to the east along a new, wide access route to the north of the new library building;

- the exposure and restoration / enhancement of the retained Queensgate Market’s distinctive ‘mushroom’ columns on this building’s northern elevation, and

- the rationalisation of levels to the north of the new public square.

7.55 Although these proposals are likely to screen part of St. Paul’s Hall spire from this specific location, there is a strong anticipation of positive visual effect overall. The rationalisation of levels, creation of a strong visual and physical link from the west to the east of the site and the high-quality space provided by the proposed public realm will result in a pleasant, welcoming space. This new open space will enhance the setting of surrounding historical built form – including the Town Hall, the Queensgate Market and St. Paul’s Hall – creating a new, attractive ‘civic square’ at the heart of the site.

7.56 The magnitude of change arising from these proposals for this receptor is high, leading to an overall major / moderate level of effect due to the prominence and extent of townscape changes viewed from this location, along with an expectation of further beneficial visual effect.

7.57 Nearby users of hospitality premises would experience similar views to those described in the previous paragraphs with their magnitude of change likewise assessed as high and their overall level of effect assessed as major / moderate,

with a further expectation of beneficial visual effect. This assessment is also applicable to shoppers in this location.

7.58 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as high, giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.59 Users of the Town Hall would experience similar views to those previously described, with their magnitude of change likewise assessed as high and their overall level of effect assessed as major due to their enhanced sensitivity and proximity to the site, with a further expectation of beneficial visual effect.

7.60 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as high giving rise to an overall major level of effect, with a further expectation of beneficial visual effect.

7.61 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans major to moderate, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 8: High Street – indicative view



Approximate extent of site

Viewpoint 8: High Street

7.62 At this location, potential visual receptors include:

- users of the High Street;
- users of hospitality venues;
- shoppers;
- people at work;
- residential receptors

7.63 Users of the High Street at this location would experience a noticeable change in views, with visible proposals including:

- the demolition of shopping arcades and the replacement of built form in this location with an open public square, associated hard and soft landscaping and water feature;
- the western elevation and 'lantern' feature of the new library building on the site's eastern side;
- open views to the east along a new, wide access route to the north of the new library building, and
- the rationalisation of levels to the north of the new public square.

7.64 From this location, the spire of St. Paul's Hall is likely to be more visible above the 'lantern' structure of the new library building. Proposals would constitute a positive change in view from this busy street, with the demolition of the shopping arcades and installation of the new public square serving to enhance the setting of surrounding historical built form – such as St. Paul's Hall and the Town Hall – while also emphasising the pleasant views over the wooded hills to the east. Sensitive and responsive choices relating to the design, scale and materiality of the new library building reinforces the anticipation of positive visual effects.

7.65 The above alterations constitute a medium magnitude of change from this viewpoint, which gives rise to an overall moderate level of effect for this receptor, with a further expectation of beneficial visual effect.

7.66 Nearby users of hospitality premises and shoppers would experience similar views to those described in the previous paragraphs, with their magnitude of change likewise assessed as medium and their overall level of effect assessed as moderate, with a further expectation of beneficial visual effect for both receptors.

7.67 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as medium, giving rise to an overall moderate /

minor level of effect, with a further expectation of beneficial visual effect.

7.68 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as medium giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.69 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans moderate to moderate / minor, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 9: Victoria Lane – indicative view

Approximate extent of site



Viewpoint 9: Victoria Lane

7.70 At this location, potential visual receptors include:

- users of Victoria Lane;
- users of hospitality venues;
- shoppers;
- people at work;
- users of the Huddersfield Library building;
- residential receptors

7.71 Users of Victoria Lane at this location would experience a notable change in views, with visible proposals including:

- the demolition and total removal of the Piazza Shopping Centre (Phase 3) and built form further to the east (Phase 4), and the replacement of built form in this location with a public park, with associated hard and soft landscaping and play features, and
- the addition of an extension to the northern elevation of the Huddersfield Library building.

7.72 As a result of these proposals, views to King Street and

associated shop frontages to the north would be possible, as would views towards high-quality, historical built form along Queen Street to the east. These views would be received through the context of the intervening public park and screening provided by proposed avenues of tree planting. Proposals in this location would constitute a positive visual effect when compared to existing views in this location. The proposed public park is pleasant and of high-quality design, and the proposed extension to the northern elevation of the Library building is sensitive in its design and materiality.

7.73 Proposals viewed from this location result in a very high magnitude of change from this viewpoint, due to the dramatic alteration of the townscape in this area, which gives rise to an overall major / moderate level of effect for this receptor, with a further expectation of beneficial visual effect. The same assessment can be applied to users of hospitality premises and shoppers in this area.

7.74 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as very high, giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.75 Users of the Huddersfield Library (which will be converted to use as a museum) would likewise experience a very high magnitude of change from this viewpoint, giving rise to an

overall major level of effect, with a further expectation of beneficial visual effect.

7.76 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as very high, giving rise to an overall major level of effect, with a further expectation of beneficial visual effect.

7.77 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans major to moderate, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 10: King Street – indicative view



Viewpoint 10: King Street

7.78 At this location, potential visual receptors include:

- users of King Street;
- users of hospitality venues;
- shoppers;
- people at work;

7.79 Users of King Street at this location would experience a notable change in views, with visible proposals including:

- the demolition and total removal of the Piazza Shopping Centre (Phase 3) and built form further to the east (Phase 4), and the replacement of built form in this location with a public park, with associated hard and soft landscaping.

7.80 As a result of these proposals, views across the park towards historical built form along Queen Street would be possible, likely including the top parts of the listed Lawrence Batley Theatre, which would constitute a positive visual effect. Edges of the park would be lined with tree avenues which would introduce a balanced sense of enclosure to the space while also permitting screened views through the park. The high quality of hard and soft landscaping associated with the

park will aid in the creation of an attractive and welcoming space which will enhance the setting of all surrounding built form.

7.81 Due to the alteration of the townscape in this area and extensive application of soft landscaping, the magnitude of change for users of King Street at this location is high – with the acute angle of view mitigating visual impact somewhat – which gives rise to an overall major / moderate level of effect for this receptor, with a further expectation of beneficial visual effect. The same assessment can be applied to users of hospitality venues and shoppers in this area.

7.82 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as high, giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.83 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from medium to low. The range of effect level spans major / moderate to moderate, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 11: King Street / Cross Church Street – indicative view



Viewpoint 11: King Street / Cross Church Street

7.84 At this location, potential visual receptors include:

- users of Cross Church Street;
- users of hospitality venues;
- shoppers;
- people at work;
- residential receptors

7.85 Users of Cross Church Street at this location would experience a notable change in views, with visible proposals including:

- the demolition and total removal of built form comprising Phase 4 of the Murrayfield development which lies along the site's eastern edge;
- the replacement of built form in this location with a public park, with associated hard and soft landscaping and a series of wide terraced steps leading down to Queen Street from the park to the west;
- the new gallery building which is situated further south down Queen Street – appearing as one principal storey plus a roof-top 'lantern' to the south – with its northern elevation

facing this viewpoint, and

- improvements to the streetscape along Queen Street, including the provision of street trees.

7.86 As a result of these proposals, a new active and permeable streetscape would be created along Queen Street, with a series of street trees lining the park's eastern edge where wide terraces create strong visual and physical links between the park and Queen Street. The northern elevation of the new gallery building would be visible to the south, with the entire gallery building being sensitively designed and constructed from appropriate, high-quality materials such as natural stone, glazing, contemporary metal cladding and decorative, perforated panelling. To the right of the gallery building, on the western edge of the park, the new extension on the northern elevation of the Huddersfield Library (converted to museum) would also be visible, with tree planting providing gentle screening in the middle ground. The replacement of the domineering, blank facade of the existing Phase 4 buildings with these new features would constitute a positive visual change.

7.87 Due to the alteration of the townscape in this area and extensive application of soft landscaping, the magnitude of change for users of Cross Church Street at this location is high, which gives rise to an overall major / moderate level of effect for this receptor, with a further expectation of beneficial

visual effect. The same assessment can be applied to users of hospitality venues and shoppers in this area.

7.88 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor assessed as high, giving rise to an overall moderate level of effect, with a further expectation of beneficial visual effect.

7.89 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as high, giving rise to an overall major level of effect, with a further expectation of beneficial visual effect.

7.90 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans major to moderate, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 12: St. Peter's Church – indicative view



expectation of beneficial visual effect.

- 7.97 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans minor / no effect to moderate / minor with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 12: St. Peter's Church

7.91 At this location, potential visual receptors include:

- users of Kirkgate;
- users of hospitality venues;
- shoppers;
- people at work;
- people at worship: users of St Peter's Church;
- residential receptors

7.92 Users of Kirkgate at this location would experience a very slight change in views, with visible proposals including:

- the demolition of the Phase 4 development and removal of the tall concrete flues from the skyline;
- the removal of some existing vegetation along Queen Street with the addition of new street trees, and
- very slight views along the proposed gallery building's eastern elevation.

7.93 The strong spire of St. Paul's Hall would be enhanced as a

key element of townscape legibility due to the removal of the tall concrete flues, strengthening the visual connection between St. Paul's Hall and St. Peter's Church along Queen Street and Cross Church Street and enhancing the historical nature of the townscape in this part of the conservation area. This alteration constitutes the most noticeable visual change from this viewpoint, with other changes being very slight.

7.94 As a result, the magnitude of change for users of Kirkgate at this location is low, which gives rise to an overall minor level of effect for this receptor, with a further expectation of beneficial visual effect. The same assessment can be applied to users of hospitality venues, shoppers in this area, and people at worship at St. Peter's Church.

7.95 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor also assessed as low, giving rise to an overall minor / no effect level of effect (due to this receptor's reduced sensitivity), with a further expectation of beneficial visual effect.

7.96 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as low, giving rise to an overall moderate / minor level of effect, with a further

Viewpoint 13a: Lawrence Batley Theatre / Queen Street; north – indicative view



Viewpoint 13a: King Street / Cross Church Street

7.98 At this location, potential visual receptors include:

- users of Queen Street;
- users of hospitality venues;
- shoppers;
- people at work;
- users of the Lawrence Batley Theatre;
- residential receptors

7.99 Users of Queen Street at this location would experience a notable change in views, with visible proposals including:

- the demolition and total removal of built form comprising Phase 4 of the Murrayfield development which lies along the site's eastern edge;
- the replacement of built form in this location with a public park, with associated hard and soft landscaping and a series of wide terraced steps leading down to Queen Street from the park to the west, and
- improvements to the streetscape along Queen Street,

including the provision of street trees.

7.100 As a result of these proposals, screened views across to the northern edge of King Street and associated shop frontages would be visible, with proposed soft and hard landscaping – including a row of street trees – associated with the terraced steps defining the intervening views. Improvements would also be made to the streetscape along Queen Street.

7.101 Although it could be argued that a stronger edge may be beneficial to replace the northeastern corner of the Phase 4 building, the change in view here is predominantly positive. The removal of the domineering, blank facade of the Phase 4 building and the specification of high-quality hard and soft landscaping will introduce an attractive and rare green space in this part of town, while also pleasantly framing views towards historical built form and St. Peter's Church down Cross Church Street.

7.102 Due to the removal of a large portion of built form within this viewpoint, the magnitude of change is assessed as high for this receptor, leading to an overall major / moderate level of effect, with a further expectation of beneficial visual effect. The same assessment can be applied to users of hospitality venues and shoppers in this area.

7.103 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor also assessed as high, giving rise to an overall moderate / minor level of effect (due to this receptor's reduced sensitivity), with a further expectation of beneficial visual effect.

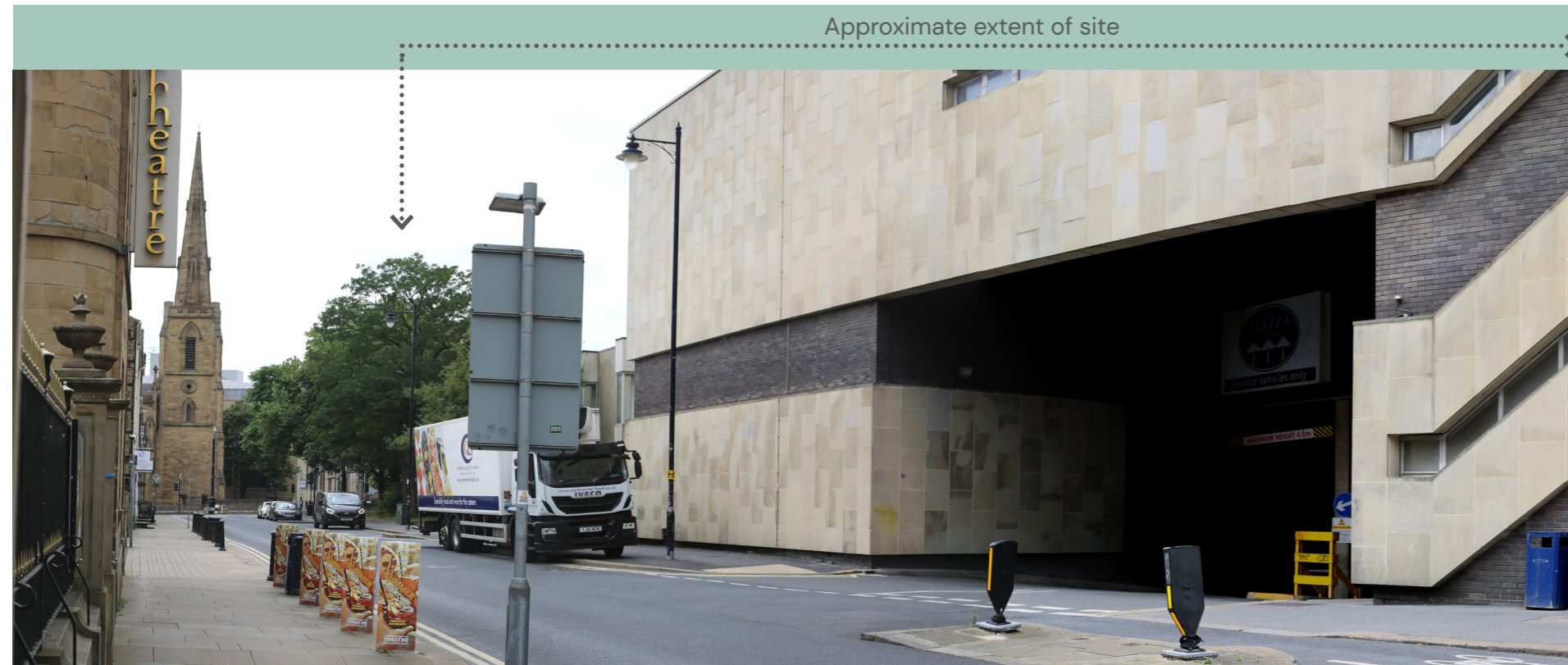
7.104 Users of the Lawrence Batley Theatre would experience similar views to those previously described, with the magnitude of change also assessed as high for this receptor. Due to the increased sensitivity of this receptor, the overall level of effect is assessed as major, with a further expectation of beneficial visual effect.

7.105 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as high giving rise to an overall major level of effect, with a further expectation of beneficial visual effect.

7.106 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans moderate / minor to major, with a further

anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 13b: Lawrence Batley Theatre / Queen Street; south – indicative view



Viewpoint 13b: Lawrence Batley Theatre / Queen Street; south

7.107 At this location, potential visual receptors include:

- users of Queen Street;
- users of hospitality venues;
- shoppers;
- people at work;
- users of the Lawrence Batley Theatre;
- residential receptors

7.108 Users of Queen Street at this location would experience a notable change in views, with visible proposals including:

- the demolition and total removal of built form comprising Phase 4 of the Murrayfield development (including service tunnels) which lies along the site's eastern edge;
- the removal of some existing vegetation along the site's eastern edge;
- the replacement of built form in this location with the proposed gallery building, with the northeastern corner and eastern elevation of the proposed gallery building being

prominent from this viewpoint, and

- improvements to the streetscape along Queen Street.

7.109 As a result of these proposals, views towards the domineering, blank facade of the existing Phase 4 building would be replaced by views of the eastern frontage of the new gallery building; the scale, design and materiality of which sits sensitively against – and improves the setting of – existing historical built form in this area, including St. Paul's Hall and the Lawrence Batley Theatre. This proposed gallery building comprises three storeys at its highest point, that being the 'lantern' which is located further south in proximity to St. Paul's Hall, with the lower and upper ground levels comprising the majority of the rest of the building near this viewpoint.

7.110 Views of the new gallery building from this location are enhanced by the fact that the building is to be constructed from appropriate, high-quality materials such as natural stone, glazing, contemporary metal cladding and decorative, perforated panelling. The new gallery building's 'back-of-pavement' position in this location is also in keeping with the historical urban grain in this area and works well visually in connection with historical buildings on the east side of Queen Street. To the right of the proposed gallery building in this location, a proposed set of wide, terraced steps creates a strong visual and physical link between the new, attractive park and the Lawrence Batley Theatre, further improving the

visual amenity from this viewpoint.

7.111 Due to the distinct change in character and scale of built form visible from this viewpoint, the magnitude of change is assessed as high for this receptor, leading to an overall major / moderate level of effect, with a further expectation of beneficial visual effect. The same assessment can be applied to users of hospitality venues and shoppers in this area.

7.112 People at work would experience similar views to those previously described – depending on their elevation and angle of view – with the magnitude of change for this receptor also assessed as high, giving rise to an overall moderate / minor level of effect (due to this receptor's reduced sensitivity), with a further expectation of beneficial visual effect.

7.113 Users of the Lawrence Batley Theatre would experience similar views to those previously described, with the magnitude of change also assessed as high for this receptor. Due to the increased sensitivity of this receptor, the overall level of effect is assessed as major, with a further expectation of beneficial visual effect.

7.114 Residential receptors would experience similar views to those previously described, but their views are likely to be received from oblique angles and elevated viewpoints within higher levels of surrounding buildings. The magnitude of change for this receptor group is likewise assessed as high giving rise to an overall major level of effect, with a further expectation of beneficial visual effect.

7.115 For this viewpoint location, the sensitivity of potential visual receptor groups ranges from high to low. The range of effect level spans moderate / minor to major, with a further anticipation of beneficial effect conferred to all receptor groups as a result of the proposals.

Viewpoint 14: Castle Hill – indicative view



Viewpoint 14: Castle Hill

7.116 At this location, potential visual receptors include:

- visitors to Castle Hill, Scheduled Monument, and associated Grade II-listed Victoria Tower

7.117 Noticeable views of proposals from this location are highly unlikely due to distance; the broad context of surrounding built form associated with the town of Huddersfield; the appropriate scale of proposed built form, and the sensitive material choices associated with proposals which will allow new buildings to blend effectively with surrounding built form.

7.118 The sensitivity of visual receptors in this location is high. However, the magnitude of change for this receptor group in this location is very low, giving an overall level of effect of minor / no effect.

Viewpoint Location	Visual Receptor	Overall Sensitivity	Magnitude of Change	Level of Effect
Viewpoint 1: A62, east				
	Users of the A62	Low	Low	Minor; beneficial
	Users of hospitality venues	Medium	Low	Moderate / minor; beneficial
	People at work & study	Low	Medium	Moderate / minor; beneficial
Viewpoint 2: A62, University of Huddersfield entrance				
	Users of the A62	Low	Low	Minor
	Users of hospitality venues	Medium	Low	Moderate / minor
	People at work & study	Low	Medium	Moderate / minor; beneficial
Viewpoint 3: A62, St. Paul's Hall				
	Users of the A62	Low	Medium	Moderate / minor; beneficial
	People at work	Low	Medium	Moderate / minor; beneficial
	Users of the St. Paul's Hall concert building	High	Medium	Moderate; beneficial
Viewpoint 4: A62, southeast				
	Users of the A62	Low	Very high	Major / moderate; beneficial
	People at work & study	Low	High	Major / moderate; beneficial
	Users of the Sir Patrick Stewart Theatre (formerly Milton Congregational Church)	High	Very high	Major; beneficial
Viewpoint 5: A62, southwest				
	Users of the A62	Low	Medium	Moderate / minor
	People at work	Low	Medium	Moderate / minor
Viewpoint 6: Princess Street				
	Users of Princess Street	Medium	Medium	Moderate; beneficial
	Users of hospitality venues	Medium	Medium	Moderate; beneficial
	People at work	Low	Medium	Moderate / minor; beneficial
	Users of the Huddersfield Town Hall	High	Medium	Major / moderate; beneficial
	Residential receptors	High	Medium	Moderate; beneficial
Viewpoint 7: Ramsden Street				
	Users of Ramsden Street	Medium	High	Major / moderate; beneficial
	Users of hospitality venues	Medium	High	Major / moderate; beneficial
	Shoppers	Medium	High	Major / moderate; beneficial
	People at work	Low	High	Moderate; beneficial
	Users of the Huddersfield Town Hall	High	High	Major; beneficial
	Residential receptors	High	High	Major; beneficial
Viewpoint 8: High Street				
	Users of High Street	Medium	Medium	Moderate; beneficial
	Users of hospitality venues	Medium	Medium	Moderate; beneficial
	Shoppers	Medium	Medium	Moderate; beneficial
	People at work	Low	Medium	Moderate / minor; beneficial
	Residential receptors	High	Medium	Moderate; beneficial
Viewpoint 9: Victoria Lane				
	Users of Victoria Lane	Medium	Very high	Major / moderate; beneficial
	Users of hospitality venues	Medium	Very high	Major / moderate; beneficial
	Shoppers	Medium	Very high	Major / moderate; beneficial
	People at work	Low	Very high	Moderate; beneficial
	Users of the Huddersfield Library Building	High	Very high	Major; beneficial
	Residential receptors	High	Very high	Major; beneficial
Viewpoint 10: King Street				
	Users of King Street	Medium	High	Major / moderate; beneficial
	Users of hospitality venues	Medium	High	Major / moderate; beneficial
	Shoppers	Medium	High	Major / moderate; beneficial
	People at work	Low	High	Moderate; beneficial

Viewpoint Location	Visual Receptor	Overall Sensitivity	Magnitude of Change	Level of Effect
Viewpoint 11: King Street / Cross Church Street				
	Users of Cross Church Street	Medium	High	Major / moderate; beneficial
	Users of hospitality venues	Medium	High	Major / moderate; beneficial
	Shoppers	Medium	High	Major / moderate; beneficial
	People at work	Low	High	Moderate; beneficial
	Residential receptors	High	High	Major; beneficial
Viewpoint 12: St. Peter's Church				
	Users of Kirkgate	Medium	Low	Minor; beneficial
	Users of hospitality venues	Medium	Low	Minor; beneficial
	Shoppers	Medium	Low	Minor; beneficial
	People at work	Low	Low	Minor / no effect; beneficial
	People at worship: users of St. Peter's Church	Medium	Low	Minor; beneficial
	Residential receptors	High	Low	Moderate / minor; beneficial
Viewpoint 13a: Lawrence Batley Theatre / Queen Street; north				
	Users of Queen Street	Medium	High	Major / moderate; beneficial
	Users of hospitality venues	Medium	High	Major / moderate; beneficial
	Shoppers	Medium	High	Major / moderate; beneficial
	People at work	Low	High	Moderate / minor; beneficial
	Users of the Lawrence Batley Theatre	High	High	Major; beneficial
	Residential receptors	High	High	Major; beneficial
Viewpoint 13b: Lawrence Batley Theatre / Queen Street; south				
	Users of Queen Street	Medium	High	Major / moderate; beneficial
	Users of hospitality venues	Medium	High	Major / moderate; beneficial
	Shoppers	Medium	High	Major / moderate; beneficial
	People at work	Low	High	Moderate / minor; beneficial
	Users of the Lawrence Batley Theatre	High	High	Major; beneficial
	Residential receptors	High	High	Major; beneficial
Viewpoint 14: Castle Hill				
	Visitors to Castle Hill, Scheduled Monument	High	Very low	Minor / no effect

Table 2: Summary of Visual Effects

8 SUMMARY AND CONCLUSION

Introduction

- 8.1 This report is a non-EIA Landscape / Townscape and Visual Impact Assessment which has been prepared by Pegasus Group on behalf of Kirklees Council. In brief, at time of writing (26.09.22), it concerns proposals relating to the provision / modification of:
- a library building;
 - a museum building;
 - a gallery building;
 - a venue building;
 - a food hall building;
 - a below-ground multi-storey car park, and
 - an area of public realm with landscaping.
- 8.2 All of these proposals relate to the Kirklees Cultural Heart project, and associated redevelopment of the Queensgate and Piazza area of Huddersfield Town Centre
- 8.3 This report considers the site and its surrounding context in both landscape / townscape and visual terms, to assess the potential effects of the development proposals upon landscape / townscape features, landscape / townscape character and visual amenity.
- 8.4 The site area is located north and west of the A62, within the core of Huddersfield Town Centre – approximately 350 metres to the south-east of Huddersfield train station – and in close proximity to Huddersfield Town Hall to the west. The site is located within the Ring Road (A62 Castlegate / Queensgate / Southgate), and is bound by Queensgate A62 to the south and south-east; by Queen Street to the east; by King Street to the north and by Victoria Lane, Peel Street and Alfred Street to the west.
- 8.5 The site covers an area of approximately 3.93 hectares and consists of a former (now demolished) multi-storey car park, the Queensgate Market (Grade II listed), the Huddersfield Library and Art Gallery (Grade II listed) and the Piazza shopping centre. There is also an extensive network of service tunnels, predominantly below the Piazza, servicing the surrounding area and most notably the Piazza shopping centre and the market. The site includes areas of open space which separate existing buildings. The open space is generally characterised by hard

landscaping, with limited street furniture and soft landscaping in evidence.

- 8.6 The site area was initially planned and laid out during the 1800s, but has been the focus of redevelopment since the 1930s. With the exception of the Huddersfield Library and Art Gallery (c.1937), the site's character is principally derived from major redevelopment during the 1960s and 1970s which saw extensive demolition of historical buildings to be replaced with a new market hall, pedestrianised shopping precinct and multi-storey car park. Unfortunately, this redevelopment did not integrate successfully with the historical character of the surrounding area, removing a number of historical access routes and creating a series of inactive shop frontages.
- 8.7 Mitigation proposals seek to integrate the development into the surrounding townscape primarily through:
- building design which is appropriate in scale, design, use and ambition for this part of the town centre, with materials which reflect adjacent historical and listed buildings in a contemporary manner;
 - the sensitive retention and enhancement of existing listed buildings within the site;
 - new, contemporary building design which reflects and complements surrounding built form;
 - increased areas of public open space to enhance gathering opportunities;
 - increased areas of soft landscaping and green space as part of public realm and environmental improvement;
 - improvement and refinement of materials within the public realm;
 - improved connections with surrounding streetscape, with the reestablishment of some historical routes running through the site.

Landscape / Townscape Effect

- 8.8 The site is located in proximity to the Huddersfield Town Centre Conservation Area and is surrounded by – and contains – historical, listed buildings.

Landscape / Townscape Features

- 8.9 There is relatively little effect regarding topographic change as a result of the proposals, with effect levels ranging from minor to moderate / minor. The effect on this feature is considered beneficial in all areas of the site due to proposals being more responsive to natural landform in this area – making this feature

more legible – when compared to existing conditions.

- 8.10 The change in land use and built form is extensive across the site, with major to moderate effects arising as a result of proposed changes; the effect level changing over different areas of the site. Broad changes in land use include the conversion of retail premises into a public park and a public square; the introduction of new buildings which bolster civic provision in this area; the alteration of retained buildings to bolster civic provision in this area, and the replacement of a currently vacant lot with a venue building and car park. Proposed changes to buildings include the total removal of some areas of built form; the restoration and alteration of some existing built form and the erection of new buildings of sensitive scale, design and materiality.
- 8.11 The proposed changes to both land use and built form within the site are assessed as being resoundingly positive. Changes to land use are responsive to historical patterns of built form and access; better connect the west side of the site area to the east and present opportunities for enhanced civic provision within this part of the Town Centre. Changes to built form include the removal of buildings of generally poor design and condition which do not sit well against surrounding built form; the restoration and refresh of retained listed buildings on-site, and the incorporation of new built form which is sensitive and responsive to the surrounding area in scale, design and materiality.
- 8.12 Changes to vegetation within the site range from major / moderate to moderate depending upon the location and extent of proposed changes. While some existing vegetation features are to be removed, extensive proposed soft landscaping confers decidedly beneficial effects in terms of net gain across the whole site area. At time of writing (26.09.22), proposals include the removal of c.29 trees, the retention of c.9 trees and the planting of c.134 trees overall.

Landscape / Townscape Character

Site

- 8.13 Changes to the character of the site itself range from major to moderate levels of effects, with effects varying across different zones within the site in terms of the magnitude of change. Changes to townscape character comprise alterations to height, scale, massing; style; legibility and public realm.
- 8.14 In Zone 1, changes to townscape character result in the increased legibility of notable historical buildings through

the removal of existing buildings and the provision of greater connectivity across this zone from east to west, in reference to former historical routes that existing built form replaced. The material choices associated with proposed built form are sensitive and appropriate, and the scale of proposed built form does not dominate the nearby streetscape. Furthermore, proposed public realm design and materials are high quality and appropriate for this location, contributing to the overall positive impact of proposals.

- 8.15 In Zone 2, proposals retain much of the existing townscape character, with the most noticeable change being the extension to the listed Library building. This extension is sensitive in design and material choice and is also situated in a location upon which built form used to exist – in this way, the extension references historical urban grain and townscape character in this area. Improvements to the surrounding space strengthen and enhance this area as a feature of high-quality, publicly accessible green space; this is done in a way which better relates to the style of the Library building, with improvements made to the material choices and design quality of the public realm.
- 8.16 The removal of the Phase 3 and Phase 4 development opens up positive views towards St. Peter’s Church along Victoria Lane and the view of the spire of St. Paul’s Hall, which are key townscape legibility features in this area. The removal of the shopping arcades to the south also improves the visual connection to the northeastern corner of the Town Hall.
- 8.17 In Zone 3, the demolition of shopping arcades changes the density, massing and height of built form, while the elevated storey on the east side of the proposed library building slightly alters the height of built form. Style and distinctiveness is altered partly through the renewed emphasis on the retained Queensgate Market building’s mushroom columns, which will become exposed and prominent. These exposed columns are further complemented by the sensitive design and material choices associated with the proposed public square and the western elevation of the proposed library building, all of which enhance the setting of Queensgate Market as well as that of the listed Library building and Town Hall.
- 8.18 Townscape legibility is improved as a result, with views to historical assets such as St. Paul’s Hall, the Queensgate Market, the Town hall and the listed Library building greatly enhanced. The creation of a high-quality, sizable public square in this location greatly strengthens the relationships between the surrounding civic buildings, creating a new civic square which confers a definitively positive townscape character to this

area. The improvement of public realm design and associated materials in this zone also constitutes a definitive improvement to townscape character.

- 8.19 In Zone 4, proposals result in a high level of change in terms of height, scale and massing; style; legibility, and public realm when compared to existing conditions.. It should be noted that the former four-storey car park’s footprint took up the majority of this site area; proposals therefore constitute a notable change against existing conditions, but are largely in line with the previous townscape character / use of this area.
- 8.20 Proposed built form enhances the townscape character of this zone when compared to this area both pre- and post-demolition, with the building being sensitive in terms of its layout, massing and material choice. The mending of the conspicuous void in urban fabric here also constitutes the improvement and restoration of townscape character in this part of the site, with the proposed building providing an attractive, strong edge to the A62 and improving the relationship between townscape legibility features in this area. Public realm is also improved through the creation of high-quality gathering spaces – as well as improved access routes – accompanied by sensitive design and appropriate material specification.
- 8.21 Proposals will result in the total transformation of townscape character of some areas, while largely retaining – yet enhancing – the existing character of other areas. In all cases, changes to townscape character confer decidedly beneficial effects across the site.

Surroundings: Huddersfield Town Centre Conservation Area

- 8.22 Assessed proposals result in a moderate level of effect upon the character of the surrounding conservation area. Indirect effects associated with height, scale and massing as a result of proposals across the site are varied, with the height, scale and massing of both retained and proposed buildings being more complementary to the character of the surrounding conservation area than existing built form which is to be demolished.
- 8.23 Alterations to built form throughout the site re-establish historical routes, restoring the previous strong connections between the conservation area to the west and the east of the site. Proposals also better highlight the setting of – and connection to – a number of key listed buildings within the conservation area.
- 8.24 Carefully-chosen materials and responsive architectural styles

associated with proposed buildings mitigate the potential of any negative impacts on surrounding townscape character, with proposed buildings in all cases relating more positively to surrounding, historical built form than does most existing built form on-site. Proposed areas of public realm within and around the site also enable a more fluent stylistic and spatial connection between the site itself and the surrounding conservation area.

- 8.25 Overall, proposals confer decidedly beneficial effects to the townscape character of the surrounding conservation area.

Surroundings: A62

- 8.26 Assessed proposals result in a moderate / minor level of effect upon the character of the nearby A62.
- 8.27 The proposals in both Zone 3 and Zone 4 are appropriate in terms of height, scale and massing in relation to existing built form along the A62; the medium scale of the proposed buildings act as a harmonious moderator between low and high density built form in this area, mend an uncharacteristic void in the urban fabric and help to bridge the gap between large- and small-scale built form along the A62.
- 8.28 The style of proposed built form in Zones 3 and 4 is sensitive, responsive and appropriate and elevates the setting of all surrounding built form in proximity to the A62, while especially relating well to the higher value, historical and contemporary buildings in this area. The unified material palette associated with the proposals helps to harmonise the otherwise mixed material palette of existing buildings along the A62. Proposed built form also complements key townscape legibility features in this area.
- 8.29 Existing public realm along the A62 – primarily associated with the entrance to the University of Huddersfield – is enhanced and continued as the A62 moves westward past the site, ensuring an attractive and sensitive edge to the development while notably improving the streetscape along this length of the A62.
- 8.30 Overall, proposals confer decidedly beneficial effects to the townscape character of the A62.

Surroundings: Castle Hill

- 8.31 Due to the distance between the site area and Castle Hill – as well as the distinct character differences between the site area and this scheduled monument – it was not deemed appropriate nor proportionate to conduct a townscape

character assessment of Castle Hill and the surrounding area within Section 6 of this report. However, the potential impact that proposals may have on the setting of Castle Hill was considered.

8.32 As stated in the Castle Hill Setting Study (2nd August 2016; Kirklees Council), the urban heart of Huddersfield forms part of the view to the north from Castle Hill. The above report describes how *'development ... immediately adjacent to [and presumably within] the major urban areas is unlikely to pose any significant issues in relation to impacts on the setting and significance of Castle Hill.'*

8.33 Considerations of the potential impacts of proposed, visible development on the setting of Castle Hill include:

- *'location and siting of development (position within the landscape, extent and proximity to asset);*

- *form and appearance of development (prominence, competition with or detracting from asset, dimensions, scale and mass, materials and design);*

- *other effects of the development (changes to surroundings, land use, skyline, access, etc.)*

8.34 It has been assessed that the proposed development does not present any key risks or issues in relation to considerations above due to:

- the sensitive scale and appropriate siting of the proposed development;

- the sensitive and appropriate form and appearance of the proposed development, and, moreover

- the considerable distance from the site area to Castle Hill and the subsequently slight visibility of proposals within the context of wider built form in Huddersfield Town Centre (see Viewpoint 14).

8.35 For these reasons, assessed proposals are not thought to constitute a potential detractor to the setting of Castle Hill.

Visual Effects

8.36 As a result of the localised visual envelope and the enclosure provided by extensive urban development surrounding the site, only a limited number of major and major / moderate visual effects would occur, with all major and major / moderate levels of effect considered to be decidedly beneficial.

8.37 Major and major / moderate effects occur primarily along the A62, on Ramsden Street, on Victoria Lane, on King Street, on Cross Church Street and on Queen Street. Major and major / moderate visual impacts are therefore only really experienced when in close proximity to the site. Otherwise, dense built form associated with Huddersfield Town Centre largely screens views of the proposals and reduces the proposals' level of visual effect.

8.38 Views from Castle Hill Scheduled Monument c. 2km southeast of the site are possible, but the visual effect from this location is very minor and do not constitute any level of negative visual effect.

Conclusion

8.39 Proposed changes to townscape features are localised within the site boundary and universally constitute beneficial changes, substantially enhancing the quality and character of the townscape in this area.

8.40 Townscape character across the entire site is improved as a result of assessed proposals, and indirect effects on surrounding townscape character areas also confer beneficial effects.

8.41 From a visual perspective, impactful views of proposals are limited to areas in close proximity to the site and all major and major / moderate levels of visual effect are assessed as beneficial. From other viewpoints, the level of effect upon visual receptors is generally considered to be minor or moderate / minor and neutral.

8.42 Overall, care has been taken in the design of proposals to respect and enhance the setting of historical, listed buildings – both within and around the site – and proposals relate well to such features, increasing their legibility in the townscape and celebrating the architectural heritage of this part of Huddersfield Town Centre. Alterations to the retained, listed Library building and Queensgate Market within the site are sensitive and appropriate and result in the successful regeneration of these assets.

8.43 The change in the density of built form in the northern part of the site is not necessarily in keeping with historical urban grain, and this area may benefit from a somewhat stronger edge. However, the addition of tree avenues in this location does help to create a sense of enclosure to this space, and it should moreover be noted that the story of this part of Huddersfield is one of change and design evolution, of which this development forms a part. Elsewhere, the opening up of

historical, wide access routes from west to east across the site is decidedly positive, with visual and physical connections between important historical and cultural assets restored.

8.44 The creation of a new civic square in the heart of the site is of particular benefit, unifying previously disconnected civic buildings and bolstering the offer of high-quality civic built form with new, sensitively-designed buildings. The specification of large areas of public open space with high-quality public realm design and urban green infrastructure further enhances the value of this rejuvenated civic centre. All of these elements provide further opportunities for regeneration of the wider townscape in this area.

8.45 Overall, the total extent of the landscape / townscape and visual effects would be well tolerated by the surrounding urban environment, conferring definitive beneficial effects in all cases. Proposals are also not thought to constitute a potential detractor to the setting of Castle Hill.

APPENDIX A. LANDSCAPE / TOWNSCAPE AND VISUAL ASSESSMENT CRITERIA (NON-EIA SCHEME)

INTRODUCTION

- A.1 This appendix presents the assessment criteria adopted for the assessment of landscape / townscape and visual effects arising from the proposed development.
- A.2 The primary source of best practice for LVIA / TVIA in the UK is 'The Guidelines for Landscape and Visual Impact Assessment', 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:
- 'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'*
- A.3 The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.
- A.4 The purpose of an LVIA / TVIA when undertaken outside of the context of an Environmental Impact Assessment (EIA) is to identify and describe the relative level of any landscape / townscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVIA / TVIA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this assessment.
- A.5 An LVIA / TVIA must consider both:
- effects on the landscape / townscape as a resource in its own right (the landscape / townscape effects); and
 - effects on specific views and visual amenity more generally (the visual effects).
- A.6 Therefore, separate criteria are set out below for the assessment of landscape / townscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE / TOWNSCAPE FEATURES

- A.7 The nature or sensitivity of an individual landscape / townscape feature or element reflects its susceptibility to change and the value associated with it. Sensitivity is therefore a function of factors such as the feature's quality, rarity, contribution to landscape / townscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local value associated with the feature. Therefore, it is not possible to simply place different types of landscape / townscape feature into sensitivity bands. Where individual landscape / townscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.
- A.8 The nature or sensitivity of individual landscape / townscape features has been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF LANDSCAPE / TOWNSCAPE CHARACTER

- A.9 The nature or sensitivity of landscape / townscape character reflects its susceptibility to change and any values associated with it. It is essentially an expression of a landscape / townscape's ability to accommodate a particular type of change. It varies depending on the physical and perceptual attributes of the landscape / townscape including but not necessarily limited to: scale; degree of openness; landform; existing land cover; pattern and complexity; perception of change; the importance of landmarks or skylines; inter-visibility with and influence on surrounding areas; condition; rarity and scenic quality, and any values placed on the landscape/townscape including, but not limited to, any designations that may apply.
- A.10 In this assessment, the nature or sensitivity of landscape / townscape character is considered with reference to a number of local character areas as defined in this TVIA for the purposes of this study. Information regarding the key characteristics of these character areas has been extrapolated from relevant published studies where possible but also informed by project-specific research and field assessment. An assessment of landscape / townscape sensitivity to the development proposed has been undertaken employing professional judgement for relevant local landscape / townscape character.

- A.11 The nature or sensitivity of landscape / townscape character has been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

- A.12 The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:
- Very Low Sensitivity – People engaged in industrial and commercial activities or military activities.
 - Low Sensitivity – People at their place of work (e.g. Offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
 - Medium Sensitivity – Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape / townscape (e.g. Football); hotel users; shoppers in certain areas.
 - High Sensitivity – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, camp sites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. Bowling, golf); allotments.
 - Very High Sensitivity – People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/ estates where the setting is important to an appreciation and understanding of cultural value.

- A.13 It is important to appreciate that it is the visual receptor (i.e.

The person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.

- A.14 Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.
- A.15 For some developments (e.g., Wind energy developments) it is important not to confuse the concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

- A.16 The following discussion sets out the approach adopted in this LVIA / TVIA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.
- A.17 Prior to the publication of GLVIA3, LVIA / TVIA practice had evolved over time in tandem with most other environmental disciplines to consider the level of effect (relative significance) principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term ‘magnitude’ being a word most commonly used in LVIA / TVIA and most other environmental disciplines to describe the size or scale of an effect).
- A.18 Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled ‘The State of EIA Practice in the UK’ which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the ‘nature of the effect’ including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.
- A.19 The flow diagram on page 39 of GLVIA3 suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).

A.20 For certain types of development (e.g. Residential) the proposed development is permanent and nonreversible. For other types of development (e.g. Wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at the end of the scheme’s operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. The ‘magnitude’ in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.

A.21 For clarification, the approach taken in this TVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term ‘magnitude’. Having identified the magnitude of effect as defined above, the TVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the relative level of effect.

A.22 In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE / TOWNSCAPE FEATURES

- A.23 Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape / townscape features using the following criteria as guidance only:
 - Very Low Magnitude of Change – Negligible loss or alteration to existing features;
 - Low Magnitude of Change – Minor loss or alteration to part of an existing feature;
 - Medium Magnitude of Change – Some loss or alteration to part of an existing feature;
 - High Magnitude of Change – Major loss or major alteration to an existing feature; and
 - Very High Magnitude of Change – Total loss or alteration to an existing feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

A.24 The magnitude of effect on landscape / townscape character is influenced by a number of factors including: the extent to which existing features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape / townscape components in the immediate surroundings have a much stronger influence on the sense of landscape / townscape character than distant features whilst acknowledging the fact that more distant features can have an influence on character as well.

- Very Low Magnitude of Change – Negligible loss or alteration to existing features; no notable introduction of new features into the landscape / townscape; and negligible change to the key physical and/or perceptual attributes of the landscape / townscape.
- Low Magnitude of Change – Minor loss or alteration to existing features; introduction of minor new features into the landscape / townscape; or minor alteration to the key physical and/or perceptual attributes of the landscape / townscape.
- Medium Magnitude of Change – Some notable loss or alteration to existing features; introduction of some notable new features into the landscape / townscape; or some notable change to the key physical and/or perceptual attributes of the landscape / townscape.
- High Magnitude of Change – A major loss or alteration to existing features; introduction of major new features into the landscape / townscape; or a major change to the key physical and/or perceptual attributes of the landscape / townscape.
- Very High Magnitude of Change – Total loss or alteration to existing features; introduction of dominant new features into the landscape / townscape; a very major change to the key physical and/or perceptual attributes of the landscape / townscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

- A.25 Visual effects are caused by the introduction of new elements into the views of a landscape / townscape or the removal of elements from the existing view.
- A.26 Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:
- Very Low Magnitude of Change – Negligible change in views;
 - Low Magnitude of Change – Some change in the view that is not prominent but visible to some visual receptors;
 - Medium Magnitude of Change – Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
 - High Magnitude of Change – A major change in the view that is highly prominent and has a strong influence on the overall view.
 - Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.
- A.27 Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape / townscape, and what may be judged to flow from that prominence or otherwise.
- A.28 For clarification, the use of the term ‘prominent’ relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape / townscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view, etc. The prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

- A.29 The assessment identifies effects which may be beneficial, adverse or neutral. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.

- A.30 For some developments (e.g., wind energy developments) it is recognised that some people consider the development to be unattractive but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are ‘adverse’ unless stated otherwise. This allows decision makers to assess a worst-case scenario.

DURATION OF EFFECT

- A.31 For the purposes of this assessment, the temporal nature of each effect is described as follows:
- Long-term – over 5 years
 - Medium Term – between 1 and 5 years
 - Short Term – under 1 year

REVERSIBILITY OF EFFECT

- A.32 The TVIA also describes the reversibility of each identified effect using the following terms:
- Permanent – effect is nonreversible
 - Non permanent – effect is reversible

LEVEL OF EFFECT

- A.33 The purpose of an LVIA / TVIA when produced outside of the context of an EIA is to identify and describe the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the assessment may then inform the planning balance to be carried out by the determining authority.
- A.34 The level (relative significance) of landscape / townscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. In determining the level of residual effects, all mitigation measures are taken into account.
- A.35 The relative level of effect is described as major, major/moderate, moderate, moderate / minor, minor or minor/no effect. No effect may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.

