

Viewpoint 9: Victoria Lane – indicative view



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:

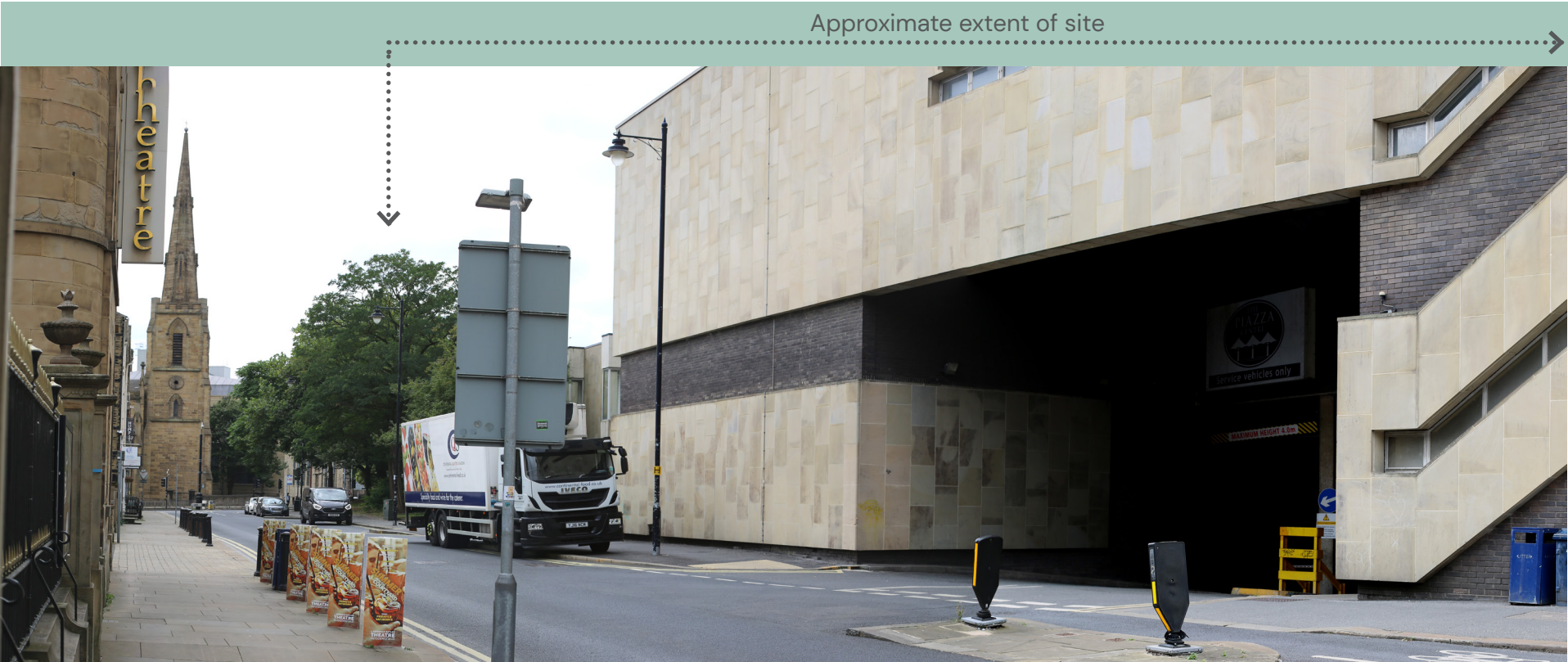
- the demolition and total removal of built form comprising Phase 4 of the Murrayfield development which lies along the site’s eastern edge;
- the replacement of built form in this location with a public park, with associated hard and soft landscaping and a series of wide terraced steps leading down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

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.11 The nature or sensitivity of landscape / townscape character has been described as very high, high, medium, low or very low.
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: <i>‘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.’</i>		NATURE (SENSITIVITY) OF VISUAL RECEPTORS
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.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.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.13 It is important to appreciate that it is the visual receptor (i.e.
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.		

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.

