

**APPENDIX 3**  
**VISUAL ASSESSMENT**


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**Legend**

-  Site Boundary
-  Distance From Site
-  Proposed Building Layout
-  Viewpoints

**Zone of Theoretical Visibility**

-  Extent of theoretical visibility

**ZTV Parameters**

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights

- Proposed Development: FFL 22.2m
- Various heights: 8m - 12m
- Viewer height: 2m (AGL)

The heights of existing vegetation and structures are taken from GoogleEarth Digital Surface Model (2020) and from OS open source mapping data.

Visual barriers less than 4m high have not been modeled.

The ZTV identifies those areas from which the development would be theoretically visible. Due to the frequency of low-level structures the actual visibility is likely to be significantly less extensive than the drawing indicates.

Rev	Date	Details

**GENERAL**  
 Do not scale from the drawing.  
 All dimensions to be checked on site.  
 This plan is to be read with all  
 accompanying documentation.  
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**HOTEL FELIX, CAMBRIDGE**

**ZONE OF THEORETICAL VISIBILITY**

Job Code: 61201 OS License Number: 0100031673

Drawing Scale: NTS Date: 25.01.21 Drawn By: CL Checked By: CD

Drawing Number: UDS61201-A3-0102



VIEWPOINT 1

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

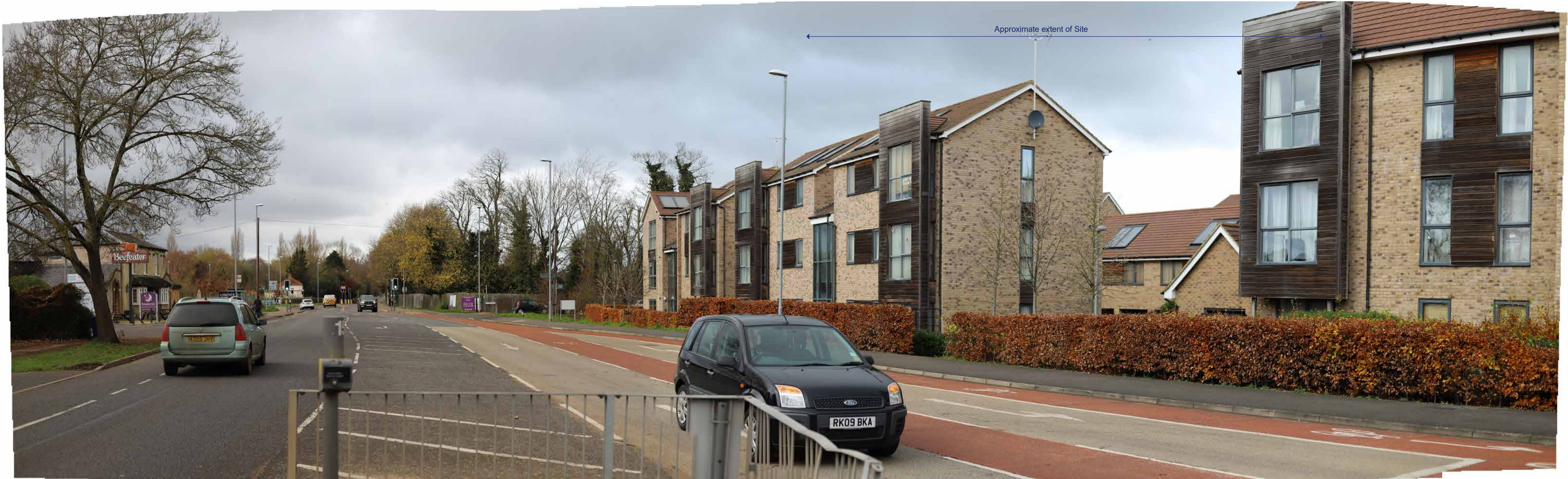
VIEWPOINT 1: ACCESS ROAD INTO EDDINGTON

<p>EXISTING VIEW/SENSITIVITY</p>	<p>This viewpoint represents views experienced by pedestrians and motorists travelling in along Eddington Avenue, towards Huntingdon Road. The view looks in a northerly direction towards the Site, which is generally screened by existing vegetation along Huntingdon Road, and by existing trees on the Site boundary. The roofline of the existing structure can be glimpsed through the vegetation, however, within the foreground the view is dominated by the verges associated with Eddington Avenue.</p>	<p><b>MEDIUM</b></p>
<p><b>Value</b> - Although the view does not include any landscape designation, the distinctive green character of Huntingdon Road is well represented. The value of the view is considered <b>medium</b>.</p>	<p><b>Susceptibility</b> - The receptors of this view are road users, including pedestrians on a dedicated pavement whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>medium</b>.</p>	
<p>POTENTIAL CHANGES TO THE VIEW</p>	<p>The technical visualisation in Appendix 4 shows that the proposal will be lower than the existing roofline. Although glimpses of the proposed development would still be available during winter time, the lower height reduces the competition with the tree canopies aiding the integration of the proposal with Huntingdon Road's green character.</p> <p>Overall the quality of the view will be unchanged as the proposed development substitutes an existing built form.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 5' 26.2139" N 52° 13' 19.6739"  
 Elevation: 29.5m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): Approx, 330m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.52am  
 Taken by: Martina Sechi



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 2: HUNTINGDON ROAD - EAST		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views experienced by pedestrians and motorists travelling in a westerly direction along Huntingdon Road. The view is looking north-west towards the Site, which is blocked by intervening development fronting Huntingdon Road. The road infrastructure dominates the view, which is cluttered with road signs and furniture. The urban character prevails over the green qualities of Huntingdon Road.</p> <p><b>Value</b> - The view does not include any landscape designation or distinctive landscape elements. The value of the view is considered <b>low</b>.</p> <p><b>Susceptibility</b> - The receptors of this view are road users, including pedestrians on a dedicated pavement whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>medium</b>.</p>	<b>MEDIUM-LOW</b>
POTENTIAL CHANGES TO THE VIEW	The proposed development is screened by the existing built form, in the foreground. Therefore there would be no changes to the qualities of this view.	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: E 0° 5' 41.7240" , N 52° 13' 19.5359"  
 Elevation: 31.7m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North-west  
 Distance from Site (closer Site boundary): 190m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.46am  
 Taken by: Martina Sechi

Approximate extent of Site



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 3: HUNTINGDON ROAD- WEST		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views experienced by pedestrians and motorists travelling along Huntingdon Road, with views glimpsed towards the north. The Site is at the centre of the view, behind a boundary hedgerow with scrub and tree planting which limit views of the existing structure to glimpses of the roofline.</p> <p><b>Value</b> - Although the view does not include any landscape designation the distinctive green character of Huntingdon Road is well represented. The value of the view is considered <b>medium</b>.</p> <p><b>Susceptibility</b> - The receptors of this view are road users, including pedestrians on a dedicated pavement whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>medium</b>.</p>	<b>MEDIUM</b>
POTENTIAL CHANGES TO THE VIEW	<p>The technical visualisation in Appendix 4 shows that the proposal will be lower of the existing roofline, where this is currently visible. As the existing Hotel Felix will be demolished, the overall character of this view will be substantially unchanged, with glimpses of the proposed development visible through the existing vegetation. However, it is noted a slight improvement with the new built-form being lower, therefore more recessive within the view.</p> <p>Notably, during summer time the proposal will be largely screened by the intervening planting.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: E 0° 5' 30.25" , N 52° 13' 24.3960"  
 Elevation: 33.3m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North East  
 Distance from Site (closer Site boundary): Approx. 158m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.57am  
 Taken by: Martina Sechi



Site

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 4: WHITEHOUSE LANE - PROW 39/48		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the views of recreational users of PRow 29/48, looking west at the current Site entrance. This PRow runs roughly parallel to Whitehouse Lane, which dominates the foreground of the view. The Site boundary is defined by deciduous hedges and boundary trees, which continue through the Site, enclosing parking areas. In the rear ground, the existing building is clearly visible, albeit filtered by the branches of the intervening vegetation.</p> <p><b>Value</b> - Although the view does not portray any landscape designation, the Hotel Felix's access and car park are well kept with a strong green structure that reinforces the Green Belt vegetative character. The value of the view is considered <b>medium</b>.</p> <p><b>Susceptibility</b> - The receptors of this view are pedestrians, utilising PRow 39/48, whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>high</b>.</p>	<b>MEDIUM-HIGH</b>
POTENTIAL CHANGES TO THE VIEW	<p>With the demolition of Hotel Felix, the technical visualisation in Appendix 4 shows a substantial reduction of built form within this view. The proposal, moved slightly north-west from the existing footprint, appears more compact than the existing hotel complex. Consequentially the surrounding landscape area is increased allowing longer views into the Site.</p> <p>Views of the proposal are partially filtered by the existing vegetation. This screen will increase with the implementation of the landscape proposal, particularly during summer months.</p> <p>Overall, the main qualities of the views are unchanged with a built-form and associated car park surrounded by manicured landscape.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: E 0° 5' 43.446", N 52° 13' 26.388"  
 Elevation: 21m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: West  
 Distance from Site (closer Site boundary): Approx 12m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 11.38am  
 Taken by: Martina Sechi

Approximate extent of Site



Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 5: WHITEHOUSE LANE - PROW 29/48		
EXISTING VIEW/SENSITIVITY	<p>This viewpoint represents the view from PROW 29/48 on Whitehouse Lane, looking south-east at the Site. The foreground of the view is dominated by the PROW, and direct views of the Site are filtered by existing boundary vegetation surrounding the field immediately to the north of the Site. This vegetation effectively prevents direct views of the Site. To the right of the view are office buildings that screen the new Darwin Green development.</p> <p><b>Value</b> - The view does not include any landscape designation or distinctive feature. The value of the view is considered <b>low</b>.</p> <p><b>Susceptibility</b> - The receptors of this view are pedestrians, and occasional motorists, utilising PROW 29/48, whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>high</b>.</p>	<b>MEDIUM</b>
POTENTIAL CHANGES TO THE VIEW	<p>The technical visualisation in Appendix 4 shows a slight increase in roof line, as the proposed built-form appears marginally taller than the existing hotel. However, most of the proposal will be screened by the existing, evergreen vegetation along the footpath and the existing building in the foreground. Therefore, the overall character of the view will be unchanged with built-form visible through occasional gaps in the hedgerow.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: E 0° 5' 50.3099", N 52° 13' 30.0359"  
 Elevation: 18m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South-West  
 Distance from Site (closer Site boundary): Approx. 130m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 11.42am  
 Taken by: Martina Sechi





Approximate extent of Site

VIEWPOINT 6

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 6: PROW 99/13		
EXISTING VIEW/SENSITIVITY	This viewpoint represents the view from PRow 99/13, looking south at the Site. Vegetation along the PRow and a boundary fence dominates the foreground of the view. This vegetation effectively filters views of the Site in the background, however through this vegetation, and the vegetation along the Site boundary, the upper level of the existing building and its roofline is visible through gaps in the vegetation. In the middle ground are ARU playing fields.	
	<p><b>Value</b> - The view does not include any landscape designation or distinctive feature. The value of the view is considered <b>low</b>.</p>	<p><b>Susceptibility</b> - The receptors of this view are pedestrians, utilising PRow 39/48 whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>high</b>.</p>
POTENTIAL CHANGES TO THE VIEW	<p>The technical visualisation in Appendix 4 shows that the main qualities of this viewpoint are not changed as a consequence of the proposed development. The visual openness of the field in the middle ground is retained with glimpses of the proposed built-form visible, in the distance, through the existing vegetation during winter months.</p> <p>Notably, views of the proposal will be largely screened during summer, when trees are in leaf.</p>	

**MEDIUM**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 5' 54.8639" ,N 52° 13' 34.008"  
 Elevation: 22.5m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): Approx, 273m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.50am  
 Taken by: Martina Sechi

Approximate extent of Site



VIEWPOINT 7

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 7: PROW 99/10		
EXISTING VIEW/SENSITIVITY	This viewpoint represents the view from PRow 99/10, looking south at the Site. The left-hand side of the PRow is allocated within the South Cambridgeshire District Council and Cambridge City Council Local Plans as part of the development known as 'Darwin Green.' However, the current agricultural use dominates the fore and middle ground of the view. Within the distance, views of the Site are filtered by existing vegetation on both the Site and field boundaries.	
	<p><b>Value</b> - The view does not include any landscape designation or distinctive feature. The value of the view is considered <b>low</b>.</p>	<p><b>Susceptibility</b> - The receptors of this view are pedestrians, utilising PRow 99/10 whose attention is likely to focus on the surrounding landscape. Susceptibility is considered <b>high</b>.</p>
POTENTIAL CHANGES TO THE VIEW	The proposed development is located in the background of the view and substantially screened by the intervening vegetation. It is believed no changes to the view baseline will occur as a result of the proposed development.	

**MEDIUM**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 6' 11.34" ,N 52° 13' 40.5059"  
 Elevation: 13.6m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): Approx, 350m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.57am  
 Taken by: Martina Sechi



Approximate extent of Site

VIEWPOINT 8

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 8: CASTLE HILL MOUND		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of the Site from Castle Hill Mound, looking north-west towards the Site. The foreground of the view is dominated by car parking and landscaping associated with Shire Hall, with Castle Court and existing buildings located along Castle Street visible behind this. Views of the Site are effectively prevented by the presence of intervening development and vegetation.	
	<p><b>Value</b> - This view looks out over the Castle and Victoria Road Conservation Area. It is also a popular and recognised vista point. The value is considered <b>high</b>.</p>	<p><b>Susceptibility</b> - The receptors of this view include visitors of a publicly-accessible Scheduled Monument who are engaging in a recreational activity. Susceptibility is considered <b>high</b>.</p>
POTENTIAL CHANGES TO THE VIEW	The proposed development is located in the background of the view. It is believed that the intervening planting and built-form will screen the proposal, whose height is not sufficient to break the existing skyline. Therefore there would be no noticeable changes to the baseline of this viewpoint.	

**HIGH**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 6' 53.07" ,N 52° 12' 40.404"  
 Elevation: 21.8m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North-west  
 Distance from Site (closer Site boundary): Approx, 1.89km  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 10.23am  
 Taken by: Martina Sechi



Approximate location of Site

VIEWPOINT 9

Planar Image - 35mm focal lens

VIEWPOINT 9: REDMEADOW HILL		
EXISTING VIEW/SENSITIVITY	This viewpoint represents views of the site from a vantage point identified on the OS map at Redmeadow Hill looking north-east towards the site. Direct views of the site are filtered by intervening vegetation, with the skyline of Cambridge not prominent through the treed character of the city. .	
	<p><b>Value</b> - The view is identified in the OS map as well as the Cambridge Local Plan. The value is considered <b>high</b>.</p>	<p><b>Susceptibility</b> - Receptors of this view are ramblers engaging in a recreational activity. Susceptibility to change is <b>high</b>.</p>
POTENTIAL CHANGES TO THE VIEW	The proposed development is located in the background of the view. It is believed that the intervening planting and new development will screen the proposal, whose height is not sufficient to break the existing skyline. Therefore there would be no noticeable changes to the baseline of this viewpoint.	

**HIGH**



**Viewpoint Data**

Planar Image

Grid coordinates: E 0° 3' 43.00" ,N 52° 11' 46.00"

Elevation: 42m AOD

Camera: Canon EOS 6D Mark II

Lens: Canon EF 50mm f/1.8 STM

Direction of view: North-west

Distance from Site (closer Site boundary): Approx, 7.65km

Weather: Overcast

Date: 28th January 2020

Time: 09:29am

Taken by: Martina Sechi





VIEWPOINT 10

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 10: THE ASCENSION PARISH BURIAL GROUND		
EXISTING VIEW/SENSITIVITY	This viewpoint represents the view from the Ascension Parish Burial Ground looking north-west towards the Site. Boundary vegetation obscures the foreground of the view, with the middle ground dominated by fields which are allocated by Cambridge City Council as Major Development as part of the North West Cambridge Area Action Plan. Intervening vegetation associated with the properties along Huntingdon Road limit direct views of the Site.	
	<p><b>Value</b> - The view does not include any landscape designation or distinctive feature. The value of the view is considered <b>low</b>.</p>	<p><b>Susceptibility</b> - The visual receptors of this view are users of the burial ground, which also has a recreational function. The susceptibility to change of this visual receptor is considered <b>high</b>.</p>
POTENTIAL CHANGES TO THE VIEW	The proposed development is located in the background of the view. It is believed that the intervening planting and built-form will screen the proposal. Therefore there would be no noticeable changes to the baseline of this viewpoint.	

**MEDIUM**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 5' 57.594" ,N 52° 13' 1.122"  
 Elevation: 30.7m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North-west  
 Distance from Site (closer Site boundary): Approx, 800m  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 12.39am  
 Taken by: Martina Sechi



VIEWPOINT 11

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 11: GIRTON ROAD BRIDGE OVER THE A14		
EXISTING VIEW/SENSITIVITY	This viewpoint represents the view from Girton Road bridge over A14, looking south towards the Site, which is also another route with public access. The foreground of the Site is dominated by the A14 and associated infrastructure, including acoustic fences on its southern boundary. Any distance views of the Site are obscured by dwellings located on Weavers Field, immediately to the south, and intervening vegetation.	
	<p><b>Value</b> - The aesthetic quality of the view is largely compromised by the prominent highway infrastructure. The value is considered <b>low</b>.</p>	<p><b>Susceptibility</b> - The receptors of this view are road users, including pedestrians on a dedicated pavement whose attention is likely to focus on the surrounding townscape. Susceptibility is considered <b>medium</b>.</p>
POTENTIAL CHANGES TO THE VIEW	The proposed development is located in the background of the view. It is believed that the intervening built-form and road infrastructure will screen the proposal. Therefore there would be no noticeable changes to the baseline of this viewpoint.	

**LOW - MEDIUM**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 5' 9.4059" ,N 52° 13' 58.5419"  
 Elevation: 13.6m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): Approx, 1km  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 12.59am  
 Taken by: Martina Sechi



VIEWPOINT 12

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 12: PROW 99/5, WEST OF HUNTINGDON ROAD

<p>EXISTING VIEW/SENSITIVITY</p>	<p>This viewpoint represents the view from PRow 99/5, west of Huntingdon Road looking south-east towards the Site. The foreground of this view is dominated by fields; in the middle distance are the rear boundary of properties aligned along Huntingdon Road, which obscures direct views of the Site. The foreground fields within this view are part of the allocation for North East Cambridge (also known as Eddington), controlled by Policy NW/4 by South Cambridgeshire District Council.</p>	<p><b>MEDIUM</b></p>
<p><b>Value</b> - There are no landscape designations visible within the view nor distinctive landscape features. Furthermore the existing allocation of Policy NW/4 (South Cambridgeshire District Council) compromises the open character of the view. The value of the view is considered <b>low</b>.</p>	<p><b>Susceptibility</b> - The visual receptors of this view are pedestrians on PRow 99/5. Susceptibility to change of this visual receptor is considered <b>high</b>.</p>	
<p>POTENTIAL CHANGES TO THE VIEW</p>	<p>The proposed development is located in the background of the view. It is believed that the intervening planting and topography will screen the proposal. Therefore there would be no noticeable changes to the baseline of this viewpoint.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A1  
 Horizontal Field of View: 39.6°  
 Grid coordinates: E 0° 4' 37.566", N 52° 13' 41.3159"  
 Elevation: 11.4m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South-East  
 Distance from Site (closer Site boundary): Approx, 1.2km  
 Weather: Overcast  
 Date: 19th November 2020  
 Time: 11.16am  
 Taken by: Martina Sechi