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VIADUX AMMENDMENTS – TOWNSCAPE & VISUAL IMPACT ASSESSMENT – TECHNICAL NOTE

This Note has been prepared by Planit-IE Ltd in support of an application to vary the planning permission for Viadux as approved by the LPA on 27 July 2017 (Application Reference: 115871/FO/2017) in light of minor amendments proposed by the Applicant. These are explained in full within the application documentation but principally consist of: alterations to a phasing plan, rationalisation of the building's massing, footprint, and layout, alteration to the structural strategy, reduction in number of car parking spaces, alterations to the elevations, and refinement of the energy strategy.

In light of the proposed amendments there are no changes to the original report/s produced by Planit-IE Ltd, as follows:

- Chapter 8 – Townscape & Visual Impact Assessment
- Appendix 8.2 Townscape Baseline & Effects Table
- Appendix 8.1 Visual Baseline & Effects Table
- Appendix 8.3 TVIA Views Document
- Appendix 8.4 TVIA Figures Document

In addition, the minor nature of the changes will not cause any additional significant effects and, as a result, the conclusions of EIA deliverables in the original application remain the same with no further work required.

When considering the amendments, in relation to the Visual and Townscape Assessment, a brief summary is provided below.

Summary Of Proposed Amendments

The application seeks to make a number of minor changes. The changes which have the potential to impact the effects identified in the 2017 TVIA Assessment are listed below.

- Overall reduction in height of overall building by 500mm.
- Typical floor GIA reduced from 883sqm (9,505sqft) to 876sqm (9,429sqft).
- Reduction of 7sqm (76sqft) per floor.
- Re-distribution of façade fins to improve the slenderness, verticality and appearance of the tower in distant views.
- Omission of Living Wall trellis system, screening the service yard and replacement with perforate screen to retain required cross ventilation.

Assumptions & Limitations

No updated photomontages have been undertaken as part of this report. Judgements and assessment is based on drawn information provided in the application documentation.

This technical note will test the potential for further effects in relation to the operational stage of the development. It is not considered that there will be further significant effects at the construction stage due to the minor nature of the changes and temporary extent of construction effects.

Potential change to assessed Townscape Effects

The 2017 Assessment identified 9 townscape receptors. These receptors are listed below alongside an assessment of potential change to the assessed effects at the operational stage.

Townscape Receptor	Summary of Potential Change to Operational Effects
Heritage Designations	The minor amendments are not considered to alter the assessed effects. Potential effects on specific heritage designations to be addressed in a separate heritage note.
Petersfield: Townscape Character Area	The minor amendments are not considered to alter the character of the development, therefore it is anticipated there will be no change to the identified beneficial effects
Urban Grain	The minor amendments are not considered to alter the assessed effects
Land Use	The minor amendments are not considered to alter the assessed effects
Building Heights	Whilst minor change to building heights are proposed due to alterations to floor-to-floor heights, the minor amendments will not alter the overall number of storeys proposed, therefore there will be no change to the identified beneficial effects. Visual effects are considered separately.
Topography & Levels	The minor amendments are not considered to alter the assessed effects
Movement & Linkages	The minor amendments are not considered to alter the assessed effects
Public Realm Open Space	The minor amendments are not considered to alter the assessed effects
Site Character	The minor amendments are not considered to alter the assessed effects

Potential Change To Assessed Visual Effects

The 2017 Assessment identified 17 viewpoints which had the potential to experience significant effects. These receptors are listed below alongside an assessment of potential change to the assessed effects at the operational stage.

Visual Receptor	Summary of Potential Change to Operational Effects
Within all views – <i>applicable to all viewpoint receptors</i>	Reduction in building Height and building envelope The reduction of 500mm from the height and reduction in building footprint will be barely perceptible within the photomontage views, with a very slight reduction in the potential visual presence of the building within them. As such it is not anticipated that this change will result in any additional visual effects.

	Change in façade detail – <i>applicable to all viewpoint receptors</i> The residential upper floor materiality remains as approved drawings. The overall building materiality remains as the 2017 planning application with very slight alterations to the layout of the façade elements with re-distribution of façade fins to improve the slenderness, verticality and appearance of the tower. The building design will continue to utilise: <i>‘a simple palette of materials, clear glass, opaque (enamel fritted) glass, aluminum panel vents and aluminum fins to articulate the facade within a unitised curtain wall system.’</i> Whilst it is possible that the changes listed above to the façade will be barely visible within all of the photomontage views of the taller tower element, it is unlikely that the changes would have any effect on the composition, appreciation or nature of the views. As such it is not anticipated that these will result in any changes to the assessed effects.
View 12	Removal of Living Wall trellis system This change is likely to be visible in the backdrop of the view, with a change from green screen to perforated metal grill. There will be a slight reduction in the softening of the built form as a result of the change, but this will not affect the overall composition, appreciation or nature of the view. As such the assessed Moderate Adverse effect is unchanged.

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.