

Viewpoint	Visual Receptor	View Type	Sensitivity	Description of View	Description of Change in View	Magnitude of Change	Significance
1	Pedestrians/cyclists using the bridge over the River Exe at Salmonpool. Located 2.4km SE of the site, at approximately 5m AOD. Grid Ref: SX930906 .	No view	High	View looking north along the foot-cycle bridge above the River Exe to the west of Salmon Pool. The city centre is seen on rising ground in the centre of the view above the flood relief channel, with the St Michaels Mount Dinham (St Davids) Cathedral Church of St Peter, St Leonards Church forming distinctive landmarks on the skyline in the distance. Buildings on Fore St, including the cupula of Paternoster House at the junction of Fore St/North St are visible to the left of Colleton Crescent, a listed Georgian Terrace above Exeter Quay, partially screened by mature tree planting above the quayside in the middle ground. The Quay sports centre climbing tower,warehouses and properties on Haven Banks indicate the location of the quay. The cycle path forms part of National Cycle Network Route 2.	The proposed development is hidden behind intervening landform and existing city centre buildings - a small portion of the roof of the northern block is just visible in the distance on the skyline, seen in the context of the existing roofscape. The visible part of the proposed development will be a very small element of the view. As you move northwards along the path towards the city centre the buildings in front of the proposed development hide views of the proposed scheme.	Negligible	Negligible
2	Pedestrians/cyclists using the foot/cycle path between the Flood Channel & Ship Canal south of Kings Arms. Located 1.6km SE of the site. Grid Ref: SX925912	No view	High	View looking north along the foot-cycle path to the west of the flood relief channel. The city centre is seen on rising ground in the centre of the view, with the St Michaels Mount Dinham (St Davids) Cathedral Church of St Peter, St Leonards Church (to the right of the view) forming distinctive landmarks on the skyline. Buildings on Fore St, including the cupula of Paternoster House at the junction of Fore St/North St are visible to the left of Colleton Crescent, a listed Georgian Terrace above Exeter Quay, partially screened by mature tree planting above the quayside in the middle ground. The Quay sports centre climbing tower,warehouses and properties on Haven Banks indicate the location of the quay. The cycle path forms part of National Cycle Network Route 2.	The proposed development is hidden behind intervening landform and existing city centre buildings. As you move northwards along the path towards the city centre the buildings along the quayside become more prominent and proposed development remains hidden.	No change	No change
3	Pedestrians & drivers on Farm Hill, Exwick. Located 1.9km NW of the site, at approximately 15m AOD. Grid Ref: SX910932	Partial	Medium	View looking south-east from the footway adjacent to Farm Hill, Exwick. The city centre is seen on rising ground in the centre of the view, with Exeter College, St Davids Church (Hele Road), Cathedral Church of St Peter and St Michaels, Mount Dinham, forming distinctive landmarks on the skyline (with hills in East Devon in the distance behind). Existing buildings around the site including the Rougemont Hotel and Guildhall Car Park are seen to the left of the cathedral towers partially screened by mature trees and buildings along St Davids Hill.	The proposed development represents a small element in the view and will be seen in the context of existing city centre buildings to the centre of the view, below and to the left of the Cathedral Towers (obscuring views of the Guildhall car park). The proposed buildings sit below the skyline of the hills in East Devon and do not interfere with the dominance of the cathedral church towers.	Low	Moderate-Minor Adverse
4	Pedestrians and drivers using Guys Road, Exwick Located 1.0km W of the site, at approximately 60m AOD. Grid Ref: SX907928	Partial	Medium	View looking east from Guys Road adjacent to the Exwick Sports Hub. The Cathedral Church of St Peter marks the location of the city centre to the rear of St Michaels, Mount Dinham, which is a distinctive landmarks on the skyline. Existing Victorian terraces on Haldon Road form the skyline to the left of St Michael's church, with mature trees along the River Exe screening views of the city centre to the right.	The upper parts of the proposed development will be partially seen as a small element in the view against the skyline above the existing terraces on Haldon Road - to the left of St Michael's church and the Cathedral Towers.	Low	Moderate-Minor Adverse

5	Pedestrians and drivers using Peterborough Road, Exwick Located 1.7km W of the site, at approximately 55m AOD. Grid Ref: SX901930	Open	Medium	Open view of the city centre from Peterborough Road which rises above Exwick. A open view looking down the street and across green space along the River Exe to the city centre; including Exeter College, St Davids Church (Hele Road), St Michaels, Mount Dinham and the Cathedral Church of St Peter, forming distinctive landmarks (with hills in East Devon in the distance behind). The distinctive elevation of the Guildhall car park to the left of St Michaels, Mount Dinham marks the location of the site which is seen in the context of other city centre buildings including the Exeter College (Queen St) campus, John Lewis, Rougemont Hotel and the Library and is partially obscured by existing trees to the north of the Iron Bridge. Distinctive trees mark the location of Northernhay/Rougemont Gardens in the centre of the view.	The proposed development will be seen as a minor element in the context of existing city centre buildings in the centre of the view, to the left of St Davids Mount Dinham and the Cathedral Towers (partially obscuring views of the Guildhall car park). The proposed buildings sit below the skyline and existing city centre buildings.	Low	Moderate-Minor Adverse
6	Pedestrians and drivers using Vuefield Hill, St Thomas. Located 2.0km W of the site, at approximately 65m AOD. Grid Ref: SX903913	Open	Medium	Open view of the city centre from Vuefield Hill which rises above St Thomas. An open view looking down the street to the city centre, including Exeter College, St Davids Church (Hele Road), St Michaels, Mount Dinham and the Cathedral Church of St Peter, forming distinctive landmarks with rising ground in Pennsylvania forming the skyline to the north). The trees in the open space at Bartholomew Street/Bartholomew Street are seen in the middle of the view (between St Michael's Mount Dinham and John Lewis) obscuring the site.	Glimpsed view of upper storeys of the southern parts of the proposed development will be glimpsed above the existing trees in Bartholomew St open space in the centre of the view.	Low	Moderate-Minor Adverse
7	Passengers at St Thomas Railway Station Platform. Located 850m SW of the site at approximately 15m AOD. Grid Ref: SX914919	Glimpsed	Medium	Wide angle view of viewpoint 8 which includes the Cathedral in frame	See below	Negligible	Negligible
8	Passengers at St Thomas Railway Station Platform. Located 850m SW of the site at approximately 110m AOD. Grid Ref: SX914919	Glimpsed	Medium	Glimpsed view from St Thomas Railway Station platform, above Cowick Street. The foreground is dominated by buildings on Cowick Street, with St Michaels Mount Dinham, Renslade House (Exe Bridges) and buildings rising up Fore Street to Paternoster House forming the skyline. The site is hidden by the intervening landform and buildings - and is located between the scaffold clad Renslade House and the large grey roof of Mecca Bingo in the centre of the view. The Cathedral Towers are an important landmark to the right of the view (out of shot). This viewpoint is within Cowick Street Conservation Area.	From this elevation view the upper parts of the proposed development are just glimpsed between the scaffold clad Renslade House and the large grey roof of Mecca Bingo in the centre of the view.	Negligible	Negligible
9	Viewpoint Ref not used			Site obscured by Renslade House - minimal change in view			
10	Pedestrians using Higher Hooper Lane located 1.7km N of the site at approximately 110m AOD. Grid Ref: SX923943	Glimpsed	Medium	Glimpsed view from Higher Hooper Lane. Student Halls at Lawfrowda are seen in the middle ground of the view, with the Cathedral seen as a landmark to the left of the view within the city centre, with an open view to the wider Exe Valley and Haldon ridge to the south. Student accommodation at East Park is currently being constructed in the field to the south of the hedgerow in the foreground of the view, and will change the character and context of the viewpoint and be likely to reduce the visibility of the City Centre.	The upper parts of the proposed development will be seen as a small element in the view against the skyline in close proximity to the roof of Mecca Bingo, and behind the Rougemont Hotel and Exeter Prison - above the student accommodation and to the right of the evergreen trees in the centre of the view.	The magnitude of change in the view is assessed as Low.	Moderate to Minor Adverse
11	Drivers and Pedestrians on St David's Hill located approximately 600m NE of the site at approximately 30m AOD. Grid Ref: SX913931	No View	Medium	View from St David's Hill looking south east. The site is obscured by landform and existing flats to the centre of the view. St David's Church is glimpsed through trees in the centre of the view, and Exeter College is located behind the retaining wall and trees to the left of the view. This viewpoint is within St David's Conservation Area.	The site is not visible from this location	No change	No change

12	Drivers and Pedestrians on Hele Road, by Exeter College, 500m NE of the site at approximately 35m AOD. Grid Ref: SX913931	No View	Medium	View from Hele Road looking south east. St David's Church is clearly visible in the centre of the view, and Exeter College is located behind the view. The site is obscured by landform and the church to the centre of the view. This viewpoint is within St David's Conservation Area.	The site is not visible from this location	No change	No change
13	Pedestrians and Drivers on Exe Street, by St Bartholomew's Cemetary 170m SW of the site at approximately 10m AOD. Grid Ref: SX916926	Glimpsed View	Medium	View from Exe Street, adjacent to St Bartholomew's Cemetary looking NE towards the site. The existing Harlequins Centre buildings are hidden behind Napier Terrace which steps up the hill in the foreground. The upper parts of the City Gate Hotel are glimpsed above Napier Terrace, and buildings on Lower North Street are seen above the modern brick housing in the left of the view. The Iron Bridge is just out of shot to the left of the view. The northern part of the cemetary is visible in the right of the view. This viewpoint is within St David's Conservation Area.	The upper parts of the southern part of the proposed development are glimpsed above Napier Terrace and are contiguous with the upper part of the City Gate hotel. Views from further south along Exe Street are largely obscured by exisitng mature trees.	Low	Moderate-Minor Adverse
14	Pedestrians and Drivers on Exe Street, by St Bartholomew's Cemetary 120m SW of the site at approximately 10m AOD. Grid Ref: SX916927	Glimpsed View	Medium	View from Exe Street looking NE towards the site. The existing Harlequins Centre buildings are hidden behind existing building in Bell Court which step up the hill to the right of the view. The upper parts of the City Gate Hotel are glimpsed above Napier Terrace and buildings on Lower North Street are seen above the modern housing. The Iron Bridge is visible to the left of the view. This viewpoint is within St David's Conservation Area.	The upper parts of the southern part of the proposed development are glimpsed above the upper parts of Bell Court and are contiguous with the upper part of the City Gate hotel.	Low	Moderate Adverse
15	Pedestrians using the footpath on the eastern edge of Mount Dinham 280m SW of the site at approximately 20m AOD. Grid Ref: SX915926.	Partial	Medium	View from the eastern edge of Mount Dinham cottages looking NE towards the site. The existing Harlequins Centre buildings are glimpsed behind the scrubby vegetation in the centre of the view. The upper parts of the City Gate Hotel are visible, and the Guildhall Park is a dominant negative feature in the view. The roofs of the Royal Albert Memorial Museum and Exeter Phoenix, and mature trees in Rougemont Gardens are glimpsed to the right of the Mount Dinham Lodge Cottage in the middle of the view. This viewpoint is within St David's Conservation Area.	The proposed development is clearly seen in the centre of the view. Whilst it is seen in the context of the Guildhall Car Park it is a significant change in the view, and partially obscures the glimpsed view of the RAMM and Phoenix roofs and trees in Rougemont Gardens.	High	Major-Moderate Adverse
16	Pedestrians/cyclists, road users and residents of Mount Dinham. Located 280m SW of the site, at approximately 35m AOD. Grid Ref: SX915927	No View	Medium	A view from within Mount Dinham looking towards the site. There are no views of the site. This viewpoint is within St David's Conservation Area.	The development is not visible in this view.	No change	no change
17	Pedestrians/cyclists, road users of Iron Bridge. Located 100m W of the site, at approximately 27m AOD. Grid Ref: SX916927	Partial View	Medium	A view looking east along the Iron Bridge towards the site. Existing properties along Lower North Street screen views of the majority of the site beyond. This viewpoint is within St David's Conservation Area.	A small part of the development can be seen. However, this is perceived as a small part of the view and is a contiguous part of the existing complex of buildings present on Lower North Street.	Low	Minor Adverse
18	Pedestrians/cyclists, road users and residents of Iron Bridge/St David's Hill . Located 200m W of the site, at approximately 32m AOD. Grid Ref: SX916928	Partial View	Medium	A view looking east along the Iron Bridge towards the site. Existing buildings along Lower North Street largely screen views of the site beyond and combines with the monolithic façade of the Guildhall Centre car park to result in a complex and built character. A small part of the existing Harlequins roof is visible in the left of the view. Trees within the car park in the southern part of site are partially visible. Two of Exeter Cathedral's towers are partially visible above the Guildhall Centre building and acts as a orientation point marking the city centre. This viewpoint is within St David's Conservation Area.	The southern part of the development can be seen in the view against the backdrop of the existing Guildhall Car Park. However this is perceived as part of an already complex buit environment and does not significantly alter the nature of the view. The development blocks step up Paul Street to preserve the views of Exeter Cathedral, and will replace the monolith Guildhall Car Park facade with a more articulate and human scale facade.	Low	Minor Beneficial

19	Pedestrians/cyclists, road users and residents of Haldon Road. Located 200m W of the site, at approximately 35m AOD. Grid Ref: SX915928	Glimpsed/ Partial View	Medium	A view looking east across residential gardens towards the site, which is screened by existing buildings along St. Davids Hill. One of Exeter Cathedral towers is partially visible in the view. This viewpoint is within St David's Conservation Area.	A small part of the development is visible behind the existing rooflines of built form in the centre of the view, filtered through the canopies of the existing trees. However, this does not alter the character of the view. The view of Exeter Cathedral tower is unaffected.	Low	Minor Adverse
20	Pedestrians/cyclists, road users and residents of Northernhay Street. Located 25m W of the site, at approximately 24m AOD. Grid Ref: SX918927	Glimpsed/ Partial View	Medium	View looking north east towards the site. Existing buildings and rising landform screen views of the existing site. The City Wall at the site boundary is glimpsed through the gap between the existing buildings on Northernhay Street. This viewpoint is within St David's Conservation Area.	A small part of the southern part of the development is seen in the gap between the existing buildings. However, it does breach the ridgeline of the existing propoerties within Northernhay Street not does it significantly alter the character of the view.	Medium	Moderate Adverse
21	Viewpoint Ref not used			Duplicates View 44			
22	Pedestrians/cyclists and road users of Bartholomew Street East. Located 150m SW of the site, at approximately 35m AOD. Grid Ref: SX916925	Open View	Medium	A view looking NE along the alignment of Bartholomew Street East and Paul Street towards Queen Street. Existing deciduous trees in the southern part of the site filter views of the existing Harlequins centre, with part of the existing roofs visible above. In winter it is likely that the existing buildings would be more visible. The existing footbridge crossing Paul Street partially blocks views of the Exeter Phoenix Art's centre, which terminates the vista (with mature trees in Rougemont Gardens behind). The existing Guildhall car park building is visible on the eastern side of Paul Street. This viewpoint is within Central Conservation Area.	The development provides new buildings to the western side of Paul street which are of a larger scale than the existing buildings and represent a significant element in the view. The development introduces additional built form to the skyline, partially obscuring the existing mature trees in Rougemont Gardens. The removal of the pedestrian footbridge crossing Paul Street creates a more open views towards the Exeter Phoenix Art's Centre leading towards an overall improvement of the vista . Existing deciduous trees are retained to continue to filter views of the lower floors of the development.	Medium	Moderate Adverse
23	Pedestrians/cyclists and road users of Bartholomew Street East. Located 75m SW of the site, at approximately 31m AOD. Grid Ref: SX917926	Open View	Medium	A view looking SE along the alignment of Bartholomew Street East and Paul Street towards Queen Street. Existing deciduous trees filter views of the existing Harlequins centre. In winter it is likely that this would be more visible. The existing footbridge crossing Paul Street partially blocks views of the Exeter Phoenix Art's centre, which terminates the vista. The existing Guildhall car park building is visible on the eastern side of Paul Street. This viewpoint is within Central Conservation Area.	The development provides new buildings to the western side of Paul street which are of a larger scale than the existing buildings and represent a significant element in the view. Although the development increases the amount of built form on the skyline it provides an appropriate scale for the city centre setting, creates better active frontages to the street and helps to reinforce the vista along Paul Street. The removal of the pedestrian footbridge crossing Paul Street opens views towards the Exeter Phoenix Art's Centre leading towards an overall improvement of the vista. Existing deciduous trees are retained to continue to filter views of the development.	Medium	Moderate Beneficial
24	Pedestrians in Bury Meadow Park Located 200m N of the site, at approximately 40m AOD. Grid Ref: SX916932.	No view	High	The site is not visible from this location	The site is not visible from this location	No change	No change
25	Pedestrians/cyclists and road users of Queen Street. Located 200m N of the site, at approximately 40m AOD. Grid Ref: SX917930	No view	Medium	The development site is not visible and screened by the intervening built along Queen Street - in particular Exeter College buildings and the Mercure Exeter Rougemount Hotel which is a large building within the streetscape. Exeter Cathedral is glimpsed and forms a focal point at the southern end of Queen Street. This viewpoint is within St David's Conservation Area.	The development is not visible and screened by the intervening built form.	No change	No change

26	Pedestrians/cyclists and road users of Queen Street. Located 75m N of the site, at approximately 40m AOD. Grid Ref: SX918929	Partial View	Medium	A limited view from this section of Queen Street looking south along Queen Street and towards the site, across the Rougemont Hotel car park. A very small part of the existing Harlequins Centre roofscape is seen beyond the existing Rediscover Church building on Northernhay Street. However, this is viewed as part of the built form massing present along South Street/Northernhay Street. Part of Exeter Cathedral tower is visible as a focal point at the end of the Queen Street vista. This viewpoint is within St David's Conservation Area.	Part of the development is openly visible rising above the existing built form along Northernhay Street/South Street. The new development introduces taller built form that contrasts with the historic buildings present in the foreground leading to a considerable change on the skyline. Views of Exeter Cathedral are uninterrupted.	High	Major-Moderate Adverse
27	Pedestrians/cyclists and road users of Queen Street/Northernhay Gate. Located 40m N of the site, at approximately 40m AOD. Grid Ref: SX918928	Partial View	Medium	A view from Queen Street/Northernhay Gate looking towards the site. The existing Harlequins Centre is not visible due to screening provided by intervening built form present along Queen Street/Northernhay Street. This viewpoint is within St David's Conservation Area.	A very small part of the development is visible above the roofline of the existing Rediscover Church building on Northernhay Street. However, this results in an imperceptable change in the view.	Negligible	No Change
28	Pedestrians/cyclists and road users of Queen Street/Paul Street. Located 30m E of the site, at approximately 40m AOD. Grid Ref: SX919928	Open View	Medium	A view looking SW looking along Paul Street from the corner of Queen St, Paul St and Gandy St. Part of the existing Harlequins Centre is visible running down Paul Street. The blank facades and low form of this building complex provide a poor and unanimated frontage to Paul Street. This is coupled with the taller and monolithic facade of the Guildhall Centre on the eastern side of Paul Street, which combines to create a low quality vista. The existing white building on the corner of Queen Street offers a pleasant focal point. This view is within Central Conservation Area.	The proposals are openly visible along the western side of Paul Street and introduce taller and more masculine built form, which provide more effective containment to Paul Street. The new development is viewed as a similar scale to the existing Guildhall Centre on the eastern side of the street, which relates more effectively to its city centre location. Active frontages are visible at street level. These factors combine to result in an improvement to the vista along Paul Street itself. Although the built massing rises behind the existing built form to Queen Street it is perceived as an appropriate scale given it's city centre location.	High	Major-Moderate Beneficial
29	Pedestrians/cyclists and road users of Queen Street. Located 30m E of the site, at approximately 40m AOD. Grid Ref: SX919927	Partial View	Medium	A view looking W along Queen Street and the corner of Paul Street. A small part of the existing Harlequins Centre is visible to the rear of the prominent white building, which marks the corner of Queen Street/Paul Street. The vista along Queen Street is the dominant feature of the view. Views of the development site further to the west are blocked by the existing Guildhall Centre. This view is within Central Conservation Area.	Part of the development is seen rising behind the existing built form along Queen Street. Views of the development site further to the west are blocked by the existing Guildhall Centre. The scale of the proposed built form is in keeping with the height of the RAMM and other existing built form on the eastern side of Queen Street, creating enhanced balance to the urban form and a more human scale positive built form through the introduction of residential uses at upper floors. Although the development introduces new built form into the view, which increases the urban character, it does not significantly change the nature of the view along South Street.	Low	Moderate-Minor Beneficial
30	Pedestrians/cyclists and road users of Queen Street. Located 50m SE of the site, at approximately 40m AOD. Grid Ref: SX920927	No view	Medium	A view looking NW along Queen Street from close to the junction with Little Queen St. The development site is not visible and screened by the Guildhall Shopping Centre. This view is within Central Conservation Area.	The development site is not visible and screened by the Guildhall Shopping Centre.	No change	No change
31	Viewpoint Ref not used						
32	Viewpoint Ref not used						

33	Pedestrians and users of Northernhay Gardens. Located 100m NE of the site, at approximately 55m AOD. Grid Ref: SX919929	Partial/Open View	High	An open view from the Northernhay Gardens looking SW towards the site. The existing Harlequins Centre is not visible and screened by intervening built form along Queen Street and Northernhay Street. The Mercure Rougemont Hotel and existing office building are also visible however, these are viewed as part of a green and treed environment. Views of hills west of Exeter are seen on the skyline are present beyond. This view is within St David's Conservation Area, and within the Registered Park and Garden.	Two blocks of the proposed development are partially visible rising above the existing built form along Queen Street/Northernhay Street. This adds some additional massing into an already urbanised component of the view. Overall this constitutes a small component in the wider view and does not affect the character of the view from the gardens or obscure views of the hills to the west of the city. This specific viewpoint is the most open view of the site from the Gardens, in other parts of the gardens the proposed development is obscured by intervening buildings, landform and trees (see view 41).	Low	Moderate Adverse
34	Rougemont Gardens Pedestrians and users of Rougemont Gardens. Located 190m NE of the site, at approximately 65m AOD. Grid Ref: SX920929	Glimpsed	High	An elevated view from Rougemont Gardens looking SW towards the site. Existing trees and buildings screen views of the site from most locations within the gardens. and the rear of the Pheonix Art's Centre curtails views of the city centre beyond. Residential areas of Exwick are visible on the other side of the Exe Valley and distant countryside views provide a backdrop on the skyline. The existing Harlequins Centre is not visible. This view is within Central Conservation Area, and within the Registered Park and Garden.	Part of the development rises slightly above the Phoenix Art's Centre and adds additional building mass in the view. Views of Exwick are largely screened by the new development, however views of the hills to the west of Exeter on the skyline beyond are unaffected. The proposed building is seen as a small part of the view and in the context of other city centre buildings.	Medium	Major-Moderate Adverse
35	Pedestrians/cyclists users of Cathedral Yard. Located 200m SE of the site, at approximately 40m AOD. Grid Ref: SSX921925	No view	Medium	The development site is not visible and screened by the intervening buildings enclosing Cathedral Yard. This view is within Central Conservation Area.	The development is not visible and screened by the intervening built form.	No change	No change
36	Pedestrians/cyclists and road users of Queen Street and users of Central Station. Located 100m N of the site, at approximately 40m AOD. Grid Ref: SX918929	Partial view	Medium	A view along Queen street looking south-east towards the site. The Mercure Hotel building provides significant scale to the street and curtails views of the site beyond. Existing built form along Queen Street largely screens views of the existing Harlequins Centre beyond however a small section of the existing roof is visible. Part of Exeter Cathedral tower is visible as a focal point at the end of the Queen Street vista. This view is within St David's Conservation Area.	A small part of the development is visible on the skyline beside the the Mercure Hotel. However, this forms a small component that is in keeping with the scale of the surrounding built form within the city centre. The develop does not interfere views of Exeter Cathedral tower.	Low	Moderate-Minor Adverse
37	Pedestrians/cyclists and road users of Queen Street and users of the RAMM. Located 25m NE of the site, at approximately 40m AOD. Grid Ref: SX919928	No view	Medium	A view from Queen Street at the entrance to the RAMM looking SW towards the site. The existing buildings on the south-west side of Queen Street blocks views of the site beyond. This view is within Central Conservation Area.	Views of the development from this part of Queen Street are completely obscured by existing buildings.	No change	No change
38	Residents of Northernhay Square. Located 25m W of the site, at approximately 30m AOD. Grid Ref: SX917927	Partial/Open View	Medium	An open view towards the site from Northernhay Gardens between and above existing buildings on Northernhay Street. Part of the existing Harlequins Centre building is visible on the skyline through a break in residential properties to Northernhay Street. A section of City Wall is also visible. This view is within St David's Conservation Area.	Part of the southern part of the proposed development will be visible breaking the skyline above Northernhay Street. The new built form introduces taller building elements within the view leading to an intensification of the urban character of the view. The proposed buildings although higher than the existing Harlequins Centre will have a more appropriate residential character and human scale, but will be a significant change in the view from Northernhay Square.	High	Major-Moderate Adverse
39	Pedestrians/cyclists and road users of the Iron Bridge. Located 35m S of the site, at approximately 27m AOD. Grid Ref: SX917927	Glimpsed/ Partial View	Medium	A glimpsed elevated view from the Iron Bridge looking NE obliquely towards the site. The existing built form develops a closely grained urban character in the foreground and blocks views of the site and existing Harlequins centre beyond. This view is within St David's Conservation Area.	A small part of the development is seen on the skyline in the eastern part of the view behind the existing built form. This contributes to a minor change in the view.	Low	Moderate-Minor Adverse
40	Pedestrians/cyclists and road users of the Iron Bridge. Located 35m S of the site, at approximately 28m AOD. Grid Ref: SX917927	No view	Medium	An elevated view from the Iron Bridge looking NE along the alignment of Northernhay Street. The existing built form blocks views of the site beyond. This view is within St David's Conservation Area.	The site is not visible from this location	No change	No change

41	Pedestrians and users of Northernhay Gardens. Located 100m NE of the site, at approximately 55m AOD. Grid Ref: SX919929	Partial/Open View	High	A view from the Avenue below the War Memorial in Northernhay Gardens, looking SW along the alignment of the Avenue and Northernhay Street. An existing avenue of deciduous trees frames the view along the avenue and combines with existing buildings on the south western edge of the gardens to screen views towards the site and existing built form. The existing historic built form is visible along Northernhay Street and distant views of countryside on the skyline are present beyond. This view is within St David's Conservation Area.	The develop is partially visible rising slightly above existing rooflines of properties on Queen Street during winter months where it is seen as part of the built form within the City Centre. The proposed development will be seen in the context of other buildings including the Rougemont Hotel and will be of a similar character appropriate to the city centre. During the summer the proposed development is screened by the existing trees. The development does not enroach upon the framed view along the avenue to the Hills to the west of the city.	Low	Moderate -Low Adverse in winter months (where there is partial screening due to existing trees and buildings). Negligible during the summer due to mature trees within the gardens.
42	Pedestrians/cyclists and road users of Queen Street. Located 50m N of the site, at approximately 40m AOD. Grid Ref: SX919928	No view	Medium	A view from Queen Street looking SW down Northernhay Street. The existing historic built form contains views down the street and frames distant views of countryside on the skyline beyond. This view is within St David's Conservation Area.	The site is not visible from this location	No change	No change
43	Pedestrians/cyclists and road users of Northernhay Street. Located 25m W of the site, at approximately 36m AOD. Grid Ref: SX918928	Glimpsed/ Partial View	Medium	A view looking towards the site along Maddocks Row to the site. The existing archway, which is part of the city wall, provides a focal point in the view and the existing Harlequins Centre loading area is visible beyond. This view is within St David's Conservation Area.	The development is clearly visible behind the archway and between the existing buildings on Northernhay Street, and creates a new built form which is a significant change in the view.	High	Major-Moderate Adverse
44	Pedestrians/cyclists, road users and residents of Northernhay Street. Located 25m W of the site, at approximately 35m AOD. Grid Ref: SX918928	Glimpsed/ Partial View	Medium	An oblique view looking towards the site across the garden of the existing residential property. The boundary wall and planting are dominany in the view in the foreground. A very small part of the Harlequins centre roofscape is visible on the skyline. This view is within St David's Conservation Area, and within the Registered Park and Garden.	The upper parts of the development breaks the skyline above the garden boundary walls and introduces new built form into the view. The larger scale of the proposed development is a significant change in the view.	High	Major-Moderate Adverse
45	Pedestrians/cyclists, road users and residents of Northernhay Street. Located 25m W of the site, at approximately 30m AOD. Grid Ref: SX918927	Glimpsed/ Partial View	Medium	View through the entrance to the private car park on Northernhay Street to the west of the site. Parts of the existing Harlequins Centre roofscape can be seen on the skyline, which rises above the City wall located in the centre of the view. This view is within St David's Conservation Area.	The development rises above the city wall to provide a dominant feature on the skyline.	High	Major-Moderate Adverse
46	Pedestrians/cyclists and road users of Northernhay Street. Located 25m SW of the site, at approximately 15m AOD. Grid Ref: SX917927	No view	Medium	View looking NE along Northernhay Street, illustrating the character of the street with strong enclosure from existing buildings framing the view towards Queen St. The red brick building at the top of the street is part of the Rougemont Hotel. This view is within St David's Conservation Area.	The site is not visible from this location	No change	No change
47	Pedestrians using the footpath along the City Wall along the northern edge of the site, within the site boundary at approximately 30m AOD. Grid Ref: SX918928.	Open View	Medium	View west along the footpath from the entrance to Maddocks Row. The view is dominated by the rear of the Harlequin Centre and its service area and is a poor quality pedestrian environment, with the narrow footway running along the edge of the city wall. The upper parts of houses on Northernhay Street are seen above the City Wall, and there is a framed view of the hills to the west of Exeter. This view is within Central Conservation Area, adjacent to St David's Conservation Area.	The view will change significantly with the redevelopment of the Harlequins Centre resulting in a high quality pedestrian space running along the City Wall. The proposed development is set back from the wall and will continue to frame the view south along the wall and to the wider landscape to the west.	High	Major-Moderate Beneficial