

**View as proposed**

- 6.174 The Proposed Development would bring about a considerable change to this view. The proposed buildings along the A12 would be highly prominent from here, the tallest lying either side of Highland Place, where the enhanced underpass will dramatically improve connectivity across this major road. The building outlined in purple lies within Phase B and those lying within Phase C are outlined in yellow. There will be a large gap between these, indicating the position of Highland Place, and providing visual relief when viewing the Site's built frontage to the A12 from here.
- 6.175 The buildings will have a strong orthogonal form. The Design Code stipulates that the architecture of the tallest building in Phase B, the only stand-alone tower proposed, will be different to that of its neighbours in Phase C to help emphasise its importance in the hierarchy of buildings on the Site as the terminus to Abbot Road at Highland Place.
- 6.176 This would be a change of **high** magnitude to a view of **medium** sensitivity. The significance of effect would be **moderate to major** (significant). The effect would be **beneficial**.
- 6.177 The effect would be at local level and long term.



Proposed

4496\_0735



**View as proposed with cumulative schemes**

- 6.178 No cumulative schemes would be visible. Taking this into account, the Proposed Development would represent a change of **high** magnitude to a view of **medium** sensitivity. The significance of effect would be **moderate to major** (significant). The effect would be **beneficial**.
- 6.179 The effect would be at local level and long term.

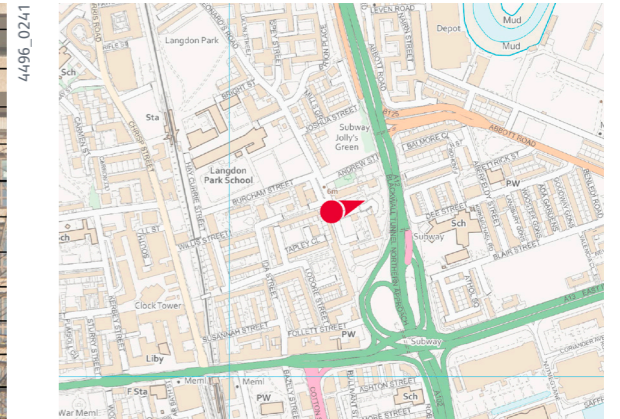


Cumulative

4496\_0736



Existing

**View as existing**

- 6.180 This viewpoint is located on St Leonards Road, just to the west of Carradale House (grade II LB) and Balfron Tower (grade II\*). These buildings are seen to frame the left and right sides of the image respectively. The two buildings are separated by areas of green space with mature tree planting, allowing for a view towards the A12 and terraced housing on the Site beyond that. This viewpoint lies within the Balfron Tower CA.
- 6.181 People in this location are likely to be a mix of local residents and workers.
- 6.182 This is a view of **medium to high** sensitivity.