

View as proposed with cumulative schemes

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

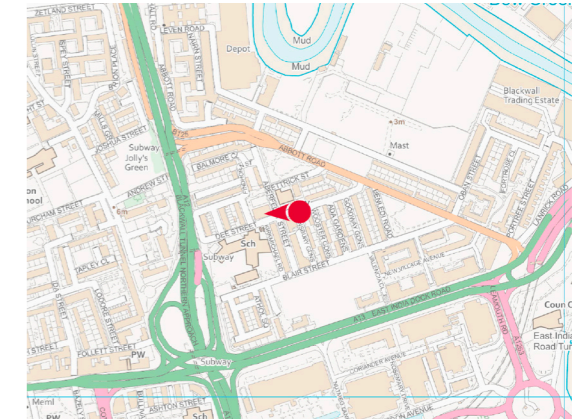


Cumulative

4496_05/16



Existing



View as existing

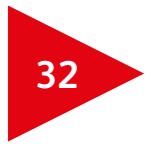
- 6.319 This view, the second in the sequence presented from Dee Street, is located just east of the junction with Aberfeldy Street, which marks the Site boundary. In contrast to the previous view, the townscape seen in this view is more urban in character, with buildings of different scales and uses. These include a post-war church on the corner with Aberfeldy Street (St Nicholas), its spire seen on the far right side of the image, Aberfeldy Neighbourhood Centre, seen centrally in the image, and the end of a shop terrace on Aberfeldy Street (left side of the image). These buildings lend the sense that the viewer is approaching a junction of local importance – the neighbourhood centre.
- 6.320 The presence of Balfron Tower is keenly felt from here, adding interest to the view. One notable influence on the viewer's experience of this tower on this approach from the east is the effect of trees. During winter months, those trees are bare, which allows a mostly uninterrupted view of Balfron Tower along the length of this street. For the rest of the year, trees in leaf affect the visibility of the tower as one moves along the street - an open view of the tower is closely followed by a partial one which, in turn, is followed by a more revealing one, and so on. This game of hide and seek that the tower plays with the viewer as they move along the street heightens the drama created by its presence as they move along the street.
- 6.321 It is likely that viewers in this location will comprise a mix of local residents and workers.
- 6.322 This is a view of **medium** sensitivity.

View as proposed

- 6.323 At this point in one's journey along Dee Street, there will be an awareness that one has come to a point of local significance within Aberfeldy Village – the neighbourhood centre. The scale, form, expression and uses accommodated within the Phase A buildings seen in this view will be commensurate with their roles in serving the local community at this important and focal point on the Aberfeldy Estate. On the left side of the view, one sees the corner of one of these new buildings on the High Street (Building H1), with retail uses at ground level and residential units above, lending passing surveillance and animation through the use of balconies. On the right side of the view, beyond the trees, one sees a marker building (Building F1) stepping down in height to define Town Square – a new public space facing St Nicholas Church. Clad in polished and rough-faced precast concrete and brick in various red tones, and accommodating projecting balconies that overlook Town Square, Building F will animate the square and contribute to the life of this centre.
- 6.324 The yellow outline shown the right of Building F indicates a building lying within Phase C of the masterplan. It is seen to rise to a similar apparent height as the lower arm of Building F. The view of the service tower of Balfour Tower will be largely blocked from this particular view-point. As noted above, the inviting nature of the buildings within the Proposed Development will encourage one to continue along the street where views of listed building will open up again. At that point one will become aware of the improved Dee Street underpass at the A12 that will invite users to continue their journey westwards into the Balfour Conservation Area and Crisp Street beyond.
- 6.325 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**.
- 6.326 The effect would be at local level and long term.



Proposed



Dee Street, midway