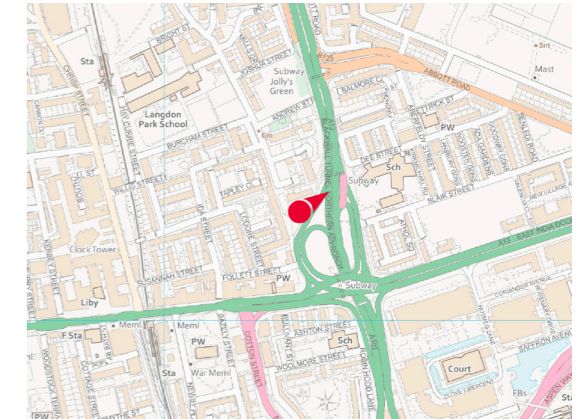




Existing

**View as existing**

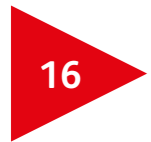
- 6.188 This viewpoint lies on the path running from St Leonards Road to the A12 underpass used by pedestrians to reach the Aberfeldy Estate on the Site. The A12 lies on the other side of the brick wall seen centrally in the image. Balfour Tower is seen in scaffolding framing the left side of the image. The viewpoint lies within the Balfour Tower CA.
- 6.189 People in this location are likely to be a mix of local residents and workers.
- 6.190 This is a view of **low to medium** sensitivity.

View as proposed

- 6.191 The view would take in buildings lying within Phases A and C. The latter would appear through a veil of trees, as indicated by the yellow lines illustrated on the left side of the image. The Phase A buildings, applied for in detail, are indicated by the blue outlines. That seen to the left of centre in the image, mostly obscured by Phase C, is the part 7 storey, part 12 storey residential and retail building on Plot F, which overlooks All Hallows Square – an important local node at the junction of Aberfeldy Street and Dee Street, opposite St Nicholas Church. The deep red tones of its brick façades will be noticed from here. The other building within Phase A seen in this view is building H1/H2, an 8 storey residential block with retail, lying on the west side of Aberfeldy Street. One will notice its articulated roof line and balconies projecting from its beige and red brick west façade. Together, the buildings of the Proposed Development seen in this view will act as a helpful draw to the revitalised neighbourhood centre, accessed by a much improved pedestrian underpass, situated at the end of this path.
- 6.192 This would be a change of **medium** magnitude to a view of **low to medium** sensitivity. The significance of effect would be **minor to moderate** (not significant). The effect would be **beneficial**.
- 6.193 The effect would be at local level and long term



Proposed



Pedestrian path from A102 / St Leonards Road