

View 17: Talma Gardens



Role of Site in Existing View

Trees on the frontage of the college site are seen at the end of Talma Gardens, beyond the footbridge over the A316. Filtered views of the college buildings would be obtained in winter.

Value of View

Low - general townscape view within residential area. The bridge link, A316 and blank facade of the sports hall are detracting elements, more evident in winter.

Visual Receptors

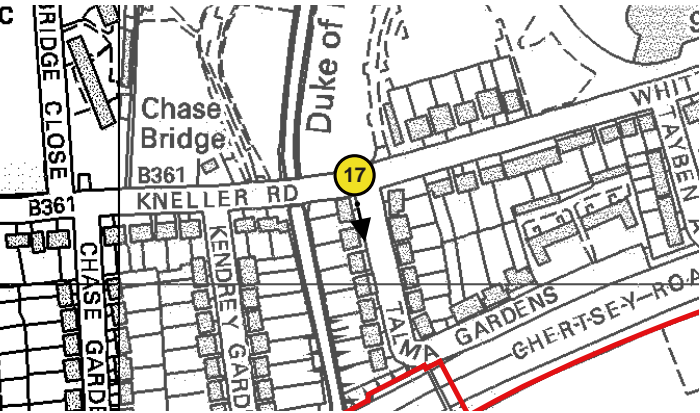
Pedestrians

Susceptibility to Change

Low

Overall Sensitivity

Low



Extract from Viewpoint Location Plan

Image Details		Description of Change Resulting from Proposed Development	Nature of Change as a result of Proposed Development	Significance of Effect	Residual Effect following Mitigation (1 Year)	Residual Effect (15 Year)
Date/Time:	30.07.14; 08.55	There would be filtered views of the two storey tech hub during the winter. This would replace existing filtered views of the sports hall. Filtered views of the college building may also be obtained beyond the tech hub. Glimpses of the very top of five storey college building on the frontage may just be glimpsed. Roof level plant enclosures and minor projections may be evident.	The magnitude of change to the view would be <b>low</b> . Existing buildings of poor quality would be replaced in winter with filtered views of the tech hub.	There would be a <b>minor neutral</b> visual effect that would not be significant.	No specific mitigation is required, however, the detailed architectural design may change the visual effect to <b>minor beneficial</b> . This would include the careful location, design and siting of roof level elements.	Over time the screening provided by frontage trees will be increase and there would be a negligible effect in the summer with a minor beneficial effect in the winter
Focal Length:	24mm					
Details:	ISO100; f/13					
Distance from Application site:	150m approx					

