

Development at Hendrons, Western Way, Dublin 7

Landscape & Visual Impacts Assessment

December 2020



Image: Digital Dimensions

on behalf of

Western Way Developments Limited

by



Table of Contents

1	Introduction	1
2	Study Methodology.....	1
3	The Receiving Environment	3
3.1	Character.....	3
3.2	Visibility.....	4
3.3	Planning context	5
4	The Proposed Development	11
5	Potential Landscape and Visual Impacts.....	13
5.1	Design Phase	13
5.2	Construction Phase	14
5.3	Operational Phase.....	14
6	Avoidance, Remedial and Mitigation Measures	14
6.1	Design Phase	14
6.2	Construction Phase	16
6.3	Operational Phase.....	16
7	Residual landscape and visual impacts	16
7.1	Impacts on Landscape Character	16
7.2	Visual Impacts – Demolition and Construction Phases.....	17
7.3	Visual Impacts – Residential Areas / Green Spaces to the North	18
7.4	Visual Impacts – Broadstone and Constitution Hill (King’s Inns)	20
7.5	Visual impacts – Residential Areas to the East	22
8	Conclusions	24

1 Introduction

This report assesses the landscape and visual impacts likely to arise from the demolition and residential redevelopment of the former 'Hendrons' machinery workshop, currently comprising industrial units and offices with associated yard/car park. This report has been prepared by Kennett Consulting Limited between December 2018 and November 2020.

This report addresses two separate but closely related aspects: the first is visual impacts focusing on the extent to which new developments can be seen, the potential loss of existing site features and the introduction of new site features; the second aspect is impacts on the character of the landscape, the changes the proposed development will bring to the landscape in general, the impacts of those changes upon views from the surrounding area, and examining responses which are felt towards the combined effects of the new development.

This latter topic is complex because it encompasses many other environmental topics such as ecology, archaeology and architectural history and because attempts to scientifically measure feelings and perceptions are not universally reliable.

2 Study Methodology

While this report does not constitute a chapter of an EIS, it has been prepared with reference to the methodology and terminology outlined in the Draft Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2017), Advice Notes On Current Practice (in preparation of Environmental Impact Statements) (EPA 2003) and the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

An initial desk study has been undertaken to establish an understanding of the site and surroundings, its planning context and to make an initial assessment of the likely visual envelope i.e. areas from which the site might be seen. Relevant maps, development plans and other published documents were used for this purpose and are referenced in the relevant sections of this report.

The site and surroundings were the subject of a visual field survey, examining the nature of the local built environment, considering the contribution that each landscape component makes to local landscape character, and exploring the potential for views of the subject site from the surrounding area.

The potential impact of development on the landscape has been assessed with reference to the following landscape factors:

- **Context:** This is a factual description of the site and its surroundings.
- **Character:** This identifies one or more distinct landscape units within the site and/or its surroundings and outlines the defining features of each landscape.
- **Significance:** This is based on whether part of the local landscape has been designated as 'high amenity' or something similar; is a scarce or unique landscape; or whether it is 'ordinary' or even 'derelict'.
- **Vulnerability:** Landscapes vary in their sensitivity to change and development. This examines existing pressures for change and the damage likely to arise from such change.

Potential changes in character, visibility and land use patterns have been considered first, including indirect, secondary and cumulative impacts. This has given direction to proposed mitigation measures, which have been discussed with the project design team and incorporated into the development proposal; the subsequent assessment of likely landscape and visual impacts takes account of the proposed mitigation measures.

Mitigating potential impacts on the landscape may include one or more of the following:

- Avoid, reduce or minimise development in sensitive or prominent landscapes
- Avoid, reduce or minimise visually intrusive projects
- Reduce and minimise the visibility of the project, avoid insensitive design
- Add value or character to a landscape as part of the proposed development

Terminology includes the following terms:

- 'Visual Intrusion': a proposed development may feature within in an existing view.
- 'Visual Obstruction': a proposed development may partly or completely obscure an existing view.

The degree of impact is described using the following scale:

- 'None': No material change to the landscape or view arises from the development.
- 'Imperceptible': Change is immeasurable with no bearing on a landscape or view.
- 'Low' ('Slight'): Measurable but insignificant change to the landscape or view.
- 'Moderate': Measurable change to the nature of a landscape or view.
- 'High' ('Significant'): Substantial change occurs to the landscape or view.
- 'Profound': The character or content of a view changes completely.

The nature of an impact is described in one of three ways:

- 'Neutral' impacts neither enhance nor detract from the landscape.
- 'Positive' impacts improve or enhance the existing landscape.
- 'Negative' impacts detract from the existing landscape.

The duration of an impact is described according to the following scale:

- 'Temporary': 1 year or less
- 'Short-term': 1-7 years
- 'Medium-term': 7-20 years
- 'Long-term': 20-50 years
- 'Permanent': 50+ years

The significance of impacts on the landscape depends on a broad range of objective factors as outlined above, but can also depend on more subjective value judgements about 'good design' and how much changes will matter.

3 The Receiving Environment

3.1 Character

The site has a distinctly industrial character to it, comprising a four-storey office building/workshop building, with adjoining 2-3 storey workshops / industrial units, with associated yard/car park. The building was built 1946-59 and has twentieth-century vernacular modernist style expressed in its simple form, flat roof (mostly), black steel-framed windows and white rendered walls. The car park / yard is an irregular open concrete yard supporting little vegetation and surrounded by a stone wall.



Figure 1: Site location and context (source: Google Maps 3D).

The wider area falls broadly into the following character areas.

To the north lies 'traditional' residential areas of gridded street networks with one and two-storey terraced houses, mostly without the benefit of street trees. Green spaces include the former Broadstone branch of the Royal Canal (infilled and made into a park in 1930) and the Blessington Street Park (Blessington Basin). These green spaces along with the mature street trees of Western Way provide green infrastructure for this area. Urban landscape character here is consistent, moderately valuable, and considered moderately sensitive to the proposed development.

East of the site, residential areas increase in density towards the city centre, still on a gridded street network but with terraced houses 2-4 storeys high and more modern flats and apartments of 4-6 storeys high, especially along Dominick Street Upper and Dorset Street Upper. The flats of Dorset Street Upper support green spaces. The urban landscape character is mixed and of low to moderate value, where sensitivity to the proposed development is considered low.

To the south beyond Dominick Street Upper, lies the King's Inns and Henrietta Street. These have historic significance, with Henrietta Street being one of the best preserved Georgian streets in Dublin, while the King's Inns is a fine neo-classical building designed by James Gandon and built 1800-1817 plus extensions in the mid-1800s. It is the equivalent of four residential storeys high, approximately. King's Inns Park provides a substantial green space as a setting to the building. Landscape character is strong, of high value, and considered highly sensitive to the proposed development. Flats on the opposite side of Constitution Hill stand at five storeys high, also with mature green space as a setting, but are of low landscape value and have low sensitivity to the proposed development.

To the west, the urban landscape is very different. While the contemporary Broadstone Hall building stands at 4-5 storeys adjoining Broadstone Park, beyond it lies the former Broadstone Station building, which stands surrounded by vast areas of hard-standings and occasional groups of workshops. This is an extensive bus depot for CIE, with large numbers of vehicles parked here throughout the day and especially at night. It contains no green infrastructure. This urban landscape has, for the most part, a weak character of low value and therefore has a low sensitivity to the proposed development. The exception is the Broadstone Station building and its immediate setting. This former railway terminus was built in 1850, of granite construction and neo-classical design, and is an important part of Dublin's industrial heritage.

3.2 Visibility

The existing site is openly visible along its street-facing boundaries. From Western Way, there are views over the perimeter wall across the car park to the office/workshop building. Similar views occur from the top of Dominick Street Upper where it adjoins the site. Nearby open views also occur from the vicinity of the former Broadstone Station and the junction of Constitution Hill and Phibsborough Road. Views from Western Way and Dominick Street have a low sensitivity to the proposed development, while from the context of Broadstone views are moderately sensitive to the proposed development.

From the north, there are views towards the site that will offer partial views of the proposed development, notably where vistas along street align with the site (Auburn Street, for example) and potentially across Blessington Park. Winter views from Broadstone Park (the former canal) may also occur. As attractive residential streets and open spaces, these views are likely to be moderately sensitive to the proposed development.

There are very limited opportunities for views from the west. There are occasional glimpses of the existing Hendrons Building such as from the church / junction at Mountjoy Street and Western Way (moderately sensitive to the proposed development) and from Dorset Street Upper across Dominick Court (low sensitivity to the proposed development), though adjacent/nearby views will occur at Palmerstone Place, where proximity and streetscape mean views will be highly sensitive to the proposed development.

From the south, King's Inns Park is occupied by mature trees, particularly north of the Inns themselves. While restricting views towards the site from the Park itself, these trees also interrupt views from the northbound approach on Constitution Hill, while is directly aligned with the site. There is scope for the proposed development to be visible above intervening buildings at Dominick Street Upper. With the context of King's Inns, these views are highly sensitive to the proposed development.

From the west, beyond Broadstone Station, there is very little scope for views of the site and the proposed development. This is largely private land and while glimpses occur from Grangegorman in the distance (400+ metres away), the intervening lands are earmarked for future development (SDRA 8 – see Planning Context below).

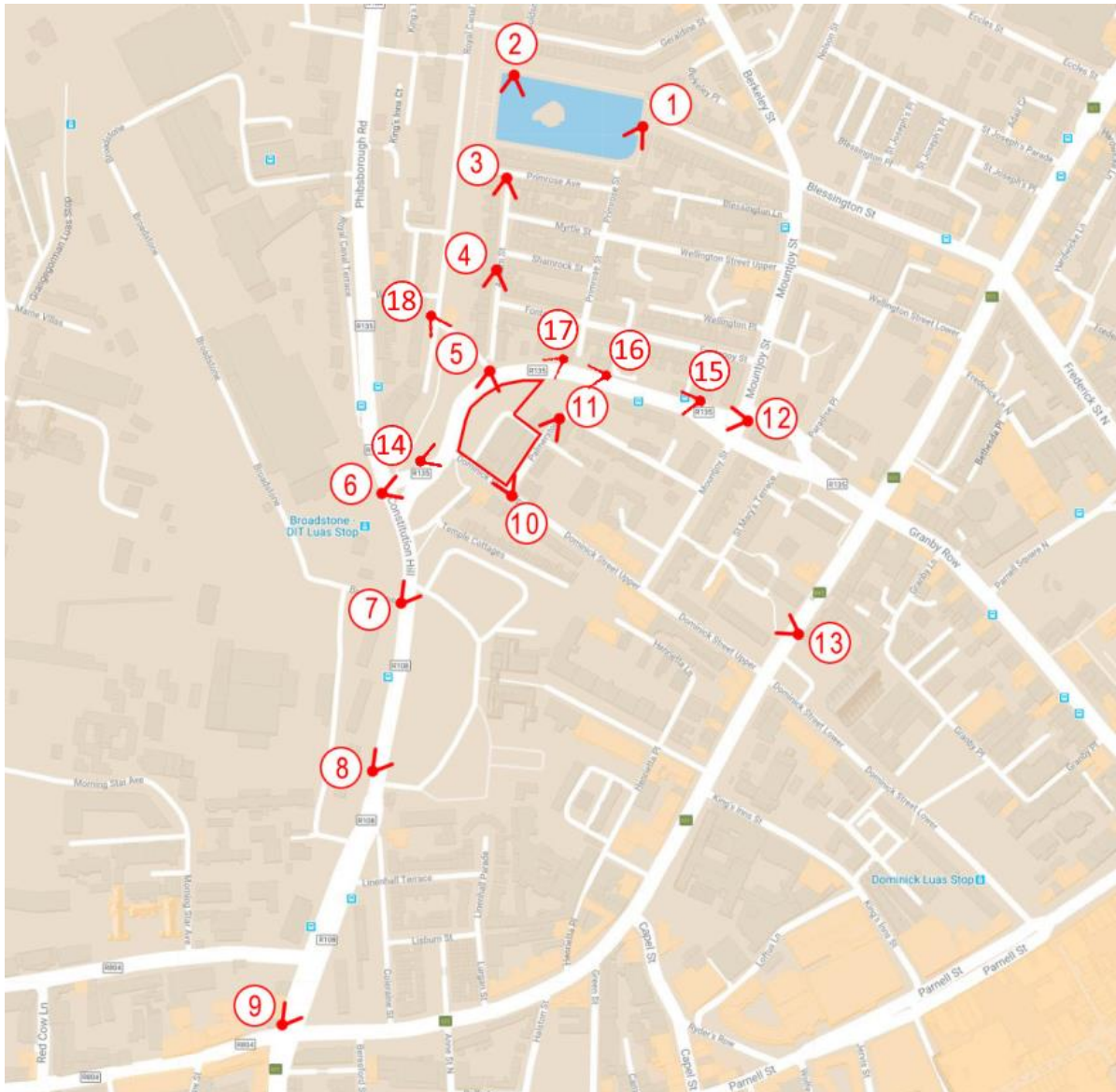


Figure 2: Representative views towards site (source: Google Maps)

Figure 2 above identifies a range of viewpoints representing key opportunities for views of the proposed development. These form the basis of photographic/photomontage evidence used to support this report and addressed in detail later.

3.3 Planning context

Dublin City Development Plan 2016-2022

The Development Plan provides the principal planning context for the site. An extract of Map E (below) illustrates the land use zoning within and surrounding the site.

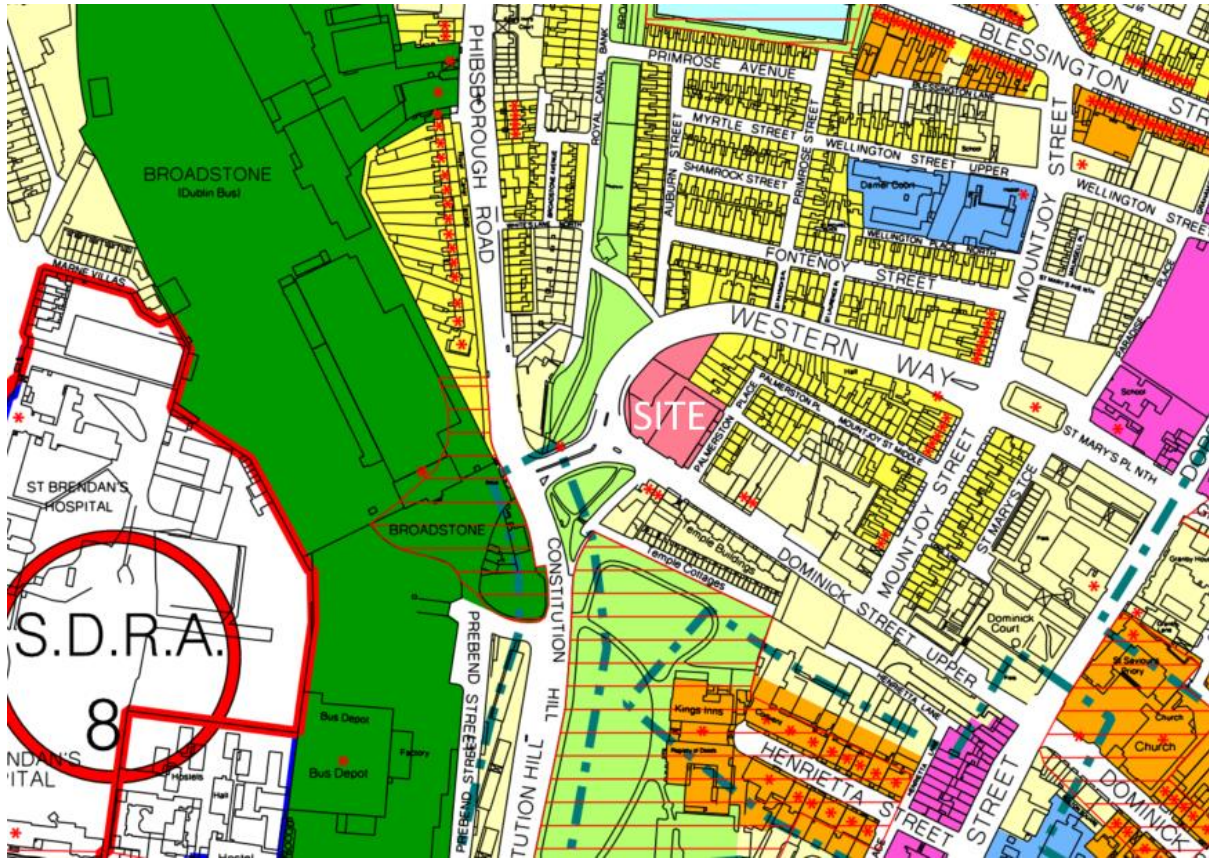


Figure 3: Extract from Map E of the Dublin City Development Plan 2016-2022 (not to scale)

The site is Zoned Z3 'To provide for and improve neighbourhood facilities'; residential uses are open to consideration within this zoning.

To the north, most areas are zoned Z2 'To protect and/or improve the amenities of residential conservation areas', with green space zoned Z9. To the east, it is a mix of Z2 and Z1 'To protect, provide and improve residential amenities'. A small number of Protected Structures occur in these locations, but none adjoin or overlook the site.

To the south, Z1 residential land on Dominick Street Upper and Z9 green space at King's Inns Park separate the site from the King's Inns and Henrietta Street which are both zoned Z8 'To protect the existing architectural and civic design character ...' and are protected structures.

To the west, beyond the immediate Z9 green space at Broadstone Park and Z1/Z2 residential land along Phibsborough Road (including some Protected Structures), Broadstone bus depot is zoned Z10 'to consolidate and facilitate the development of the inner city and inner suburban sites for mixed uses ...', indicating the likelihood of significant change to the urban landscape of this area in the future. Broadstone Station and the nearby bus depot are Protected Structures.

Chapter 4 of the Dublin City Development Plan 2016-2022 addresses the Structure and Shape of the city, containing the following key policies and objectives concerning the impact of development on the character and visual amenity of the city.

Policy SC5: to promote the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy 2012, in order to achieve a quality, compact, well-connected city.

Policy SC7: to protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence.

Consideration has been given to whether the site, and the proposed development, might fall into any of the designated Key Views. As indicated in Figure 4 below, it does not. However, Dublin City Council's planning team has highlighted the need for consideration of the proposed development's potential impact on views of the King's Inns, particularly approaching along Constitution Hill, and upon views from the vicinity of the former Broadstone Station.

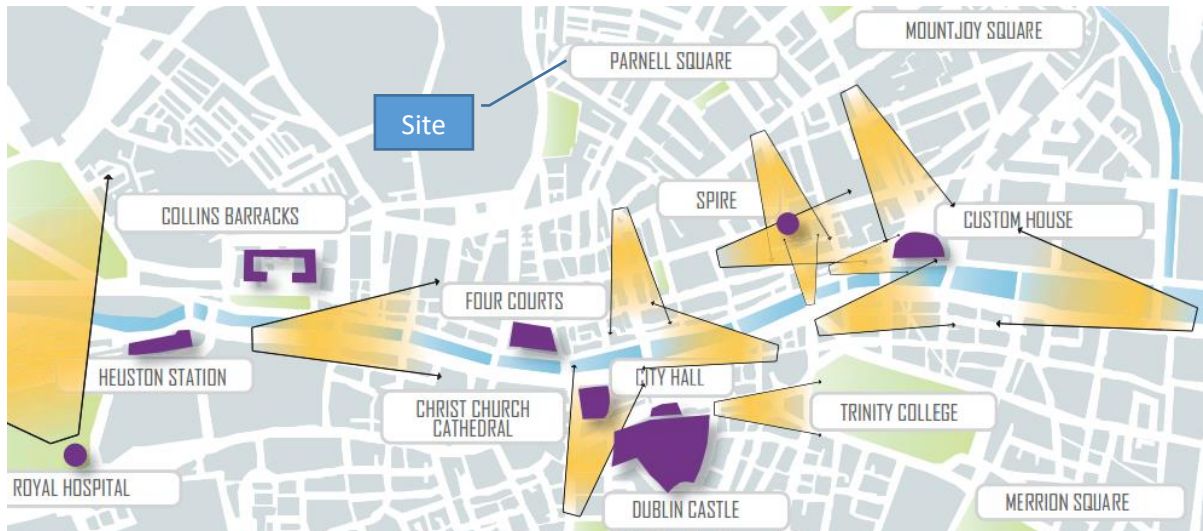


Figure 4: Dublin City Development Plan 2016-2022, Figure 4 (extract, not to scale): Key Views and Prospects (Indicative).

Policy SC25: To promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate.

Policy SC28: To promote understanding of the city's historical architectural character to facilitate new development which is in harmony with the city's historical spaces and structures.



Figure 5: Dublin City Development Plan 2016-2022, Fig. 16 (extract, not to scale): Dublin's Historic Core, identifying the site just outside (immediately opposite) Character Area 20: King's Inns / Henrietta Street.

Chapter 11 addresses culture and heritage, including Protected Structures and Conservation Areas:

CHC2: To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:

- (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest*
 - (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances*
 - (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials*
 - (d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure*
 - (e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works*
 - (f) Have regard to ecological considerations for example, protection of species such as bats.*
- Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.*

There are several protected structures in the vicinity of the site, most notably the King's Inns, Henrietta Street and the former Broadstone Station. These also comprise a Conservation Area. In addition the stone walls lining Western Way, including at the site, are a Protected Structure.

Policy CHC4: To protect the special interest and character of all Dublin's Conservation Areas (11.1.5.4). Development within or affecting all conservation areas will contribute positively to the character and distinctiveness; and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Development will not ... harm the setting of a conservation area [or] constitute a visually obtrusive or dominant form.

Chapter 16 addresses development standards and states:

In the appropriate context, imaginative contemporary architecture is encouraged, provided that it respects Dublin's heritage and local distinctiveness and enriches its city environment. Through its design, use of materials and finishes, development will make a positive contribution to the townscape and urban realm, and to its environmental performance. In particular, development will respond creatively to and respect and enhance its context, and have regard to:

- 1. The character of adjacent buildings, the spaces around and between them and the character and appearance of the local area and the need to provide appropriate enclosure to streets.*
- 2. The character, scale and pattern of historic streets, squares, lanes, mews and passageways*
- 3. Existing materials, detailing, building lines, scale, orientation, height and massing, plot width*
- 4. The form, character and ecological value of parks, gardens and open spaces, and*
- 5. Dublin's riverside and canal-side settings.*

With regard to respecting and enhancing character and context, chapter 16 states:

The City Council will seek to ensure that the design of new development respects and enhances these and other elements that contribute positively to the cityscape and urban realm, the settings of protected structures, areas of special interest and important views and that such design incorporates high-quality detail, materials and craftsmanship. Design must also recognise the diversity of the city environment and respond to the distinctiveness of Dublin as a capital city, a diverse residential community and a centre of business and commerce.

In assessing new development, consideration will be given to how the design has responded to the existing context and its relationship to the established pattern, form(s), density and scale of surrounding townscape, taking account of existing rhythms, proportion, symmetries, solid to void relationships, degree of uniformity and the composition of elevations, roofs and building lines.

National Planning Framework 2018

Dublin City Council acknowledges the intrinsic quality of Dublin as a low-rise city and until recently, it was policy that it should predominantly remain so as set out in Chapter 16 of the Development Plan. There was, and still is, a recognised need to protect conservation areas and the architectural character of existing buildings, streets and spaces of artistic, civic or historic importance, and to protect and enhance the skyline of the city to ensure that any proposals for high buildings make a positive contribution to the urban character of the city, and create opportunities for place-making and identity.

However, more recently, the National Planning Framework (2018) and the Urban Development and Building Heights Guidelines for Planning Authorities (2018) have overtaken as the prevailing policy approach to building height, promoting a more flexible approach to building height to encourage higher quality architectural design and make best use of a location's capacity for development.

National Planning Objective (NPO) 11 favours development that encourages more people, jobs and activity in existing urban areas, while alongside this, NPO 13 promotes a performance-based approach to planning standards, and in particular building height, that achieves well-designed high quality outcomes that help to deliver targeted growth. It states:

"To enable brownfield development, planning policies and standards need to be flexible, focusing on design-led and performance-based outcomes, rather than specifying absolute requirements in all cases. Although sometimes necessary to safeguard against poor quality design, planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives ..."

"In particular, general restrictions on building height or universal standards for car parking or garden size may not be applicable in all circumstances in urban areas and should be replaced by performance-based criteria appropriate to general location, e.g. city/town centre, public transport hub, inner suburban, public transport corridor, outer suburban, town, village etc."

"This more dynamic approach will also be applied to urban land use, where the existing character of land use in an urban area may be subject to change."

This approach is brought into sharp focus in NPO 35, which seeks to *"Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights."*

Compact growth is the first of ten National Strategic Outcomes sought by the NPF.

Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

These Guidelines set out in detail the approach to building heights that all planning authorities should adopt going forward.

The Guidelines begin with the concern that generic maximum height limits applied by planning authorities can undermine national policy objectives for the more compact forms of urban development sought by the NPF, while also hindering innovation and encouraging poor design outcomes. 'Traditional' building heights are typically no more than 6-8 storeys in the urban centres of cities and major towns.

The Guidelines set out a series of Specific Planning Policy Requirements (SPPRs). Significantly, para 1.14 states that these SPPRs *"take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes."*

Paragraph 1.10 of the Guidelines states that within the city and town centre areas, such as within the canal ring of Dublin, *"it would be appropriate to support the consideration of building heights of at least 6 storeys at street level as the default objective, subject to keeping open the scope to consider even greater building heights by the application of the objectives and criteria laid out in Sections 2 and 3 of these guidelines, for example on suitably configured sites, where there are particular concentrations of enabling infrastructure to cater for such development ..."*

National policy is stated unequivocally in para 3.1: *"In relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility."*

Furthermore, the Guidelines recognise the role that greater building height can play in placemaking. Para 2.5 states: "... taller buildings ... can also assist in reinforcing and contributing to a sense of place within a city or town centre, such as indicating the main centres of activity, important street junctions, public spaces and transport interchanges. In this manner, increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments."

In terms of urban design, landscape character and visual amenity, para 3.2 requires that the proposed development demonstrate that it satisfies the following criteria (extracts from a longer list):

At the scale of the relevant city/town

- Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into / enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views.
- On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

At the scale of district/ neighbourhood/ street

- The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape
- The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.
- The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).
- The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.
- The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.

The proposed development will be assessed against these and other criteria in detail in Section 6 of this report, setting out mitigation measures incorporated into the development design, and summarised in Section 7 of this report appraising the impact of the proposed development on landscape character and visual amenity.

4 The Proposed Development

The proposed development comprises demolition of the existing warehouse buildings and no. 36 Dominick Street Upper and retention of the Hendrons Building as part of an overall redevelopment of the site to accommodate a build-to-rent shared living scheme and publicly accessible neighbourhood uses (including café/shop, gym and yoga studios). The scheme will include; 280 no. shared living rooms (281. no bedspaces), internal and external amenity space over 5 no. blocks ranging in height

from 5 no. storeys to 9 no. storeys, secure bicycle parking, site-wide landscaping, ESB substation and switch-room and site development works all on the 0.3285 hectare site.

The existing office/workshop building fronting onto Dominick Street Upper will be retained and a single set-back floor added, capitalising on its architectural merits and contribution to industrial heritage in the city, while the remaining buildings will be demolished. New accommodation fronting onto Palmerston Place will match the height of the retained Hendrons Building at five storeys, stepping down to four storeys adjoining existing houses. New buildings fronting onto Western Way will 'step up' from five to nine storeys towards its junction with Dominick Street Upper, though the ground floor is set down below the level of Western Way.

Material finishes comprise mostly white brick with smaller blocks of buff brickwork; occasional red brick accents; and dark grey metal cladding / window panels / box reveals.

The lower ground level will include a landscaped central courtyard providing service access and limited outlook from bed/study rooms at this level. Fronting Dominic Street, the gym opens up onto a small public terrace and seating area. Elsewhere, soft landscaping will provide a visual and physical buffer between Western Way and ground floor rooms. Hard and soft landscaping will also be provided at two large communal roof terraces above Palmerston Place and Western Way, where high railings and screen planting will provide visual, physical and acoustic separation from the adjacent streets and residential areas.



Figure 6: Proposed elevation, Dominick Street Upper (image: John Fleming Architects)



Figure 7: Proposed elevation, Western Way (image: John Fleming Architects)

A full description of the proposed development is contained in the Architectural Design Statement by John Fleming Architects.

5 Potential Landscape and Visual Impacts

The principal sensitive landscapes in the vicinity of the site are those associated with the Protected Structures at King's Inns, Henrietta Street and the former Broadstone Station. The proposed development is outside their curtilage but potentially features within their wider setting, which might give rise to adverse visual impacts upon views towards these buildings or views from them.

The following sections provide a description of the potential specific, direct and indirect, impacts that the proposed development may have on the Landscape. Impact assessment addresses direct, indirect, secondary, cumulative, short, medium and long-term permanent, temporary, positive and negative effects as well as impact interactions.

5.1 Design Phase

With any new building, there is the risk that the new structure may be designed in largely functional terms with little regard for distinctive aesthetics and local urban landscape character. At best this is a wasted opportunity and will have a neutral impact on landscape character and visual amenity; at worst this may diminish local urban aesthetics and have a negative impact upon landscape character and visual amenity. Monolithic and unimaginative design/detailing need to be avoided.

The proposed development takes the opportunity to retain the distinctive main office/workshop building as a focal element and main entrance to the proposed development. A single additional floor is set back above the existing parapet, clad in dark grey metal as a contrasting and visually recessive element. This language is then echoed in the adjacent new buildings finished in white brick and dark grey metal window details, also with a grey metal-clad recessed top floor / roof terrace parapet. The nine-storey block echoes the window proportions of the retained Hendrons Buildings, while occasional details in red metal finish throughout the proposed development add bold accents to both retained and new buildings and further harmonise them.

New development generally seeks to maximise the development potential of a building plot, which in itself is a sustainable development objective, but can result in development proposals pushing building height significantly upwards and extending above the prevailing building height in the locality. Such increases in height can be to the detriment of urban landscape character and visual amenity, adversely impacting upon the skyline, key views and the amenity of the street.

The proposed development takes a dynamic and structured approach to building height. In the context of the new Urban Development and Building Heights Guidelines for Planning Authorities (2018), described earlier, the proposed development takes its cue from historic and modern buildings within and adjoining the site. The subdivided building volumes and stepped heights transition from neighbouring existing buildings, beginning with similar heights or modest steps upward. The tallest building is positioned away from one- and two-storey dwellings and utilises a prominent position facing into the wider public realm to establish a significant but appropriate height response to its neighbouring context.

The proposed development will take place in the context of a Conservation Area and several nearby Protected Structures. It is important that the proposed development makes a positive contribution to their setting and avoids competing with their character and presence in the streetscape. On a smaller scale, interventions with the site's perimeter wall, a Protected Structure, need to be made sensitively.

The proposed development benefits from significant screening by buildings and trees between it and the King's Inns to the south, while the view out from Henrietta Street is not orientated towards the site and will not be affected. The view from the former Broadstone Station is presented with a harmonious composition of buildings, incorporating the Hendrons Building as a focal point, which makes a positive contemporary contribution to the setting of the former station.

5.2 Construction Phase

There will potentially be significant negative temporary or short-term landscape and visual impacts arising from the following:

- temporary hoardings, parking, deliveries and site offices
- demolition of existing site structures
- cranes, scaffolds and other temporary structures
- the presence of dynamic, partially-completed buildings
- construction activities at street level (deliveries & mobile plant)

By their very nature, construction impacts are temporary or short-term, where most impacts identified during the construction stage will reduce significantly or disappear once construction has ceased and the proposed development is complete. The proposed development will be completed in a single phase.

5.3 Operational Phase

Landscape and visual impacts arising from the proposed development potentially will be positive once the construction phase is completed, replacing the more unattractive industrial elements of the existing site and renovating/extending the retained building. Ongoing occupation and maintenance of the buildings will be needed to maintain a positive impact upon the character and amenity of the adjoining streets and the setting of nearby Protected Structures.

6 Avoidance, Remedial and Mitigation Measures

6.1 Design Phase

Mitigation measures incorporated into the design include the following.

The proposed development takes a dynamic and structured approach to building height. In the context of the new Urban Development and Building Heights Guidelines for Planning Authorities (2018), described earlier, the proposed development takes its cue from historic and modern buildings within and adjoining the site. The subdivided building volumes and stepped heights transition from

neighbouring existing buildings, beginning with similar heights or modest steps upward. The tallest building element (nine storeys) fronting Western Way is located away from one- and two-storey houses, such as those north and northeast of the site. It also utilises a prominent position facing into the wider public realm, counterbalancing Broadstone Hall, to establish a significant but appropriate height response.

The design approach to the elevations of new buildings echoes the retained Hendrons Building in public views, where window openings in white rendered walls have a subtle horizontal emphasis; . The new building elevations pair windows with grey metal panels to achieve a similar scale, proportion and visual effect for the window openings. Glass block windows in the retained building are consistent with its heritage and provide a subtle contrast to the new floors above, while contemporary glazing is used in the new buildings. Both retained and new buildings are capped with a set-back upper floor clad in grey metal panelling as another unifying feature.

New building elevations along Palmerston Place use the same range of materials while expressing a more slender, upright grain to window openings, which is more consistent with the existing houses along this street. Georgian terraces of two storeys over basement or semi-basement prevail along Palmerston Place, with four storeys at the junction with Dominick Street Upper. The proposed development stands a five storeys along the western half of this street. It includes a fifth-storey setback and a change to buff coloured brickwork to aid the transition towards neighbouring houses.

Building set-backs are used to maintain emphasis upon the retained Hendrons Buildings as the focal point of the site. The nine storey building fronting Western Way is set back from the Hendrons Buildings with a low-level link / entrance area between the two, maintaining a sense of separation and capturing views into the central courtyard space. A set-back upper floor at the corner of Palmerston Place and Dominick Street echoes that of the Hendrons Building, allowing the latter to remain prominent while the new build element steps down and turns the corner towards the more intimate scale of buildings and space along Palmerston Place.

At street level, the existing stone wall to Western Way (a Protected Structure) is employed as part of a boundary/buffer zone enclosing the gym, yoga/pilates studio, bicycle storage and refuse storage at lower ground floor level. Its retention, repair and protection alongside sensitive interventions for site access protect this part of the site's heritage. A landscape buffer occurs behind much of this wall where space allows. On Palmerston Place, metal railings provide physical separation from the ground floor rooms, while on Dominick Street Upper, the Hendrons Building faces directly onto the street, emphasising it as the main entrance / arrival point and the focus of activity.

Landscaping is largely an internal feature of the proposed development. Soft landscaping is incorporated behind the existing perimeter wall as an outlook from the lower ground floor accommodation. The central courtyard at lower ground level incorporates a mix of hard and soft landscaping that facilitates service access while functioning visually and physically for outlook and amenity. Hard and soft landscaping is also provided at two large communal roof terraces above Palmerston Place and Western Way, where a 2 metre high railings and planting will provide separation from the adjacent streets and residential areas.

The overall result is a building that successfully integrates with its surroundings, complementing both the traditional and modern built context within its surroundings, and addressing the positive design factors set out in both the Development Plan and the new Urban Development and Building Heights Guidelines for Planning Authorities (2018).

6.2 Construction Phase

The construction phase will be completed quickly through careful construction planning and management prior to commencing on site and throughout the construction phase. Even with all reasonable mitigation measures in place, construction activities will most likely have significant negative effects on visual amenity for adjoining properties and public roads, therefore the sooner construction is complete the sooner negative visual impacts will be reduced or removed completely.

The implications of design changes in terms of urban landscape character and visual amenity will be considered prior to committing those changes in order to maintain the intended character and visual qualities of the proposed building.

Where practical, contractors' compounds, site offices and parking areas will be located where they will be least overlooked from nearby streets and dwellings. If practical, the Hendrons building will be used as the site office during construction instead of new temporary buildings.

6.3 Operational Phase

Once the construction phase has been completed, there are no specific mitigation measures that need be undertaken in order to minimise impacts on landscape character and visual amenity. Regular maintenance of the external building fabric will be undertaken to maintain the highest standards of building presentation and streetscape quality.

7 Residual landscape and visual impacts

A series of photomontages (Views 1 to 18) are submitted in a standalone brochure and are referenced in the following text where appropriate. The location map for the photographs is provided earlier in Figure 2 as well as in the photomontage brochure.

7.1 Impacts on Landscape Character

The overall result is a building cluster that successfully integrates with its surroundings, complementing both historic and modern buildings within its surroundings, and addressing the positive design factors set out in both the Development Plan and the new Urban Development and Building Heights Guidelines for Planning Authorities (2018).

Building height, set-backs and roofscape have responded to neighbouring buildings to create a dynamic series of volumes and building heights, transitioning from neighbouring 2-4 storey houses towards the nine-storey building fronting Western Way and framing the Hendrons Building. The stepped and interlocking building volumes break down the scale and mass of the development to better integrate with its surroundings, echoing some of the character of the Hendrons Building and nearby Broadstone House.

Visual interest arises through the introduction of contemporary urban architecture that complements its setting and the retained Hendrons Building. Building design and detailing takes some of its cues from nearby historic buildings, particularly the Hendrons Building, reinterpreting these in a

contemporary manner. Retaining and extending the Hendrons Building secures a strong link to the site's cultural and industrial built heritage. The scale, rhythm and proportion of the window openings of the new buildings emphasises the established horizontal grain of the Hendrons Building, while the more vertical grain of the Palmerston Place elevation echoes the traditional terraced houses there.

The proposed hard and soft landscaping provides a setting and break-out spaces for residents of the proposed development as well as users of the café and gym, the latter activating the Dominic Street frontage. Most landscaped spaces are internalised and for residents only, comprising a very high standard of visual and physical amenity with a distinct character of their own. A maturing landscape margin within the boundary to Western Way will in time soften the character of this new streetscape.

Altogether, the scale, form, detailing and quality of the building design is respectful of its setting, integrates well with nearby established streetscapes, is designed and finished to a high standard, and makes a strong positive contribution to the emerging contemporary character of this area.

7.2 Visual Impacts – Demolition and Construction Phases

Throughout the demolition and construction phases, visual impacts will be mostly confined to the streets adjoining the site and orientated towards it – principally Western Way, Dominick Street Upper, Palmerston Place and the junction of Constitution Hill and Phibsborough Road, along with Auburn Street nearby to the north

The demolition phase will be relatively short – perhaps three months – during which time the existing warehouses will be taken down, and concrete materials crushed/sorted and removed from site. There will also be minor demolitions associated with the retained Hendrons Building. During this phase, there is likely to be significant but temporary adverse visual impacts arising from the partially demolished building and the presence and operation of demolition plant, along with the site hoardings, offices and truck movements to and from the site. Upon completion of the demolition phase, with all materials and plant removed, the only remaining visual impacts will arise from the site hoardings/offices at ground level in the immediate vicinity of the site.

The construction phase will occur over a relatively short period – approximately 18-24 months – where visual impacts are likely to be significant during the early and middle stages of construction before gradually diminishing as construction nears completion.

The use of a tower crane will extend the site's visual envelope on a short-term basis – for example where the emerging buildings are screened from view by intervening buildings but the tower crane is visible above those intervening buildings. The presence of the tower crane on the skyline is likely to have a short-term moderately adverse visual impact, depending on the proximity of the viewer and the context. Views where the crane extends substantially above the skyline and/or coincides with local landmarks are likely to experience the most significant visual impacts, such as from King's Inns Park or from the adjacent Constitution Hill. It is likely to feature in other views, such as from Blessington Street Park, where the proposed buildings themselves remain screened from view.

Ground level construction activities will be largely screened by the site hoardings. Early construction stage visual impacts are therefore likely to be slightly to moderately adverse.

As the proposed building frames take shape and increase in height, short-term visual impacts are likely to become highly adverse at close quarters and moderately adverse further afield. Construction activities within the emerging building plot will become increasingly elevated and clearly visibly from the adjoining streets and in the longer vistas from the west and southwest.

Once the building envelopes have been completed and most construction activities have moved to the inside of the new buildings, visual impacts arising from construction activities will reduce to moderately adverse at close quarters and slightly adverse further afield.

The final stages of construction will be concerned with hard and soft landscaping in the public realm. These will begin the transition from construction project to finished scheme, with high quality hard landscaping completing the enhancement to the local streetscape and having a highly positive local visual impact.

Upon completion of all construction activities, hoardings and site offices will be removed and pavements reinstated. Visual impacts from the construction phase will cease at this point.

7.3 Visual Impacts – Residential Areas / Green Spaces to the North

Photomontage View 1 (Existing) illustrates the view from Blessington Street Park at its eastern end. It is an attractive urban landscape of traditional two-storey houses and mature trees set around the former canal basin, where the relative lack of traffic adds to its peacefulness. This view is moderately sensitive to the proposed development.

Photomontage View 1 (Proposed) incorporates a red outline of the proposed development, indicating that despite the relative openness of this view, the proposed development remains entirely screened from view by the intervening buildings and trees. With no change to this view, there will be no visual impacts resulting from the proposed development.

Photomontage View 2 (Existing) illustrates the view across Blessington Street Park from a position towards its western end. Again, this is an attractive urban landscape, where the waterscape and mature trees veil much of the surrounding buildings. Background houses provide a consistent skyline. This view is moderately sensitive to the proposed development.

Photomontage View 2 (Proposed) incorporates a red outline indicating that the proposed development will remain entirely screened from view, despite the relative openness of the view. With no change to this view, there will be no visual impacts resulting from the proposed development.

Photomontage View 3 (Existing) illustrates the vista along Auburn Street from its northern end, which is directly aligned with the proposed development site. The character of this view is defined by traditional one- and two-storey terraced houses in brick and slate with white sash windows and small but well-kept gardens to the front. The existing Hendrons Building is partially visible at the end of the street, largely terminating the view, but its appearance makes a rather negative contribution to the urban landscape. There is also the slightest glimpse of the cupola on top of the Kings Inn building, but not sufficient to be of any significance. This view as a whole is considered slightly sensitive to the proposed development.

Photomontage View 3 (Proposed) illustrates the proposed development in context, clearly terminating the view and screening the city beyond it. It appears as a series of interlocking building volumes with stepped flat roofs and a regular pattern of windows. The contrasting materials and stepped roofscape break down the scale and mass of the building and diminish its perceived scale as a result. The balustrade and roof garden add a light touch to the roofscape.

The magnitude of change in Photomontage View 3 is moderate, with the proposed development replacing the existing view of the Hendrons Building and defining a new contemporary feature/skyline. As a result of the contrasting character and a stronger sense of enclosure, along with an increased urbanisation of the vista, the visual impacts arising are considered to be slightly adverse.

Photomontage View 4 (Existing) presents the vista along from Auburn Street from a position closer to the proposed development site. Again, the character of the street is defined by the adjacent one- and two-storey houses in a mix of brick and render with slate roofs. While the existing Hendrons Building continues to terminate the vista, it is mostly screened from view by the intervening houses and trees. With the small front gardens and backdrop of trees in Broadstone Park, this is an attractive streetscape that is slightly/moderately sensitive to the proposed development.

Photomontage View 4 (Proposed) illustrates the northern elements of the proposed development as a new focal feature to this vista. The proximity of nearby two-storey houses and the mature trees of the nearby park frame and partially screen the proposed development, playing-down its scale and incorporating it well into the streetscape. The contrasting façade materials break down the scale and mass of the building and the increased sense of enclosure is lightened by the white brickwork that prevails.

The magnitude of change in Photomontage View 4 is moderate, and while the proposed development establishes a more urbanised landscape and encloses the vista with a contemporary building, its contribution to the built landscape remains positive, adding to the visual richness and intimacy of the streetscape, with the foreground houses and gardens remaining dominant. As a result, visual impacts arising are considered to be moderate but neutral.

Photomontage View 18 (Existing) is taken from the southern end of Royal Canal Bank overlooking Western Way through the small park there. Mature trees occupy the park heavily screening the proposed development site from view, and providing an attractive setting for the residential buildings that overlook the park and the playground contained within it. There is a sense of privacy and quiet that lends this view a moderate sensitivity to the proposed development. The Park is also overlooked by Broadstone House apartments at its southern end.

Photomontage 18 (Proposed) illustrates a subtle change to this view where the northern part of Block E is visible beyond the end of the street. Its brick façade complements nearby houses which are mostly rendered in this view, though the boxing club just out of view to the left is also red brick. The majority of the proposed development is screened from view by the intervening trees within the park, as indicated by the red outline against the trees. With leaves gone from the trees in winter, there is likely to be filtered views of the proposed development set back beyond the park. The magnitude of change is likely to be low to moderate, slightly increasing the sense of enclosure around the park, but the character of the park and the development surrounding it will remain largely unchanged. Visual impacts will be low and neutral as a result.

Photomontage View 5 (Existing) illustrates the view from Broadstone, an elevated view at the bridge crossing the LUAS, overlooking the track to the front of the former Broadstone station building. In the background beyond the station lies to four/five storey Broadstone House residential development, with the existing Hendrons Building to the right of that. The rear of the Georgian houses at the top of Dominick Street Upper are also visible near the Hendrons Building, with the trees to the right screening views across King's Inns Park. King's Inns themselves are screened by these trees, out of view to the right. The view enjoys a good prospect of the former Broadstone Station but is also adversely impacted by the hard landscape environment within which it sits, including the road, concrete safety barrier, signalling and lighting. The view is considered moderately sensitive to the proposed development.

Photomontage View 5 (Proposed) illustrates the proposed development as an enhanced Hendrons Building and a larger complementary building that consolidates the urban landscape. The new buildings establish a visually rich cluster of both contemporary and traditional buildings in this location. The additional top storey to the Hendrons Building masks the existing plant enclosure and contributes a more balanced built form. However, it is partially screened from this particular vantage point and the new nine-storey block alongside dominates the view, echoing the character of the Hendrons Building and framing the southern extent of Broadstone Park (mature trees) along with Broadstone Hall nearby. The scale and character of the proposed development, and its integration with its surroundings, establishes a pleasing urban landscape that is an appropriate setting for the former Broadstone Station in the foreground. The magnitude of change to the view is moderate and visual impacts considered neutral.

7.4 Visual Impacts – Broadstone and Constitution Hill (King's Inns)

Photomontage View 6 (existing) illustrates the view from a major road intersection at Broadstone, where Constitution Hill joins Phibsborough Road. The LUAS also approaches the site from the direction of Broadstone, where there is a LUAS stop (behind the viewer in this photograph). The existing Hendrons Building is clearly in view, though interrupted by the clutter of signage, signals, lighting and overhead power lines, along with the advertising hoardings at the site itself. The rear of Georgian properties on Dominick Street Upper occur to the right and a glimpse of the spire of the former St. Mary's Church (now offices). This is a significant public view but of mixed/poor quality and is considered moderately sensitive to the proposed development. Where similar views nearby to the west incorporate the former Broadstone Station itself, they are likely to be moderately or highly sensitive to the proposed development.

Photomontage View 6 (Proposed) illustrates the proposed development as the focus of this vista from the vicinity of Broadstone. The eye is drawn by the reinstated and extended Hendrons Building, particularly by its bold signage, while the adjacent new buildings reinforce its character. In replacing the existing workshops with new buildings and updating the Hendrons Building, a high quality urban character is established on this prominent corner of Western Way and Dominick Street Upper. The scale and character of the development is befitting of the road space in the foreground, creating a more balanced and complete urban character and sense of place.

With the context of Broadstone Park to the left and the contemporary Broadstone Hall, an enriched and unified urban character area becomes established at around this road junction. A strengthened sense of place and enclosure provides a complementary setting to nearby views that may encompass

the former Broadstone Station. The magnitude of change is moderate to high and visual impacts are considered moderately positive.

Photomontage View 14 (Existing) illustrates the proposed development site from a similar angle to View 6 above, but at closer quarters on Western Way. The vacant character of the Hendrons building and the wider site, including advertising hoardings and graffiti, detract from the wider urban landscape which is of a reasonably high quality. As a prominent corner in the streetscape, the existing site has a significant adverse impact upon visual amenity. Sensitivity to the proposed development is low, though the Hendrons building is nonetheless a local landmark.

Photomontage View 14 (Proposed) illustrates a major magnitude of change to this prominent street corner. The Hendrons building is reinstated and has an additional floor set back in contrasting cladding and glazing, allowing the original form of the Hendrons building to prevail. New buildings adjoin to the left, illustrating how Blocks C and D clearly echo the façade character of the Hendrons building, including material colours and the apparent proportions of window openings. The development wraps around the street corner, with Block C the tallest element, stepping down to Blocks B and A along Dominick Street, also stepping down to Block D and beyond along Western Way. The result is a coherent assembly of existing and new buildings that make an appropriate bold statement on this prominent street corner, while transitioning successfully to the neighbouring existing buildings on Dominick Street. Visual impacts are moderately positive.

Photomontage View 7 (Existing) begins a sequence of views (7-9) from Constitution Hill, encompassing the western edge of King's Inns Park. Granite piers and metal gates/railings visually defend the edge of the Park, containing groups of reasonably large mature trees. The existing Hendrons site is screened by the intervening trees, while nearby Broadstone Hall at the left of this view is also substantially screened from view. King's Inns and the Park are highly sensitive to the proposed development.

Photomontage View 7 (Proposed) demonstrates that the proposed development, even at up to nine storeys high, is screened by the intervening trees, with only a partial view of the northern block to one side of the intervening trees. Its scale and character complements the presence of Broadstone Hall nearby, while the majority of the development is entirely screened from view. The magnitude of change in summer is minor, while in winter there is likely to be a more moderate magnitude of change evident in filtered views of the proposed development through the trees. The winter visual impact is likely to be slightly adverse, while in summer (as illustrated) there will be a slight and neutral visual impact.

Photomontage View 8 (Existing) illustrates the view from the bus stop approximately 150 metres south of the Photomontage View 7 above. Street trees and Kings Inn's Park opposite dominate the view. The Park is defined by high stone walls and railings with a dense assemblage of mature trees contained within. There is a hint of the Inns being visible through the trees (right) in this summer view, and these may be more apparent in filtered winter views. The existing site lies at the centre, to the left of the Inns and heavily screened by intervening trees; it is likely that even in winter, the dense trees will screen the existing Hendrons Building from view. The Park and nearby King's Inns are highly sensitive to the proposed development.

Photomontage View 8 (Proposed) incorporates a red outline indicating that the entire development will be screened from view in summer; it is considered likely that this will remain so in winter too, perhaps with the exception of the northern block to the left of centre where a slight filtered view may

occur. The magnitude of change will be negligible to none, with no adverse visual impacts arising as a result.

Photomontage View 9 (Existing) illustrates the view from Church Street at its junction with King Street North. The edge of King's Inns Park more or less terminates the vista, with the Inns themselves screened by intervening buildings to the right of the road. The proposed development site lies out of sight beyond the trees at the end of the road. King's Inns and Park are not a significant feature of this view and the mixed-use urban streetscape gives rise to a low level of sensitivity to the proposed development.

Photomontage View 9 (Proposed) incorporates a red outlining indicating that the entire proposed development is screened from view by intervening buildings and trees. There will be no visual impacts arising as a result.

7.5 Visual impacts – Residential Areas to the East

Photomontage View 10 (Existing) illustrates the existing site from the top of Dominick Street Upper, encompassing the two-storey workshops to the rear of the main Hendrons Building. The lack of maintenance and poor architectural details (such as extensions, fire escapes, roller-shutters and guard railings) make this an unattractive prospect with a moderately adverse visual impact upon the streetscape. The LUAS runs along this street with a clear view of the site as it passes. This view is considered to be moderately sensitive to the proposed development.

Photomontage View 10 (Proposed) illustrates the major change to this view as a result of the proposed development. The former house along with the workshops along Palmerston Place are replaced with now five-storey residential accommodation with enclosed roof terrace, while the Hendrons Building is now renovated and extended upwards by a single set-back floor finished in grey metal panels and glazing. The northern nine storey building is largely screened from view, but together the buildings make a bold composition that provides a strong identity and character to this location. The magnitude of change is high and the visual impact arising as a result is considered moderately positive.

Photomontage View 11 (Existing) illustrates the view along Palmerston Place towards Dominick Street, in close proximity to the proposed development site. The existing workshops fronting the street present are unattractive, poorly maintained and out of character with the adjoining houses, while the roofscape is cluttered with railings. The four-storey Georgian terrace on Dominick Street Upper terminates the view. The existing site detracts from the view and sensitivity to the proposed development is considered moderate.

Photomontage View 11 (Proposed) illustrates how the proposed development responds to its setting. The building presents itself as a series of interconnected volumes stepping back from the street and stepping up with distance from the neighbouring terraced houses, providing a transition between existing and new buildings. The initial buff brick finish complements that of the adjacent existing houses, while a contrasting white brick elevation and grey metal cladding to the upper floor in the background provide visual richness and variety, and help break down the building volumes further. The pattern and proportions of window openings establish a grain within the facade that complements the existing terraced houses.

With the removal of the run-down warehouse buildings on this street and the sensitive introduction of new contemporary building, the magnitude of change to Photomontage View 11 is moderate to high and the visual impact arising as a result is moderately positive.

Photomontage View 12 (Existing) illustrates the vista along Western Way towards the proposed development site. It's a weak street frontage with no buildings fronting onto it (most back onto it) apart from the small orthodox church. However, the avenue of trees to each side of the road unifies, strengthens and softens the streetscape. The roof plant of the existing Hendrons Building is just visible above the intervening rooftops. Sensitivity to the proposed development is considered low.

Photomontage View 12 (Proposed) illustrates a modest but distinctive change to the background and skyline with the introduction of the proposed development behind the intervening church and houses and conveniently framed by the street trees in the foreground. The development appears as a connected series of blocks, with a coherent language of material finishes and built form. The visual effect is to reinforce and consolidate the built environment and create a much stronger sense of place than at present. The magnitude of change is moderate and visual impacts are slightly positive.

Photomontage View 15 (existing) captures the broad leafy street that despite being lined with houses has little active frontage – instead high walls and narrow gates line the edge of the footpath, with no ground floor outlook from neighbouring houses. For the most part these are the rear boundaries for properties on Palmerston Place and the flanks of houses on the side streets north of Western Way, with a poor visual appearance; however, street trees and the broad road offset this by adding an attractive landscape element. Sensitivity to the proposed development is low.

Photomontage View 15 (Proposed) illustrates a view to the stepped roofline and upper floors of Blocks C, D and E that emerge above the existing houses and between the intervening street trees. Cladding to the top floors echoes the colour and tone of existing roofs in the foreground, while the use of render and brick echoes the facades of nearby houses. The mix of materials also breaks down the scale and mass of the proposed development, complementing the scale and grain of intervening buildings. The magnitude of change is low and visual impacts are minor and neutral.

Photomontage View 16 (Existing) is very similar to that of View 15 above, with the poor visual qualities of high stone walls, rendered garages and the brick flanks of houses offset by the positive presence of mature street trees. Sensitivity to the proposed development is low.

Photomontage View 16 (Proposed) reveals a little more of the side and rear elevations of the proposed development, comprising the upper floors and roofscape of Blocks C, D and E, while the Hendrons building and Block A remain screened from view by existing houses. Again, the grey cladding of the top floors echoes the qualities of nearby slate roofs, while the brick and render elevations complement the existing houses; window proportions are also similar between existing and proposed development. The scale and mass of the proposed development is more evident from this vantage point, but the mix of materials, stepped roofline, set-backs and the turning of each block collectively break down the building volumes and make a successful transition of scale from the tallest block down to nearby existing houses. The high quality of architecture makes a positive contribution to the urban landscape and draws the viewer's eye away from the less attractive elements of this view. The magnitude of change is moderate and visual impacts are minor and neutral.

Photomontage View 17 (Existing) overlooks the north-eastern boundary of the site with a glimpse of the existing warehouse and the top floor of the existing Hendrons building. High stone walls and street

trees lining both sides of this broad road are the principal defining characteristics of this view, with existing buildings glimpsed as a relatively distant backdrop. The street appears as a route to somewhere else rather than a destination in itself. Sensitivity to the proposed development is low.

Photomontage View 17 (Proposed) illustrates the proposed development as a major new built element within this view. The flanks and rear elevations of Blocks C, D, and E are the principal features while the uppermost floors of Block A are also visible to the left. The proposed development increases enclosure and alludes to a new street frontage just around the corner, drawing the viewer onwards. Soft landscaping within the site will replace some of the existing vegetation, in the short term opening up views into the site and of the proposed development, with scope to further soften the setting of the new buildings in the longer term. The strong presence of the proposed development signals a destination on Western Way itself and establishes itself as the principal component of a new contemporary urban streetscape. The magnitude of change is major and visual impacts are moderately positive.

Photomontage View 13 (Existing) illustrates a glimpsed view from Dorset Street Upper, where adjacent open space affords a view towards the site; views such as this are infrequent. The context for this view is a poor quality residential environment as seen from a busy arterial route through this part of the city. The existing Hendrons Building is not visible beyond and above the intervening rooftops. Sensitivity to the proposed development is negligible.

Photomontage View 13 (Proposed) demonstrates that the proposed development will be partially visible from this location, comprising the upper two floors of the northern block. The proposed development's contemporary character complements other buildings within this view, yet also recedes into the background. The magnitude of change is minor and visual impacts are considered negligible and neutral.

8 Conclusions

The proposed development is the result of a carefully considered design response to the site's context and the development objectives of local and national planning policy.

The proposed development employs imaginative contemporary architecture that responds sensitively to its context, respecting local built heritage and reinforcing established and emerging architectural forms. A high standard of architecture promotes excellence in the ordinary, enlivens the adjacent streets and makes a strong positive contribution to local identity and placemaking. The outcome of this is buildings that satisfy the urban design objectives set out in policies SC5 and SC25 of the Development Plan and the development standards set out in Chapter 16 of that Plan.

The proposed development also successfully addresses new Urban Development and Building Heights Guidelines for Planning Authorities (2018), considering the role of building height and scale in good urban design. The proposed buildings address mass and height in a responsive manner, animating the roofscape and principal elevations to create variety and visual interest. Step-backs and stepped heights and complementary materials provide satisfactory transitions to the surrounding built context, aiding integration with both the traditional and emerging character of the surrounding area.

Adverse impacts on the character and views of surrounding built heritage have been successfully avoided by the proposed development, incorporating mitigation throughout the design process. Direct

interventions with the fabric or curtilage of Protected Structures have been minimised and dealt with sensitively, while the architectural expression adopted in the scheme compliments views of Protected Structures and from Conservation Areas. As a result, Development Plan policies SC28, CHC2 and CHC4 are satisfied.

Landmarks and key views are considered in Policy SC7 of the Development Plan, and in the Urban Development and Building Heights Guidelines for Planning Authorities (2018). While the proposed development does not fall within designated views/prospects in the Development Plan, it responds to the landscape context of the Broadstone Station and the environs of King's Inns to ensure that it remains screened from view or makes a positive contribution to their urban landscape context.

Therefore, we can conclude that the proposed development will have no adverse impacts upon local landscape character or visual amenity, instead making a positive contribution to the emerging contemporary character and identity of the local area while respecting its established heritage.